



Region Meeting Engagement Summary

DECEMBER 19, 2025



Purpose of This Document

- This is a resource that summarizes feedback from the December 2025 Region Meetings
- This is intended to illustrate the combined public feedback from three in-person meetings and one virtual meeting

Key Takeaways

- Overall feedback showed that the Place Types are generally on the right track, but need some changes:
 - For all four Place Type categories, a majority of respondents (61%) felt that **the draft Place Types “mostly” captured what they wanted to see.**
 - Across all 10 Place Types, **a majority of participants said the suggested Policy Approach made sense**, with 67% responding "Yes," 21% responding "No," and 12% responding "Not Sure."
- Opinions were most split on Neighborhood A, Greater Downtown, and Open Space, indicating a need for more conversations
- Participants were confused by the policy approach language (*stabilize, maintain, and grow*) for Jobs & Production—particularly for Heavy Industrial—demonstrating a need to reframe the approach



Participant Overview



We Hosted 4 Region Meetings...

West Side

December 2, 2025 | Northwest Activities Center

East Side

December 3, 2025 | Farwell Recreation Center

Southwest

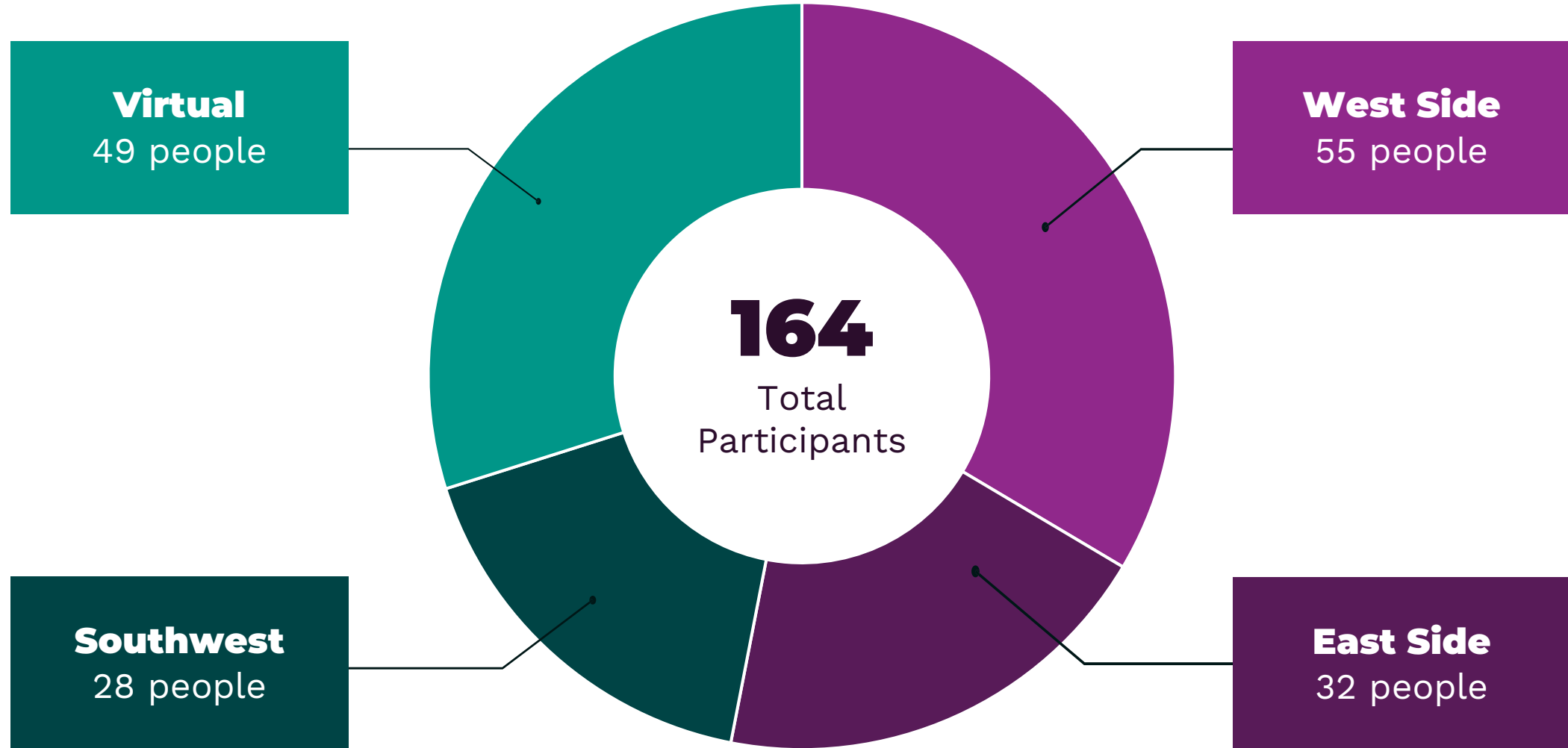
December 4, 2025 | Patton Recreation Center

Virtual

December 9, 2025 | Zoom



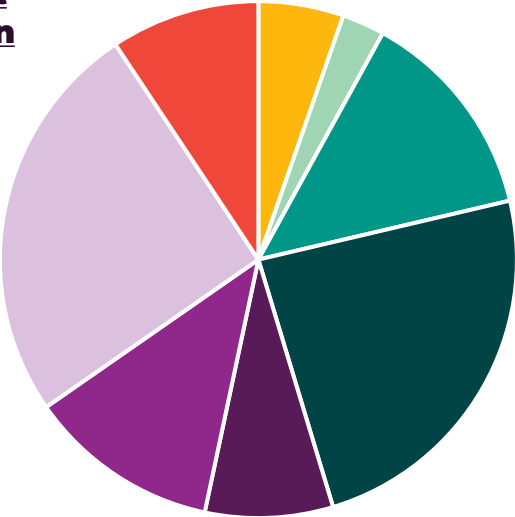
Region Meeting Participants



Region Meeting Participants

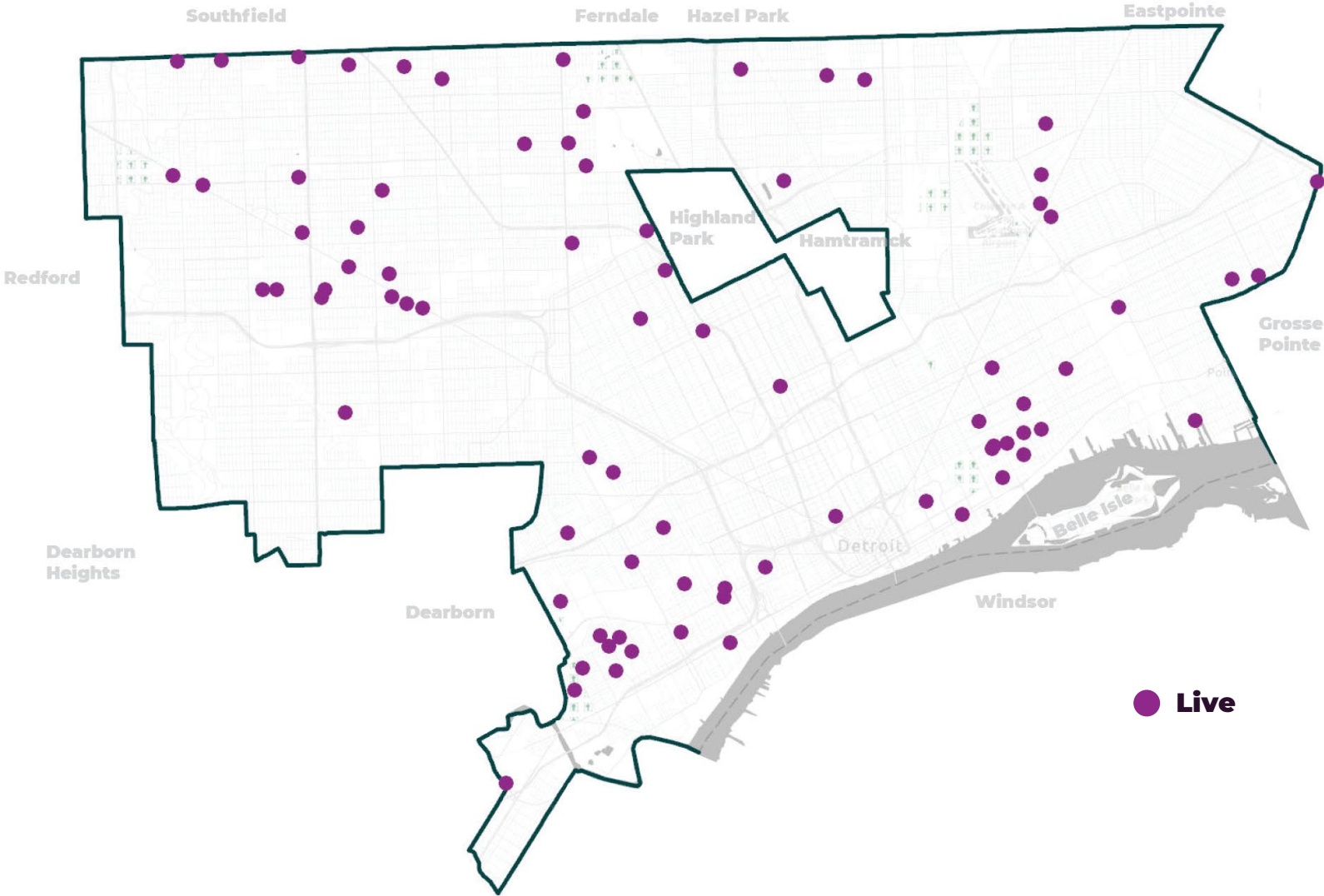
Participant Breakdown by Age*

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+



**These quantify participants from the in-person meetings who self-identified where they live and what age bracket they fall into and is not a full representation of meeting attendees.*

Participant Breakdown by Location*







Meeting Overview

What We Asked People to Do and Tell Us



Meeting Overview

Presentation

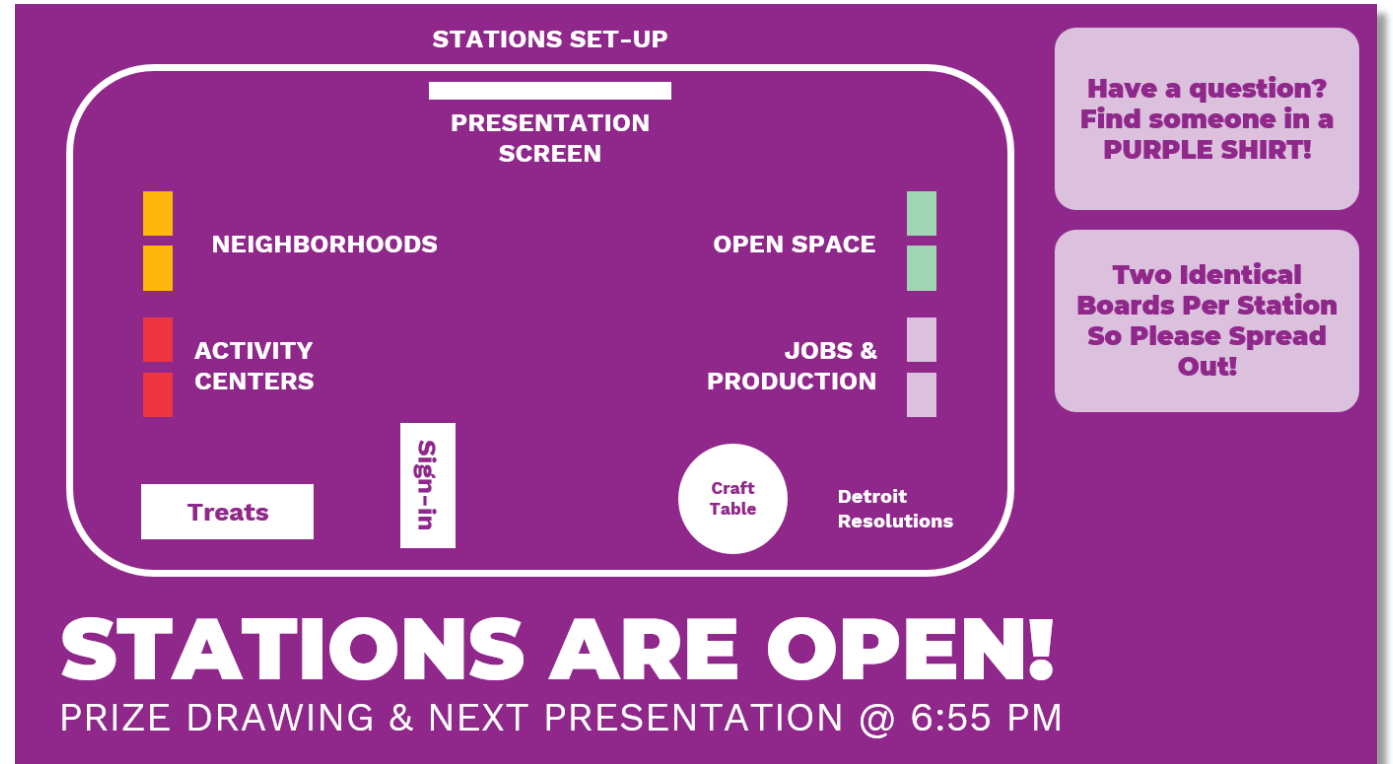
PDD reviewed what a Master Plan is, where we are in the process, and what Place Types are

Place Type Boards

4 Stations (*Activity Centers, Neighborhoods, Jobs & Production, and Open Space*)

Optional Activities

- Your Detroit Resolutions
- Ornament Craft Station



Place Type Boards Feedback

PLACE TYPES NEIGHBORHOODS



Participants let us know if this was the right number and mix of Place Types

Start Here!

Attendees learned what each Place Type was and how it will look and function

Neighborhoods are the heart of the city, where Detroiters live and build community.

Review the draft Place Types and answer the questions with a sticky dot to let us know if we are on the right track. Think we're missing something or have a suggestion to make these better? Grab a post-it and add your idea to the board!

Do the place types below feel like the right mix of NEIGHBORHOODS for the future?

 Yes! They fully capture what I want to see	 Mostly A few things seem to be missing	 Not Really They only cover part of what's possible	 No These don't reflect what I see these kinds of place types
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Neighborhood A

Areas that are still dealing with the impacts of population loss and neighborhood disinvestment. These neighborhoods contain higher amounts of vacant land and will benefit from more maintenance and beautification of vacant lots and stabilization of existing housing.

What types of uses will fit best? Single- and two-family homes, row houses, townhomes, bachelors, or cottages

How dense will it be? Low

What examples exist in Detroit today?

The policy focus for Neighborhood A is "STABILIZE"—support what is working and make strategic investments to beautify neighborhoods and improve residents' lives. Is this the right strategy for this place type?

Yes! It matches what people need here	No It doesn't match the area's needs	Not Sure I need more information
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Neighborhood B

Detroit's traditional and historic residential neighborhoods where most blocks contain more occupied homes than empty space. These neighborhoods are diverse in design and character, but generally will expect minimal change over the next 20 years.

What types of uses will fit best? Single- and two-family homes, parks and recreation centers, schools, churches, and community spaces

How dense will it be? Low

What examples exist in Detroit today?

The policy focus for Neighborhood B is "MAINTAIN"—preserve the look and feel of the neighborhood while making small changes over time. Is this the right strategy for this place type?

Yes! It matches what people need here	No It doesn't match the area's needs	Not Sure I need more information
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Neighborhood C

Areas that feature a mix of housing types and easy access to services and amenities. Some neighborhoods have taller housing than others, but all need more housing to meet rising demand and support vibrant commercial corridors without displacing current residents.

What types of uses will fit best? Multi-family homes, 3-4 family homes, parks and recreation centers, schools, churches, and community spaces

How dense will it be? Medium

What examples exist in Detroit today?

The policy focus for Neighborhood C is "GROW"—add a variety of new housing types to slow rising housing costs and support amenities like stores and transit. Is this the right strategy for this place type?

Yes! It matches what people need here	No It doesn't match the area's needs	Not Sure I need more information
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What's Missing?

Add your ideas here with a post-it!

Attendees wrote ideas for other Place Types on Post-its

Participants read the suggested "Policy Approaches" and told us if they made sense

PlanDETROIT

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Summary of Feedback



How We Compiled Feedback

**Feedback from Region Meetings
(in-person and virtual) were Organized By...**

Summary of Feedback for Place Type Mix

Counted votes (dots) in each response box for the “Right Mix” question at the top of the boards.

Summary of Feedback for Policy Approach* each Place Type

Counted votes (dots) in each response box for the “Policy Approach” question under each Place Type.

Summary of Common Themes Across All Written Comments

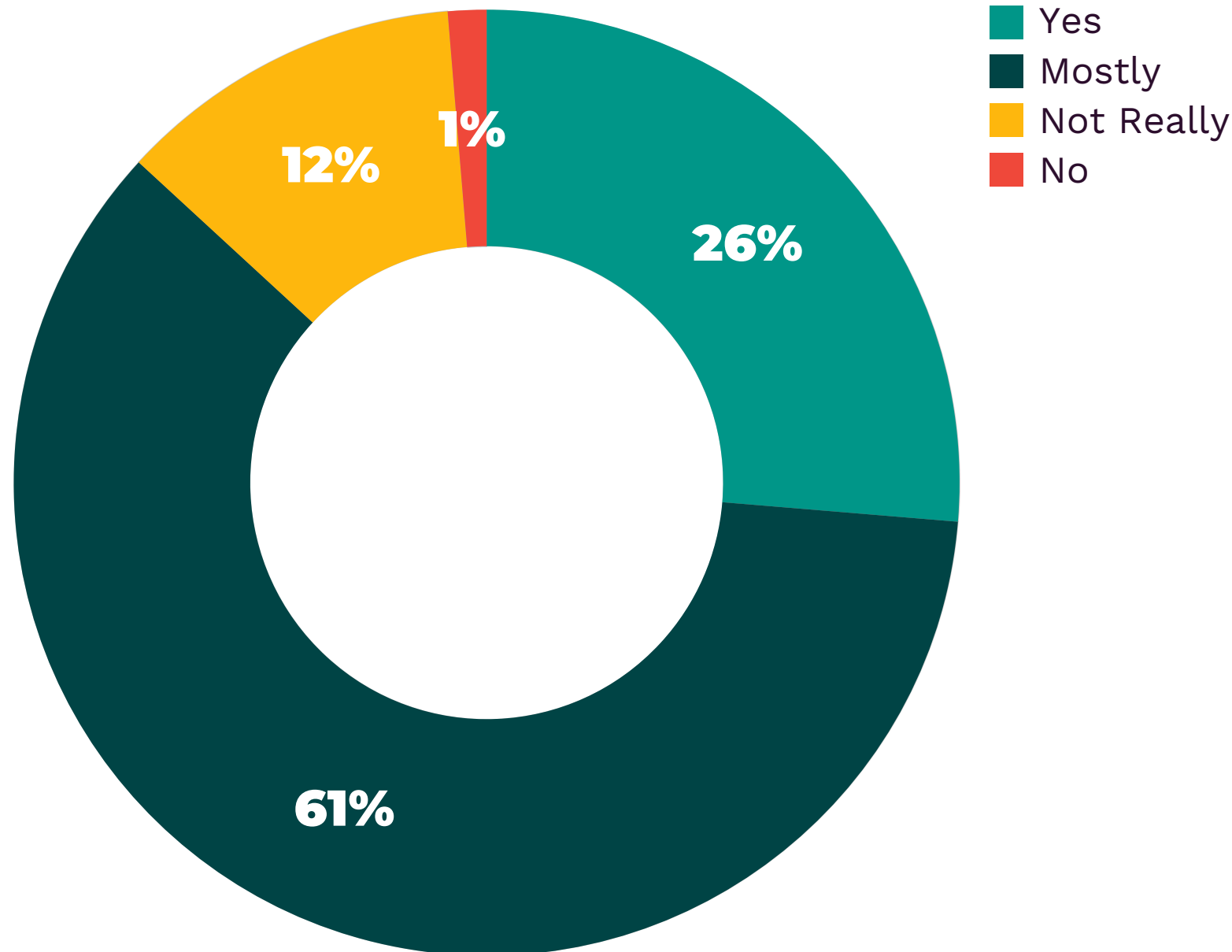
Compiled and summarized from post-its (in-person meetings) and Mentimeter responses/Zoom chat (virtual meeting)

**Note: Policy approach questions were not included in the Virtual Region Meeting due to time constraints. Written feedback from that meeting (summarized in the “Common Themes”) will be used to understand policy feedback from that meeting.*

Activity Centers

Place Type Mix

Of the **75 responses** received across all four meetings, a majority of respondents (61%) felt that the Place Types presented “mostly” captured what they wanted to see, with another quarter of respondents (26%) saying they felt the matched the Place Type mix they wanted to see in the future.



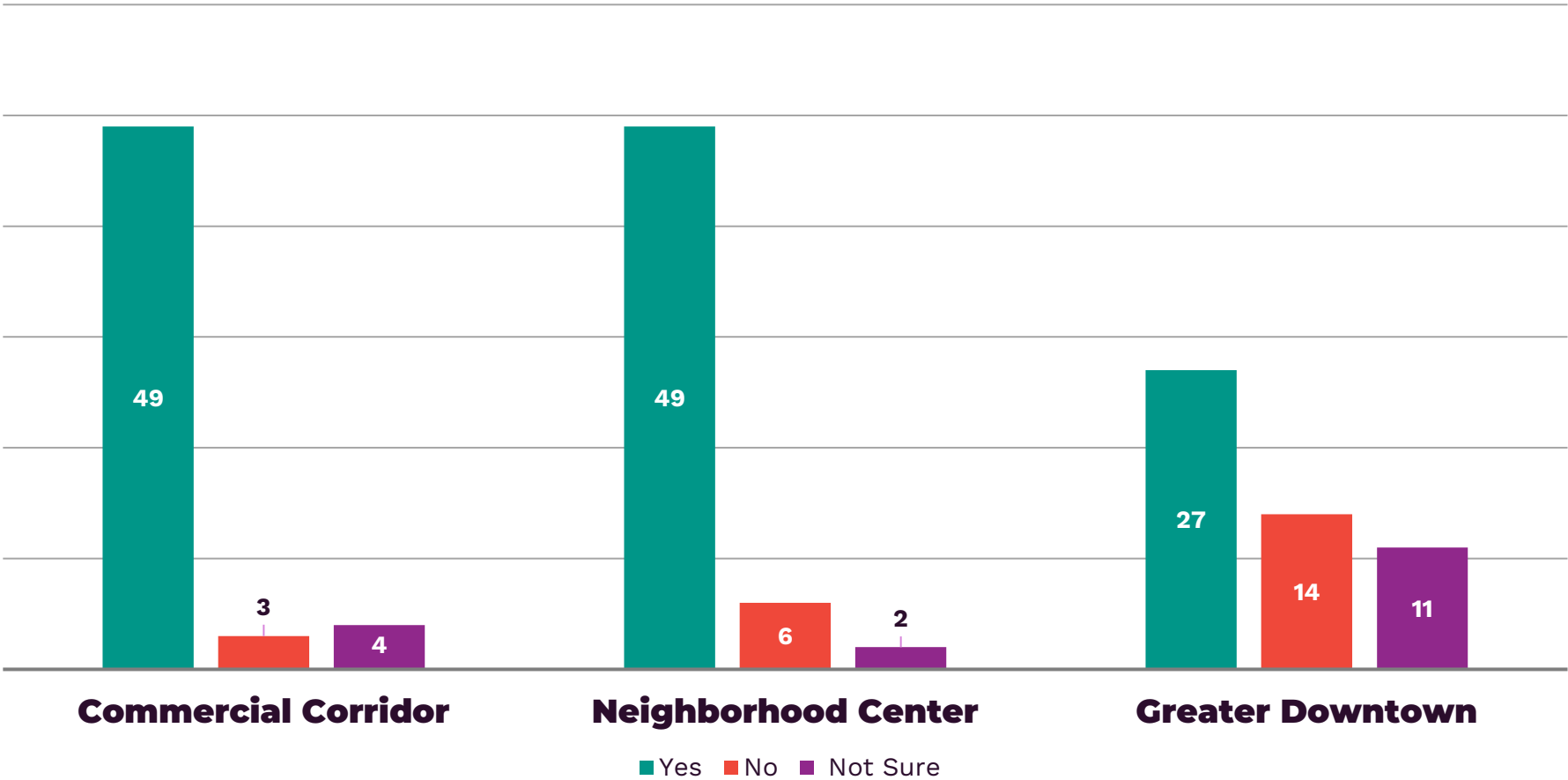
Policy Approach

Of the **165 responses** received, a majority of respondents supported the direction of Commercial Corridors and Neighborhood Centers.

About 50% of respondents did not agree with or needed more information on the direction of Greater Downtown, with several commenting that this was because Downtown already has a lot of development compared to our neighborhoods.

“Expand existing parks, affordable housing units, utilize vacant lots in high traffic corridors (e.g., Kercheval, Livernois, etc.) with local businesses.”

“We don't need to grow Greater Downtown, too much investment has already gone into this area.”



Common Themes

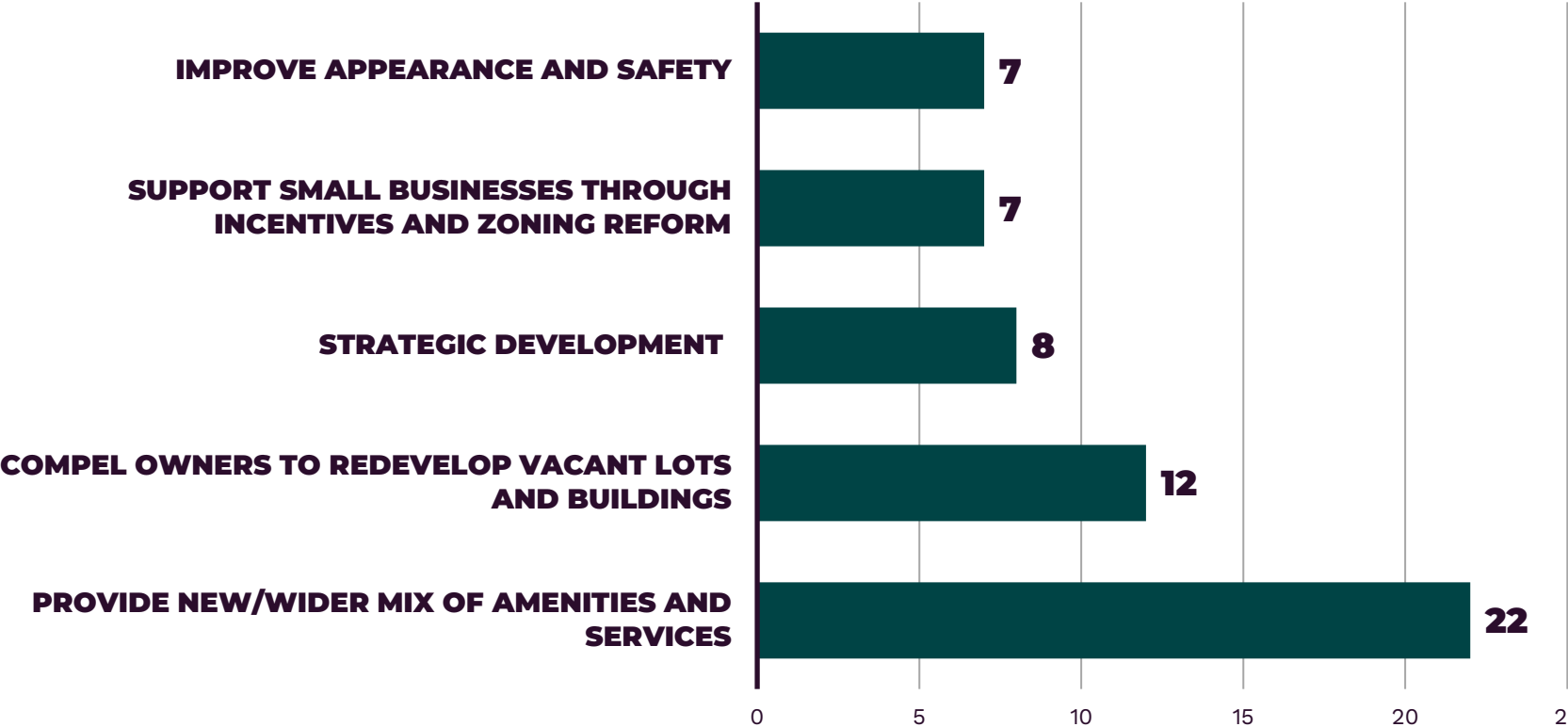
93 unique statements were categorized into 13 common themes.

Most comments were about the specific amenities and services residents wanted to see in Activity Centers to provide a wider mix of uses in these places. Other suggestions included strategies to compel redevelopment, support small businesses, and improve appearance and safety of commercial corridors.

"Tax speculators"

"Grants and incentives for local entrepreneurs"

"Detroit needs to attract a wider variety of businesses using incentives, subsidies, etc."

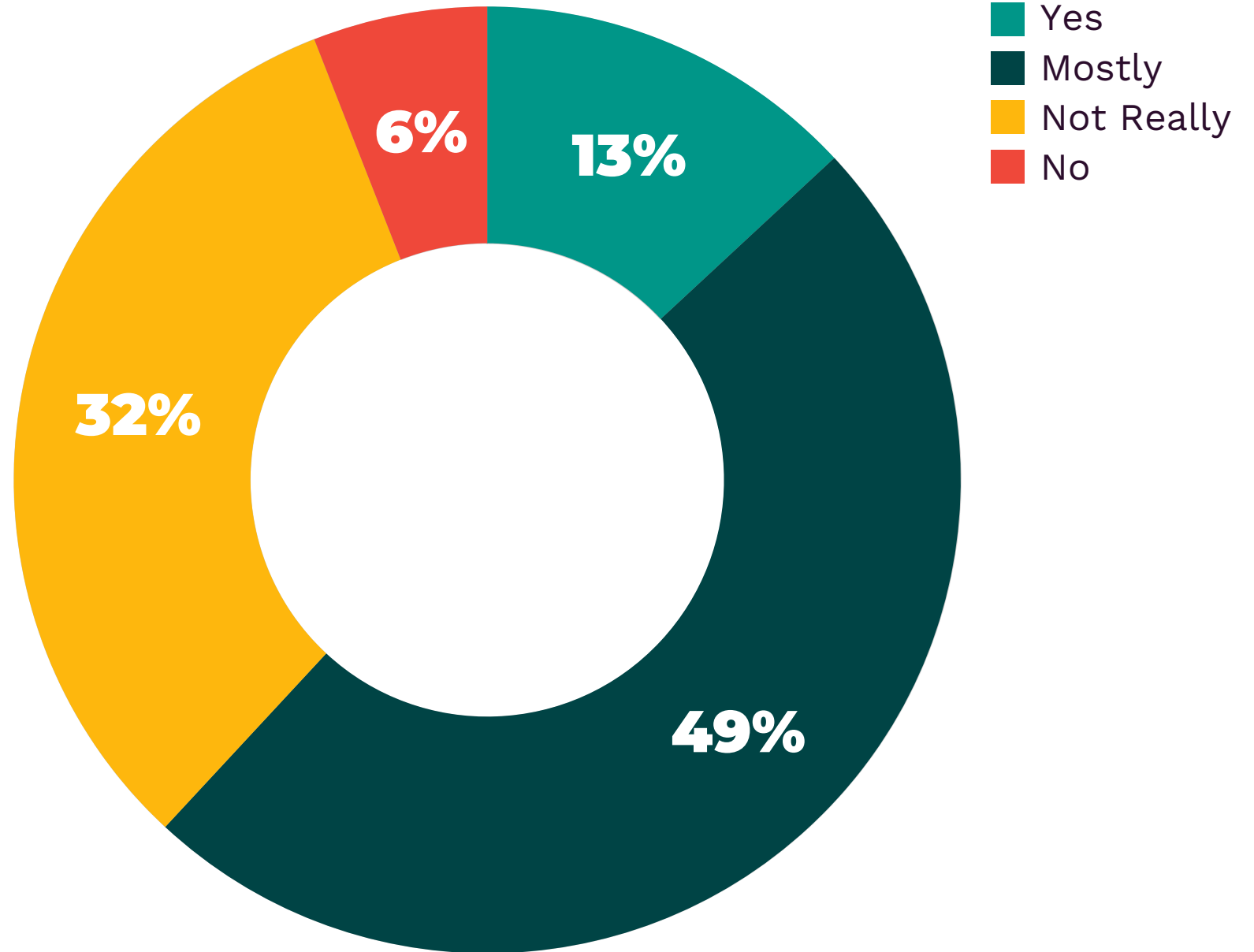


Other themes mentioned: Include affordable units (7), Provide space for new industries and arts (5), Reform parking (4), Provide better transportation and public spaces (4), Grow Neighborhood Centers not Downtown (4), Create mixed-use development (3), Create youth- and family-friendly places (2), Let residents decide (2), and Other (2)

Neighborhoods

Place Type Mix

Of the **84 responses** received across all four meetings, most respondents (49%) felt that the Place Types “mostly” matched what they wanted to see, while about a third (32%) felt that the Place Types did “not really” capture the possibilities they see for the future.

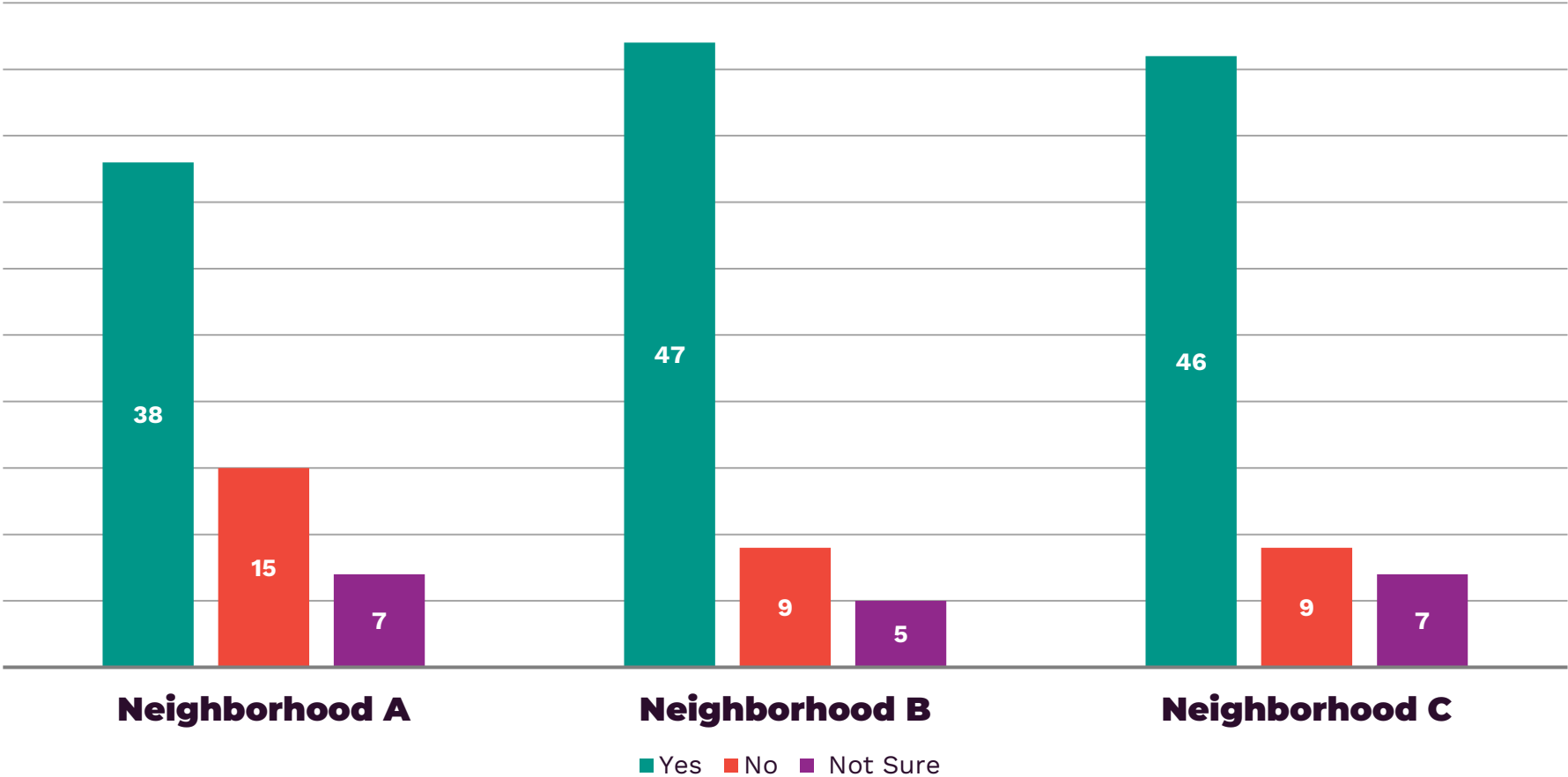


Policy Approach

Of the **183 responses** received, most respondents agreed with the policy direction for Neighborhoods B and C. About a third of respondents (36%) either disagreed or needed more information when asked about the policy approach for Neighborhood A.

“Need emphasis on home repair for B neighborhoods.”

“The Neighborhood A should be grow and stabilize.”



Common Themes

120 unique statements were categorized into 15 common themes.

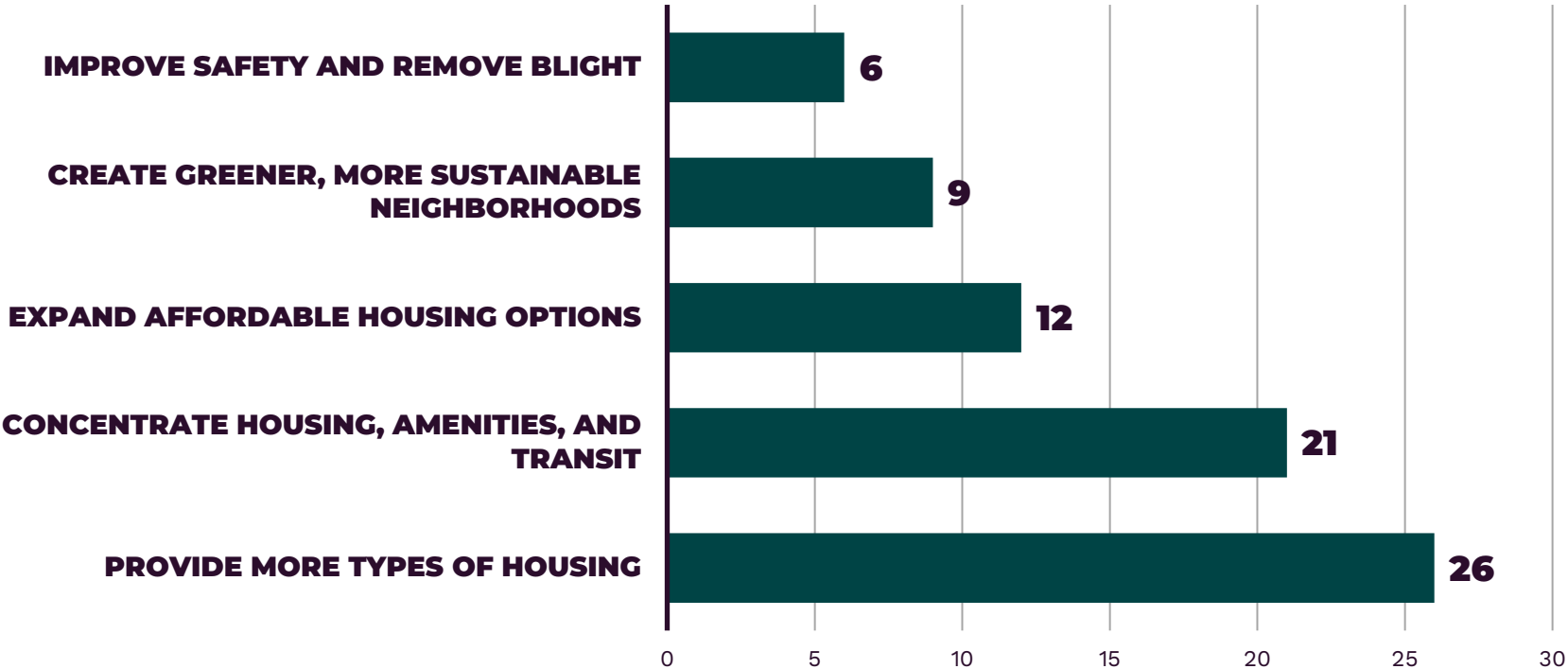
Most of the comments in this category were about increasing the amount and variety of housing, building homes near amenities and transit to create more walkable neighborhoods, and preserving and expanding access to affordable homes.

Neighborhoods had the most common themes (15) and “one-off” comments (14) of all the Place Type boards.

“Missing middle residential”

“We need more focus on developing or building affordable housing (single-family or multi-unit).”

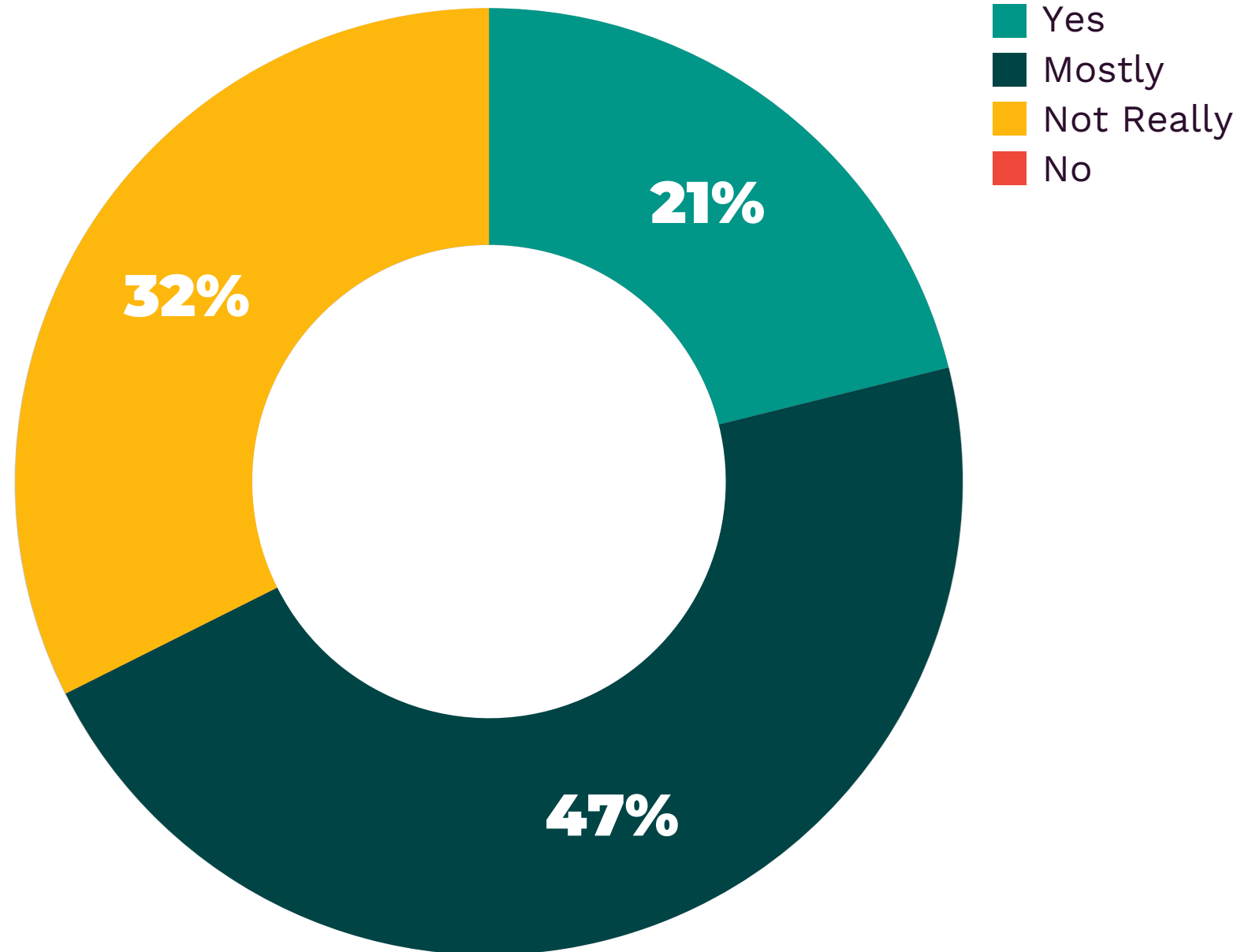
“Transit oriented”



Other themes mentioned: Focus on rehabs and home repair (6), Grow Neighborhood A (5), Explore other neighborhood models (4), Improve infrastructure and corridor appearance (4), Add another Place Type (3), Use vacant land to manage stormwater (2), Require ample parking (2), Decrease infrastructure costs in highly vacant areas (2), Increase resident input (2), Reform property taxes (2), Other (14)

Place Type Mix

Of the **71 responses** received across all four meetings, many respondents (47%) felt that the Place Types “mostly” matched what they wanted to see. No participants selected “no” for this Place Type category.



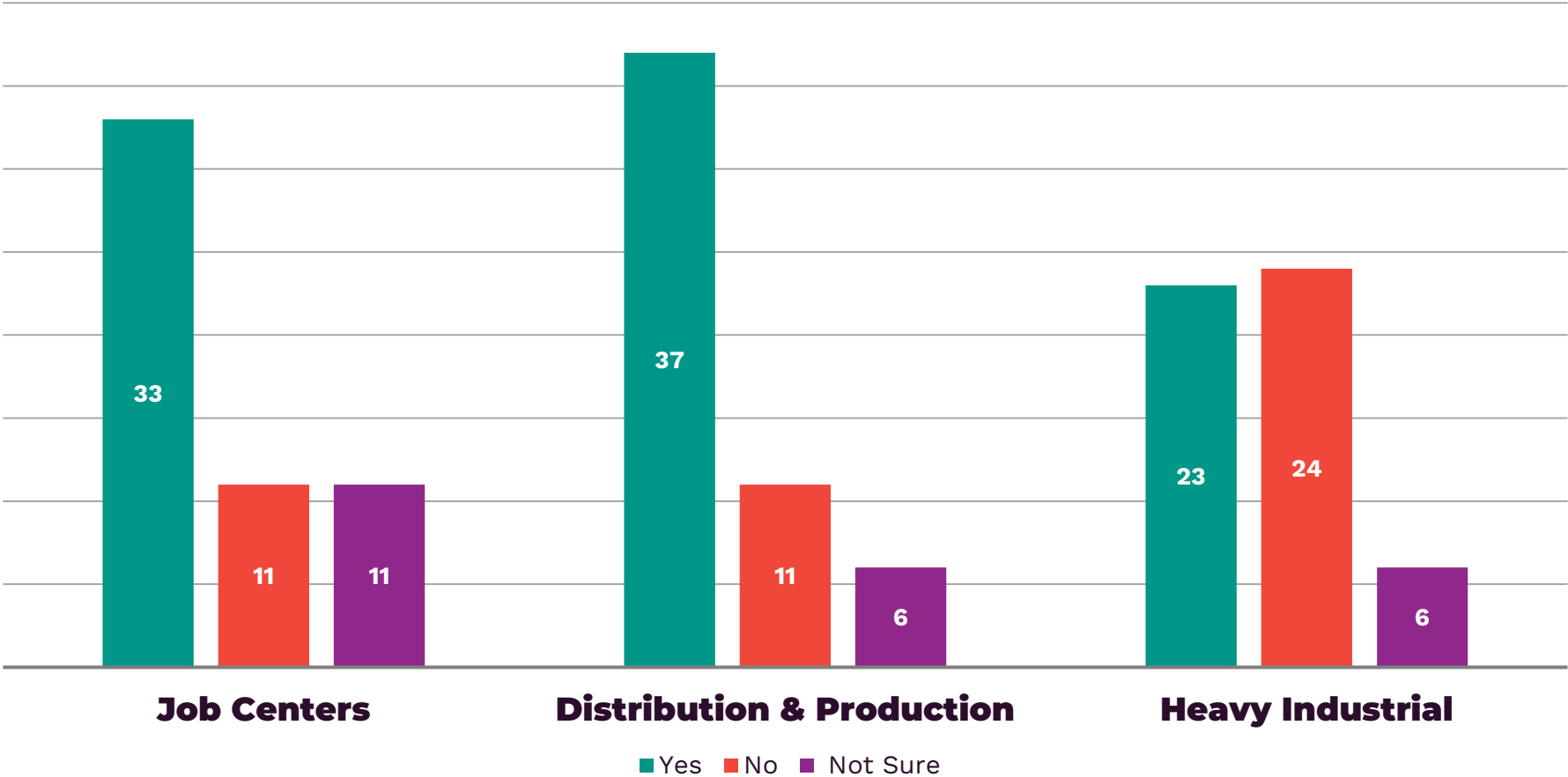
Policy Approach

Of the 162 responses received, most agreed with the Policy Approach for Job Centers and Distribution and Production Place Types.

More respondents disagreed with the approach for Heavy Industrial. Specifically, participants were confused by the use of the word “maintain” when the overall intent is to limit these types of places, while others selected “no” to indicate their opposition to heavy industrial uses in general.

“Buffers on heavy industrial sites with adjacent neighborhoods. Buffer trees, shrubs, green walls.”

“Policy focus “MAINTAIN” reads differently for job centers (hold and attract) and for [heavy] industrial (hold and limit more) should be two phrases?”



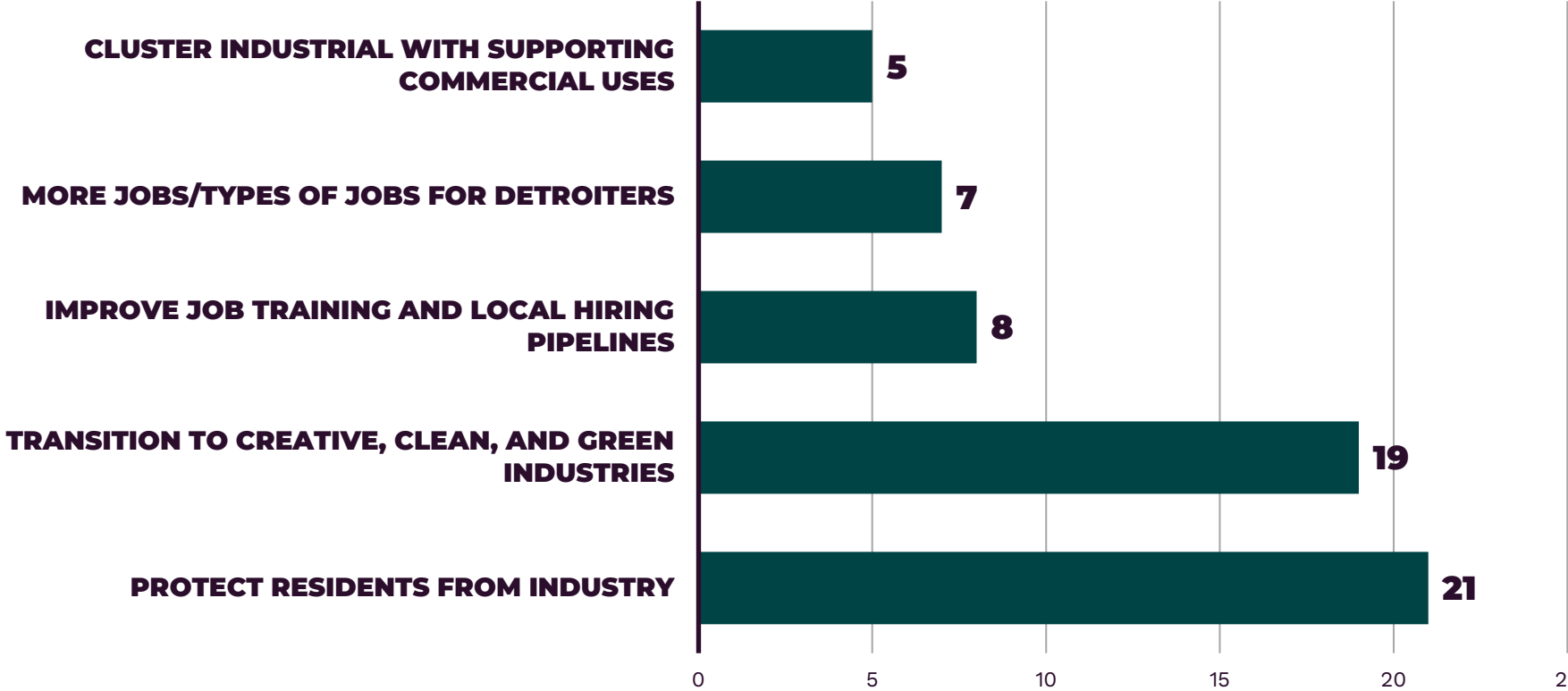
Common Themes

81 unique statements were categorized into 11 common themes.

There was significant feedback regarding placement of heavy industry near homes and calls for strategies that protect residents from future industry growth. Other comments focused on job creation for Detroiters, including supports for small businesses, and growing emerging industries that have lower impacts.

“There are cities that do not restrict industrial zoning in their business areas. It’s all based on impacts and performance.”

“More focus must be made on educating and job training. Possibly internships for residents to lead to permanent jobs.”

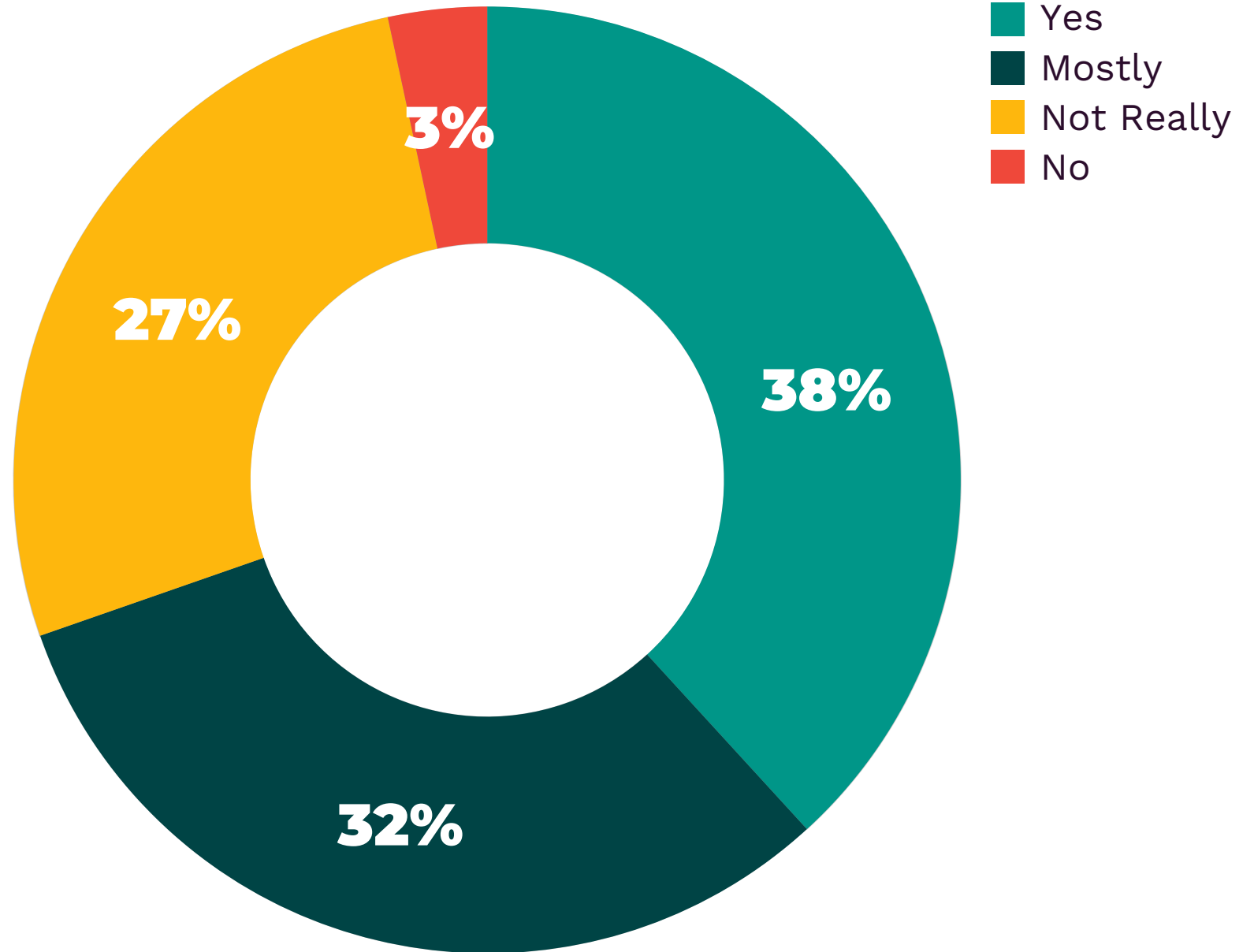


Other themes mentioned: Distribute jobs/Place Types equitably (4), Convert to green space (3), Cluster uses by industry (2), Regulate uses by impacts (2), Change policy approach (2), Limit new prisons (1), Other (4)

Open Space

Place Type Mix

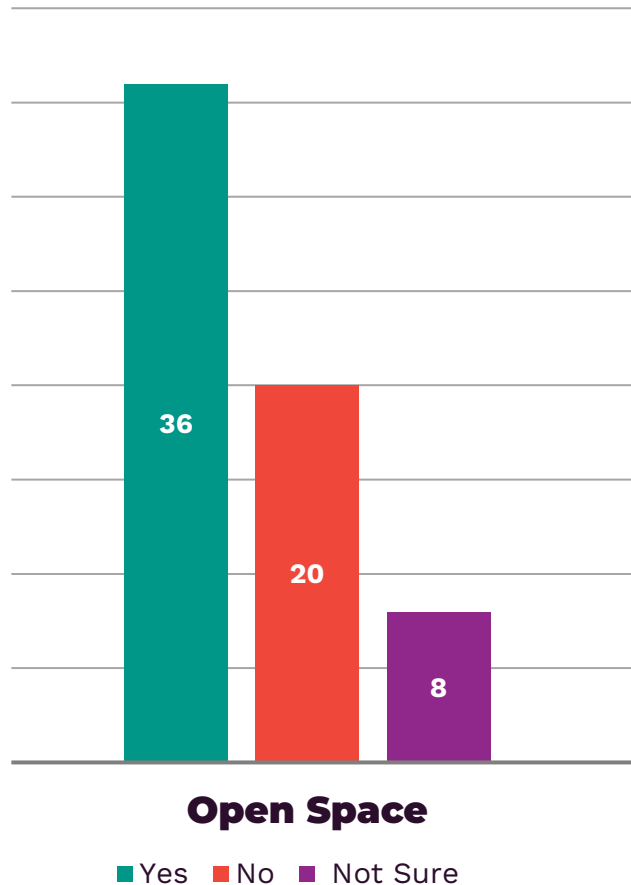
Of the **89 responses** received across all four meetings, slightly more respondents felt that one Place Type worked for Open Space (38% “yes”) than those that felt it “mostly” worked (32%).



Policy Approach

Of the **64 responses** received for this Place Type, half of respondents (56%) agreed with the policy approach for Open Space.

The remaining half of respondents either disagreed (31%) or needed more information (13%). Specifically, several participants reported that one place type for Open Space was too broad.



“Unbundle uses -- make them use A, B, C... because we might only want one type of open space (e.g., GSI) and not another (farms).”

“Too broad—depends on specific location.”

“The priority for vacant land should be to rebuild neighborhoods not lock in vacant space.”

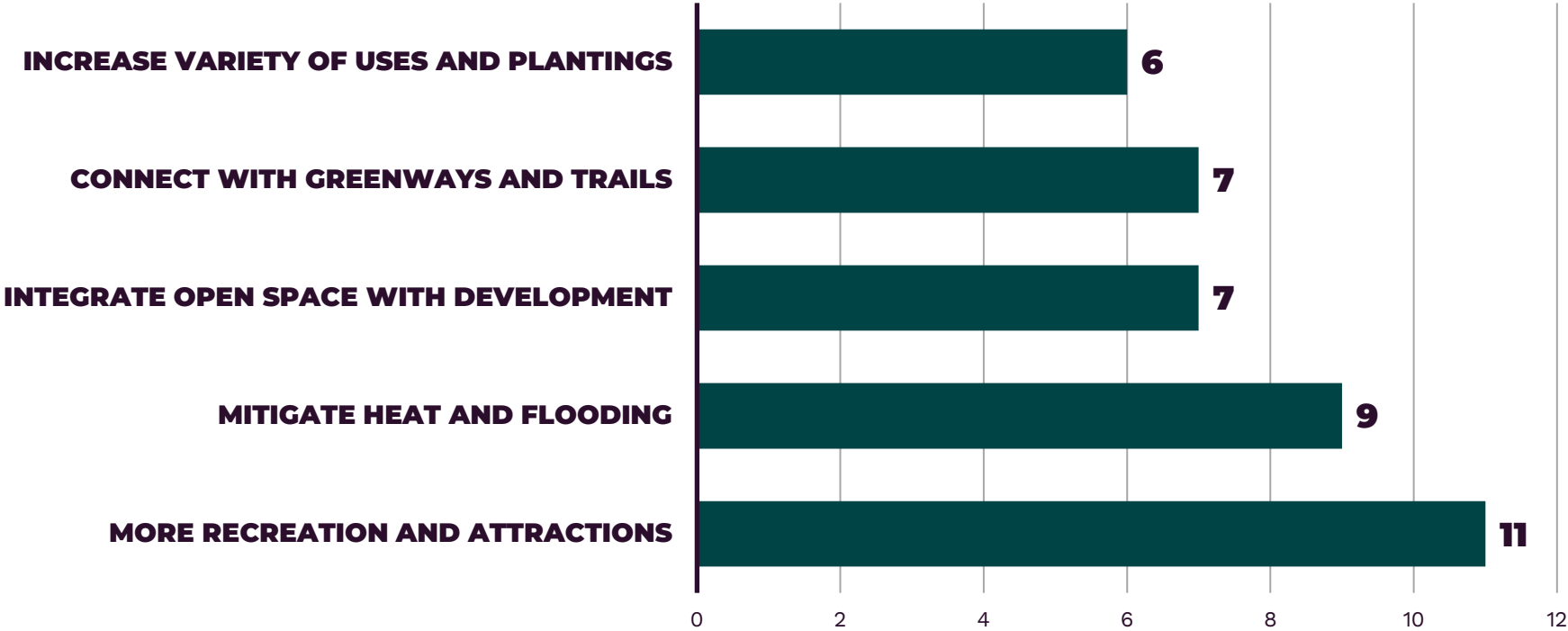
Common Themes

80 unique statements were categorized into 15 common themes.

Using open space to provide more opportunities for recreation, attraction and mitigation of heat and flooding were the most popular suggestions. Several participants wanted to see open space better combined with homes or connected with greenways and trails to provide residents better access to green spaces. Overall, participants wanted to know more about where and how this Place Type will guide future investment.

“It would be great to see prioritization of green space specifically that focuses on providing shade as part of the space.”

“More recreation building out—skateboard parks, dog parks, pickleball courts, running tracks.”



Other themes mentioned: Improve and maintain parks and open space (4), Build housing not open space (4), Recategorize solar farms (4), Allow for community ownership (4), Maintain public access (4), Use green space for remediation or buffers (3), Add more Place Types (3), Create more natural areas (3), Provide clear guidance on vacant land reuse (2), Support urban farms (2), Other (7)



Data Collection & Analysis Methodology



Questions & Data Collection

Data Category	Data Type	Example
DEMOGRAPHICS		
Tell us Where You Live!	Spatial (point)	"I live in Morningside" (indicated with a dark purple dot on map)
Tell us Your Age Range!	Quantitative (interval)	"I'm 25-34 years old" (indicated with a dot on a map board in an age bracket)
ACTIVITY CENTERS		
Is this the right mix of Activity Centers for the future?	Quantitative (dot)	"It seems like a few things are missing" (indicated with a dot under on the "Right Mix" question on the board)
The policy focus for Commercial Corridor is "STABILIZE" – activate existing businesses while making strategic investments to improve appearance and safety. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	"This is the right policy approach for this Place Type" (indicated with a dot under the "Policy Approach" question on the board)
The policy focus for Neighborhood Center is "GROW" – add a variety of new housing types, stores, and restaurants and invest in services and infrastructure to support that new development. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	"This is mostly the right policy approach for this Place Type" (indicated with a dot under the "Policy Approach" question on the board)
The policy focus for Greater Downtown is "GROW" – expand opportunities for jobs, housing, and regional attractions. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	"This is not really the right policy approach for this Place Type" (indicated with a dot under the "Policy Approach" question on the board)
What should we do with areas that have a lot of empty commercial buildings or lots?	Qualitative (Post-it, Zoom chat, or Mentimeter)	"Beautify the corridor" (written on a post-it or in Mentimeter or Zoom chat for virtual meeting participants)

Questions & Data Collection

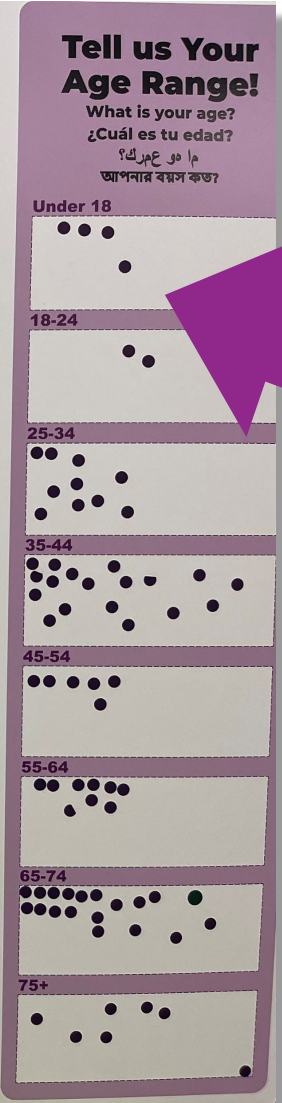
Data Category	Data Type	Example
NEIGHBORHOODS		
Do the place types below feel like the right mix of Neighborhoods for the future?	Quantitative (dot)	“It seems like a few things are missing” (indicated with a dot under on the “Right Mix” question on the board)
The policy focus for Neighborhood A is “STABILIZE”—support what is working and make strategic investments to beautify neighborhoods and improve residents’ lives. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is mostly the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
The policy focus for Neighborhood B is “MAINTAIN”—preserve the look and feel of the neighborhood while making small changes over time. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is mostly the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
The policy focus for Neighborhood C is “GROW”—add a variety of new housing types to slow rising housing costs and support amenities like stores and transit. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
What’s Missing?	Qualitative (post-it, Zoom chat, or Mentimeter)	“Affordable housing” (written on a post-it or in Mentimeter or Zoom chat for virtual meeting participants)
JOBS & PRODUCTION		
Do the place types below feel like the right mix of Jobs & Production for the future?	Quantitative (dot)	“It seems like a few things are missing” (indicated with a dot under on the “Right Mix” question on the board)
The policy focus for Job Centers is “MAINTAIN”—support expansion of existing large employers and help other new businesses cluster around them. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)

Questions & Data Collection

Data Category	Data Type	Example
JOBS & PRODUCTION		
The policy focus for Manufacturing & Production is “GROW”—concentrate new industrial development into fewer, distinct districts. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is mostly the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
The policy focus for Heavy Industrial is “MAINTAIN”—allow some existing uses to remain while limiting future growth. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is not really the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
What’s Missing?	Qualitative (post-it, Zoom chat, or Mentimeter)	“Protecting residents from industry” (written on a post-it or in Mentimeter or Zoom chat for virtual meeting participants)
OPEN SPACE		
Is one Place Type for Open Space the right approach for the future?	Quantitative (dot)	“It seems like a few things are missing” (indicated with a dot under on the “Right Mix” question on the board)
The policy focus for Open Space is “TRANSITION”—turn empty land into permanent open space that will make our city cleaner and healthier. Is this the right strategy for this place type?	Quantitative (dot or Zoom poll response)	“This is the right policy approach for this Place Type” (indicated with a dot under the “Policy Approach” question on the board)
What other type of uses belong here? What’s Missing?	Qualitative (post-it, Zoom chat, or Mentimeter)	“Urban farms” (written on a post-it or in Mentimeter or Zoom chat for virtual meeting participants)

Board Example - Demographics

**Neighborhood
Map of Where
Attendees*
Live**

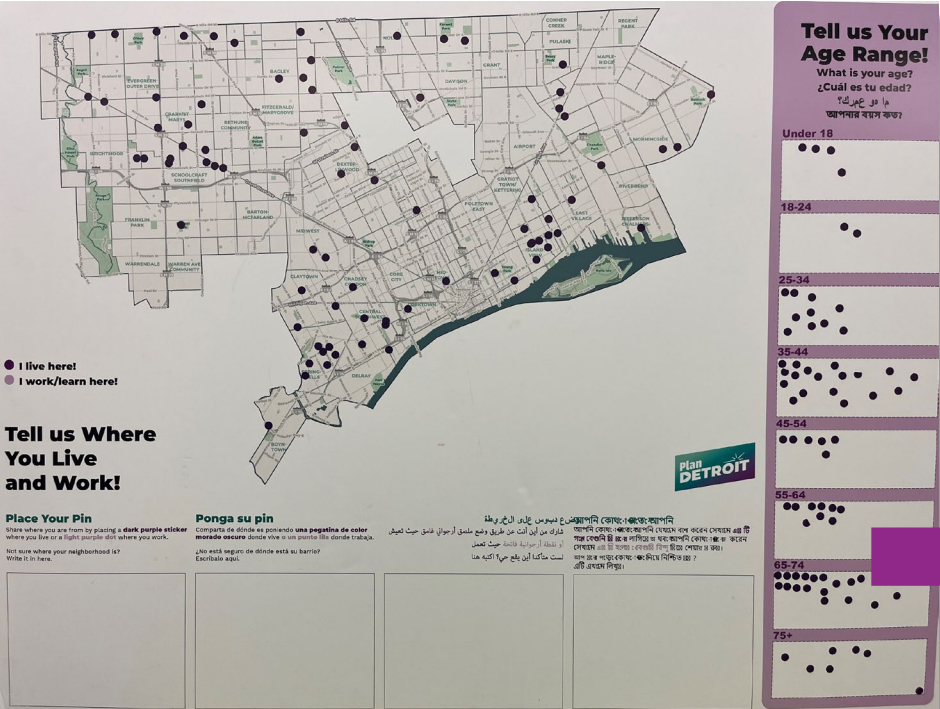


**Self-identified
age of
participants**

**Note: Demographic data was only collected at in-person meetings*

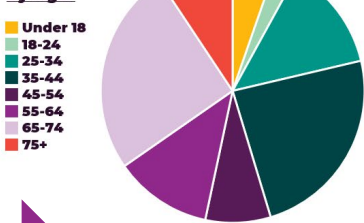
Methods for Demographic Data

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



Region Meeting Participants

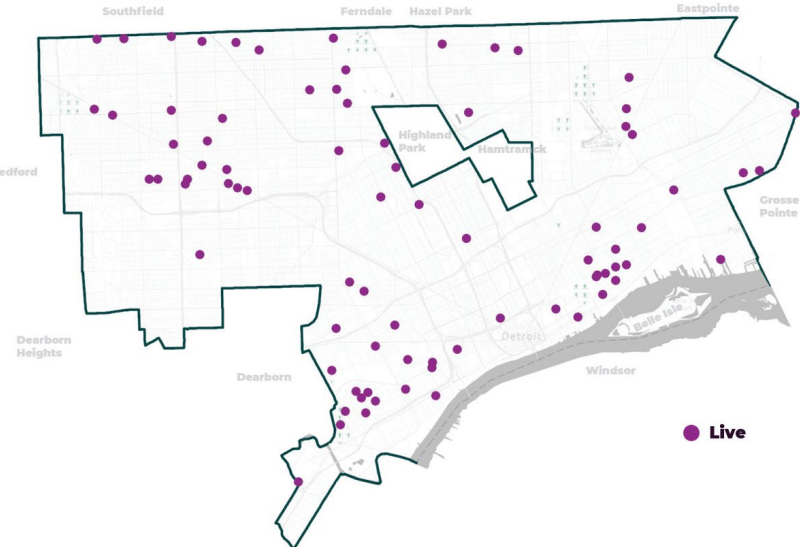
Participant Breakdown by Age*



*quantify participants from the in-person meetings who self-identified where they live and what age bracket they fall into and is not a full representation of meeting attendees.



Participant Breakdown by Location*



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PLACE TYPES NEIGHBORHOODS

Neighborhoods are the heart of the city, where Detroiters live and build community.

Review the draft Place Types and answer the questions with a sticky dot to let us know if we are on the right track. Think we're missing something or have a suggestion to make these better? Grab a post-it and add your idea to the board!

Do the place types below feel like the right mix of NEIGHBORHOODS for the future?

Yes!	Mostly	Not Really	No
They fully capture what I want to see	A few things seem to be missing	They only cover part of what's possible	These don't reflect how I see these kinds of places
•	• • • • •	•	

Neighborhood A

Areas that are still dealing with the impacts of population loss and neighborhood disinvestment. These neighborhoods contain higher amounts of vacant land and will benefit from more maintenance and beautification of vacant lots and stabilization of existing housing.

What types of uses will fit best?
Single- and two-family homes, Open spaces like urban farms, parks, or markets

How dense will it be?
Lowest Medium Highest

What examples exist in Detroit today?

Neighborhood B

Detroit's traditional and historic residential neighborhoods where most blocks contain more occupied homes than empty space. These neighborhoods are diverse in design and character, but generally will expect minimal change over the next 20 years.

What types of uses will fit best?
Single- and two-family homes, Parks and recreation centers, Schools, churches, and community spaces

How dense will it be?
Lowest Medium Highest

What examples exist in Detroit today?

Neighborhood C

Areas that feature a mix of housing types and easy access to services and amenities. Some neighborhoods have taller housing than others, but all need more housing to meet rising demand and support vibrant commercial corridors without displacing current residents.

What types of uses will fit best?
Multi-family homes, A few family homes, Parks and recreation centers, Schools, churches, and community spaces

How dense will it be?
Lowest Medium Highest

What examples exist in Detroit today?

What's Missing?

Add your ideas here with a post-it!

These are missing between Neighborhood A and B: More urban farms, more open space, more community spaces, more multi-family housing, more commercial spaces, more transit.

Need changes to how things are in the neighborhood.

We need to have more changes in the neighborhood.

Need more multi-family housing.

More transit.

More open space.

More community spaces.

The policy focus for Neighborhood A is "STABILIZE"—support what is working and make strategic investments to beautify neighborhoods and improve residents' lives. Is this the right strategy for this place type?

Yes!	No	Not Sure
It matches what people need here	It doesn't match the area's needs	I need more information
• • • • •	• • • • •	•

The policy focus for Neighborhood B is "MAINTAIN"—preserve the look and feel of the neighborhood while making small changes over time. Is this the right strategy for this place type?

Yes!	No	Not Sure
It matches what people need here	It doesn't match the area's needs	I need more information
• • • • •	•	•

The policy focus for Neighborhood C is "GROW"—add a variety of new housing types to slow rising housing costs and support amenities like stores and transit. Is this the right strategy for this place type?

Yes!	No	Not Sure
It matches what people need here	It doesn't match the area's needs	I need more information
• • • • •	• • • • •	•

“Common Themes” collected from Post-It Comments

“Policy Approach” feedback

Methods for Place Types Boards

Post-it notes were transcribed and dots were counted from each of the Place Type Boards.

Combining Feedback from Virtual Region Meeting:

- **Post-it note comments** were combined with written feedback entered in the **Zoom chat or Mentimeter poll** from the virtual meetings.
- **Zoom poll responses** were combined with dot counts for “Right Mix” questions from each Place Type board.

PLACE TYPES
JOBS & PRODUCTION

Jobs & Production areas are home to major employers and spaces to make and move goods.

Review the draft Place Types and answer the questions with a sticky dot to let us know if we are on the right track. Think we're missing something or have a suggestion to make these better? Grab a post-it and add your idea to the board!

Do the place types below feel like the right mix of JOBS & PRODUCTION for the future?

Yes!
They fully capture what I want to see

Mostly
A few things seem to be missing

Not Really
They only cover part of what's possible

No
These don't reflect how I see these kinds of places

Job Centers

Places that harness the power of Detroit's largest employers, institutions, creative economy, and emerging industries. They employ Detroiters and attract new talent and are assets to the neighborhoods they are located within. These places share a need for easy access for workers and supporting amenities for employees.

What types of uses will fit best?
Healthcare and hospitals
Universities and colleges
Technology and innovation
Light industrial and maker space

How much impact will uses have on adjacent neighborhoods?
Lowest Lower Medium Higher Highest

What examples exist in Detroit today?
University of Detroit Mercy (Detroit, MI)
The 23rd (Detroit, MI)

Manufacturing & Production

Areas that contain the majority of Detroit's existing industrial jobs and businesses. These places need to accommodate strategic expansion of production, distribution, logistics, and manufacturing uses while reducing impacts on surrounding neighborhoods.

What types of uses will fit best?
Advanced manufacturing
Warehousing
Distribution & logistics

How much impact will uses have on adjacent neighborhoods?
Lowest Lower Medium Higher Highest

What examples exist in Detroit today?
Gateway Industrial (Detroit, Michigan)
East Corner Plant (Detroit, Michigan)

Heavy Industrial

Areas that contain high-impact industrial activities that need separation from most other uses and close oversight to ensure operations are compliant with State and local laws.

What types of uses will fit best?
Refineries
Asphalt and concrete plants
Bulk material yards
Heavy equipment and utilities

How much impact will uses have on adjacent neighborhoods?
Lowest Lower Medium Higher Highest

What examples exist in Detroit today?
Dow Chemical (Detroit, Michigan)
Detroit International Airport (Detroit, Michigan)

What's Missing?
Add your ideas here with a post-it!

Some Job Center don't hire locals from the area

We need to GROW the job centers because Detroiters need to be able to find jobs.

Each board should have questions for each district. But great!

The policy focus for Job Centers is "MAINTAIN"—support expansion of existing large employers and help other new businesses cluster around them. Is this the right strategy for this place type?

Yes!
It matches what people need here

No
It doesn't match the area's needs

Not Sure
I need more information

The policy focus for Manufacturing & Production is "GROW"—concentrate new industrial development into fewer, distinct districts. Is this the right strategy for this place type?

Yes!
It matches what people need here

No
It doesn't match the area's needs

Not Sure
I need more information

The policy focus for Heavy Industrial is "MAINTAIN"—allow some existing uses to remain while limiting future growth. Is this the right strategy for this place type?

Yes!
It matches what people need here

No
It doesn't match the area's needs

Not Sure
I need more information

Public Input Will Help Us Answer...

Place Type Boards – "Right Mix" Dots

To what extent do the proposed Place Types resonate with people?

1. Do the Place Types capture how people see and understand Detroit?
2. Do people agree with the proposed Place Types?

Place Type Boards – Policy Approach Dots

The "Policy Approach" questions represent early ideas for what types of policies and strategies are recommended for that Place Type. Do people agree with the proposed Policy Approach for that Place Type?

1. Does the proposed approach make sense for this Place Type based on the needs, function, and feel described on the board?
2. Are we on the right track or are significant changes needed?

Post-Its; Mentimeter and Chat

What ideas did we miss that should be considered?

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