



Plan
DETROIT

MPAG Meeting #9

Meeting Summary

February 25, 2026

MASTER PLAN ADVISORY GROUP MEETING #9 MINUTES

February 25, 2026, 5:30 – 7:30 PM



1. INTRODUCTION

Where We've Been and Next Steps

PDD Staff kicked off the meeting by recapping what the team has been up to since the last Master Plan Advisory Group (MPAG) meeting and reviewing the night's agenda. PDD began by reviewing the Master Plan deliverables:

- **Master Plan Document [Next MPAG Meeting]:** Contains a written summary of our process, realities, vision, values, goals, and policies, and user guides to help implement the plan.
- **Place Types Map [Tonight's Meeting]:** Shows how policies translate to land use to guide development and neighborhood investment.

Since the last MPAG meeting PDD Staff had drafted place types, hosted Region Meetings in December 2025 to review Draft Place Types, drafted a Place Types Map, and reviewed policies and strategies with City Staff working groups.

2. PRESENTATION

Region Meetings

PDD hosted 3 Region Meetings in December with almost 165 people in attendance:

- West Side – 55 participants
- East Side – 32 participants
- Southwest – 29 participants
- Virtual – 49 participants

Place Types were introduced at these meetings and feedback was gathered. Overall, we heard the Place Types were on the right track, but in need of some changes. For all four Place Type categories, 61% of respondents 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 the policy focus for Greater Downtown, Neighborhood A, and Heavy Industrial.

Place Types

PDD Staff then presented a deep dive in Place Types, starting with defining Place Types and illustrating how they will be organized in the Master Plan through Place Type tables (policies) and the Place Types Map.



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PDD began reviewing draft Place Types and the drafting process, emphasizing that Place Types consider several factors including data analysis, planning expertise, city plans, community expertise, and plan vision and goals. There are four categories of draft Place Types, including:

- Job Centers
 - A new Place Type “Campus”, was added since the last MPAG meeting
- Public Open Space
 - Revised to distinguish between spaces for people and productive open space, as suggested at last MPAG meeting
- Neighborhoods
 - Expanded to three types following last MPAG meeting
- Activity Centers
 - Several Place Types changed names since last MPAG meeting

Following the presentation, City staff paused for a brief Pulse Check to hear comments and questions from MPAG members. Many questions were about how the Place Types work on the map, as learning about the Place Types separately from the map was confusing and hard to follow. City staff made note of this for the District Engagements presentation.

3. MAPPING EXERCISE

MPAG members were then asked to help review a working draft of the Place Type map that will be used during upcoming public engagement. Members were asked to:

- Test out engagement format and provide feedback
- Work together to document areas of consensus and unresolved concerns

There were also caveats provided, including:

- We’re all testing this exercise together
- Members are reviewing a city-wide map; these maps will be bigger and district-specific for upcoming engagement
- Manual clean-up of the maps is ongoing

MPAG members were seated at tables of 4-6 members, with a City facilitator guiding the exercise. After the exercise, members were asked what went well and what did not. MPAG members were also asked for feedback on how to improve the mapping activity for upcoming community engagement. PDD Staff collected the maps at the end of the meeting to update the Place Type map and edit the activity for upcoming community engagement based on the feedback received.



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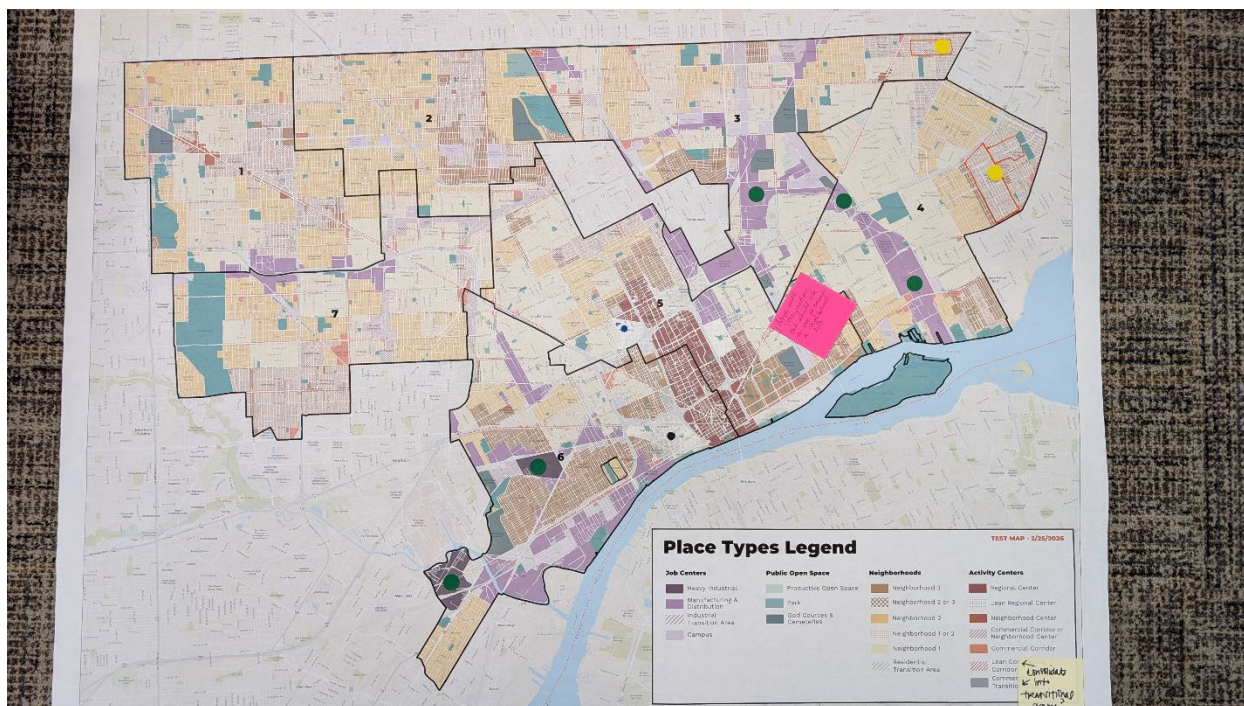
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Place Types Exercise Feedback:

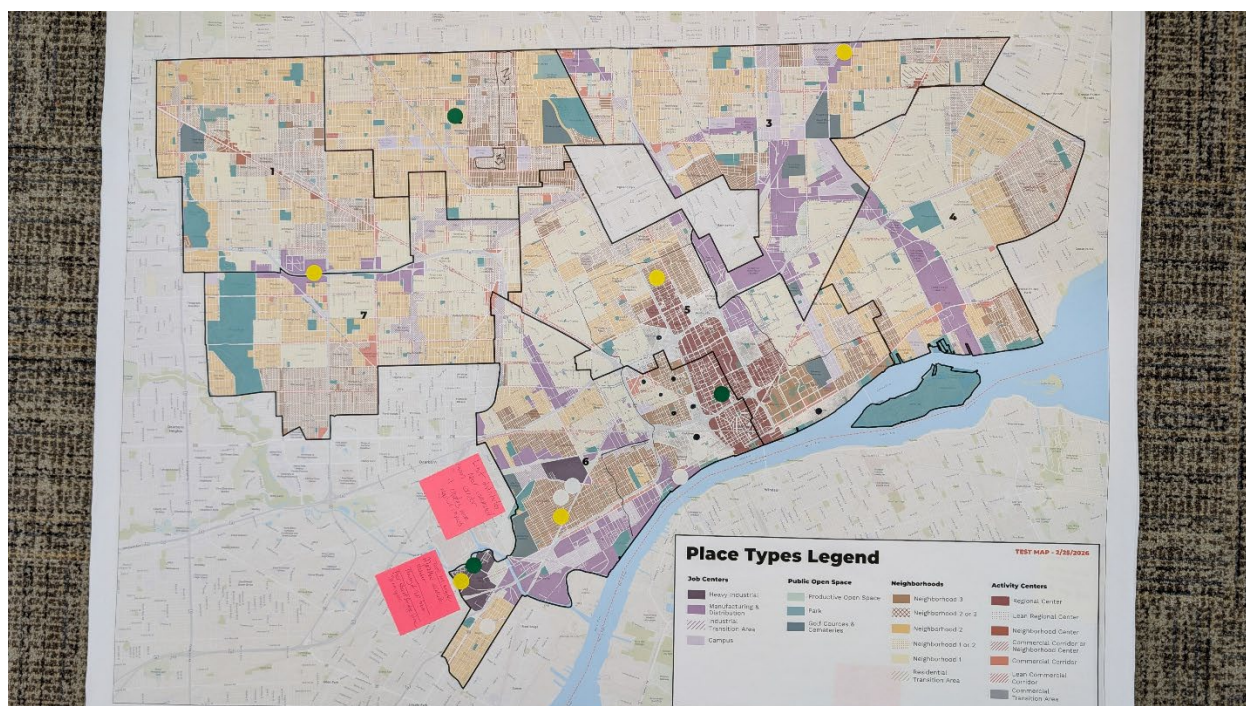
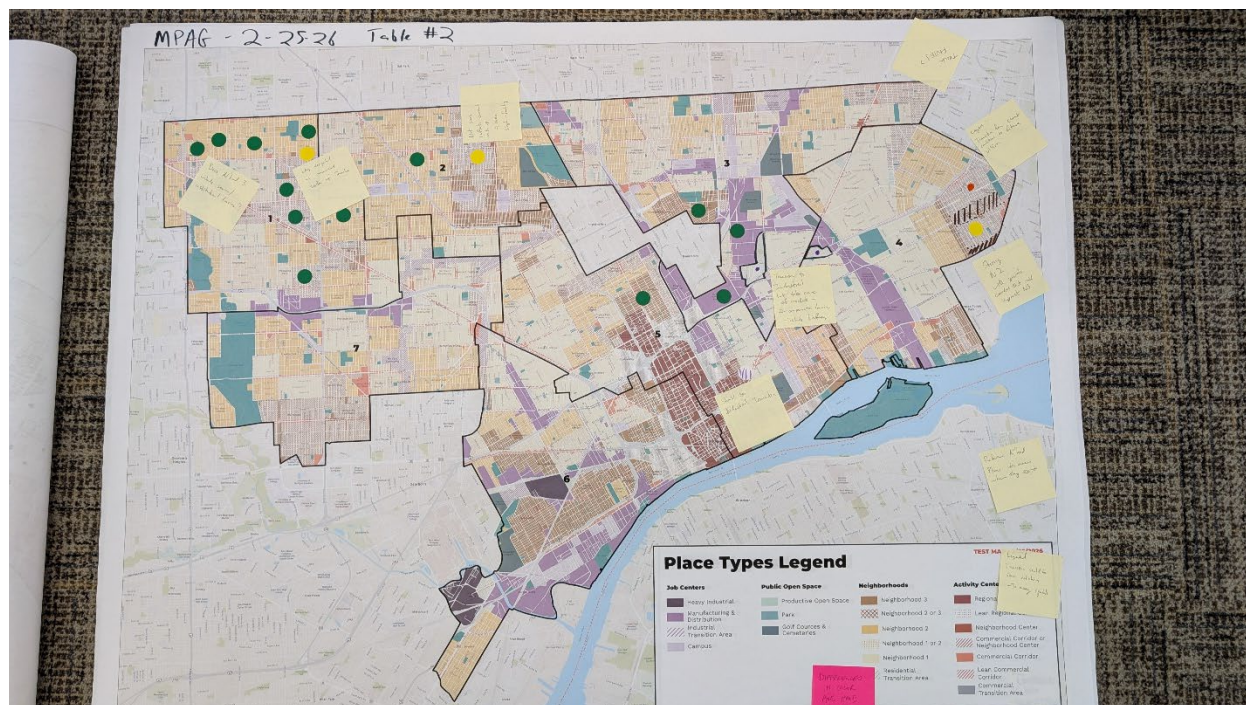
- The number of exercises, steps, and questions were too much to cover in an hour.
- It was suggested that maybe the focus should be on the undecided areas where community had the most choice, and feedback on the proposed areas limited to just areas of concern.
- The groups struggled to understand the legend, which had too many different symbols.
- Groups wondered how the Place Types connected to other policies and zoning. Facilitators had to explain this information in detail several times per table for the policy approach to connect with folks.
- Many groups had a challenge getting started with a Citywide map (*it was explained that this was unique to the MPAG meeting format*).

Specific feedback on the Proposed and “Lean” Place Types (shown in photos below) has been compiled and will be added to the public feedback received at the upcoming District Meetings.



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4. MEETING WRAP-UP

PDD Staff shared that the next meeting would be rescheduled and shared with the group via calendar invite and email. PDD also agreed to share dates and flyers for the next round of community engagement (District Engagements) with the MPAG as soon as those dates were set.

