

Plan  
**DETROIT**

# MPAG Meeting #9

February 25, 2026



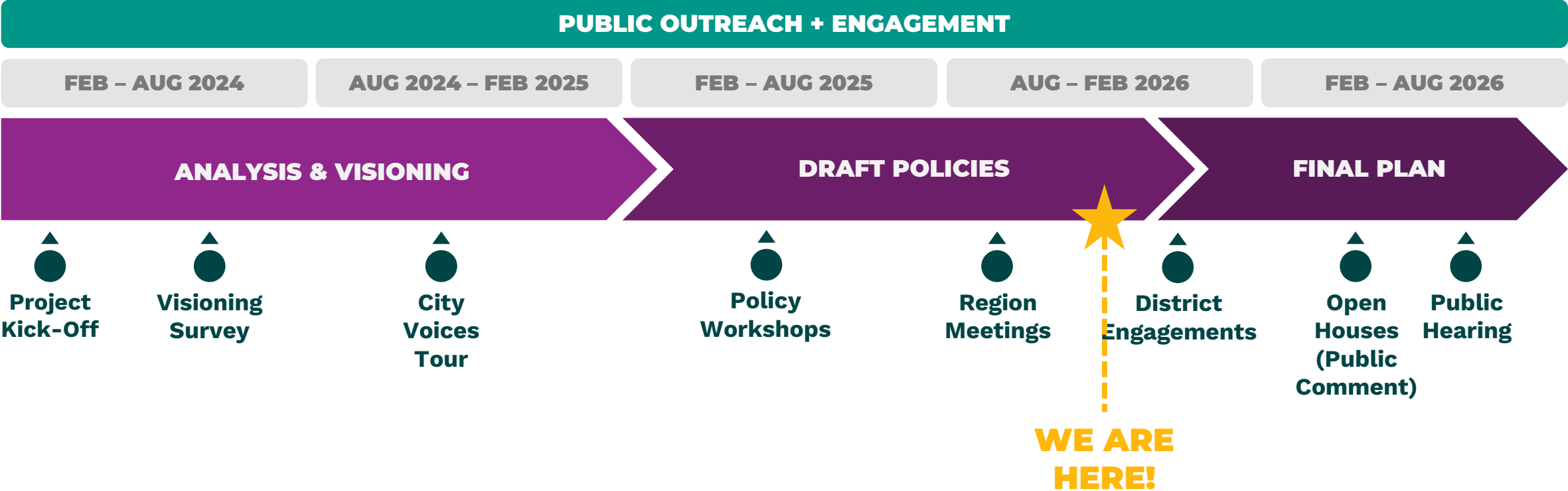
# Agenda

- What We've Been Up To
- Region Meeting Summary
- Place Types Overview
- Mapping Activity
- Next Steps

# PROJECT TIMELINE

● OUTREACH + ENGAGEMENT

● TECHNICAL SCOPE



# Master Plan Deliverables



## Master Plan (Document)

Contains a written summary of our process, realities, vision, values, goals, and policies, and user guides to help implement the plan.



## Place Types Map

Shows how policies translate to land use to guide development and neighborhood investment.

# Since Our Last Meeting...

- Drafted Place Types
- Hosted Region Meetings to review Draft Place Types
- Drafted Place Types Map **(Focus of Tonight's Meeting)**
- Reviewed policies and strategies with City Staff working groups **(Focus of Our Next Meeting)**

**Housekeeping Item: We have a PACKED agenda today! Please hold questions until our designated "Pulse Check" times.**



# Region Meeting Recap



# We Hosted 4 Region Meetings...

## West Side | 55 participants

December 2, 2025 | Northwest Activities Center

## East Side | 32 participants

December 3, 2025 | Farwell Recreation Center

## Southwest | 29 participants

December 4, 2025 | Patton Recreation Center

## Virtual | 49 participants

December 9, 2025 | Zoom





# Place Type Boards Feedback

## PLACE TYPES NEIGHBORHOODS



**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 ideas to the board!

**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  
Low, medium, and high-rise, townhomes, or rowhouses

**How dense will it be?**  
Lowest

**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

**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

**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

**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 variety of townhomes  
Park and recreation centers  
Schools, churches, and community spaces

**How dense will it be?**  
Lowest

**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

**What's Missing?**

Add your ideas here with a post-it!

**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

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

**Attendees wrote ideas for other Place Types on Post-its**

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

# Key Takeaways

Meeting presentation  
and Engagement  
Summary posted on  
[plandetroit.com](http://plandetroit.com)

Overall, we heard the Place Types were on the 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.



# DIGGING INTO PLACE TYPES



# What are Place Types?

**Place Types** are an update to our existing “*Future General Land Use Designations*.” They describe the future physical condition of different parts of the city, reflecting the unique needs of our neighborhoods **and** our citywide priorities.

## Place Types will...

**Provide direction for future development and neighborhood investments**

**Create a general framework and legal basis for future zoning changes**

**Help align work across departments and with city partners so we are all “rowing in the same direction”**

# Place Types Tables

## PLACE TYPE VISION

(Guide physical development – function, form, scale, and intensity)

## PLACE TYPE POLICIES

(Align efforts across departments and City partners to advance Big Goals and realize the Place Type Vision)

PLACE TYPE DESIGNATION	MIXED-USE			Example : City of Ferndale, MI
<b>INTENT/ DESCRIPTION</b>	Provide walkable nodes and corridors so residents can access neighborhood-serving services and amenities to meet their daily needs. Support a mixture of residential and business uses, with enhanced streetscapes - often with their own distinct character.			
<b>LOCATION</b>	Secondary corridors (Hilton, Livernois, W. Marshall, 9 Mile – west of Pinecrest)			
<b>ZONING DISTRICTS</b>	MXD-1 and MXD-2			
<b>RELATIONSHIP TO VISION ELEMENTS</b>	<b>PEOPLE</b> Neighborhood anchors - access to amenities, services, transit; attached housing types and a mix of affordability levels	<b>PLACE</b> Buildings with multiple stories; fronting the street; walkable streetscape; blend of medium-density residential and small-scale businesses; public and private outdoor spaces	<b>SYSTEMS</b> Shared parking and stormwater management opportunities; pedestrian, bicycle, and vehicular access; shared energy systems; sewage systems present fantastic opportunities for waste-heat recovery (utilization of hot-water loops)	
<b>DEVELOPMENT OPPORTUNITIES</b>	<ul style="list-style-type: none"> <li>■ Balancing parking with green space</li> <li>■ Ensure a percentage of housing stock are affordable units</li> <li>■ Sensitive transitions to adjacent neighborhoods</li> </ul>		<ul style="list-style-type: none"> <li>■ Ground-floor retail with residential units on the upper floors</li> <li>■ For new-build, multiple buildings with similar energy loads present an opportunity for district energy systems which give economies of scale savings for energy</li> <li>■ For existing buildings, end of life for energy systems should be evaluated to be replaced with more efficient options</li> </ul>	
<b>CLIMATE ACTION OPPORTUNITIES</b>	<ul style="list-style-type: none"> <li>■ Ensure new build complies with Zero-tool/ AIA 2030 goals for mixed-use EUI</li> <li>■ Require developers to evaluate options for electrification and on-site renewables where possible</li> <li>■ Comply with latest ASHRAE 90.1 Building Codes</li> </ul>			
<b>MOBILITY + ACCESS OPPORTUNITIES</b>	<ul style="list-style-type: none"> <li>■ Balancing walkable access for neighbors with vehicular access/parking</li> <li>■ Limit driveways and encourage shared alley access</li> <li>■ Bike lanes/bike parking</li> <li>■ Beacons &amp; signals</li> </ul>			
<b>GREEN SPACE/ NETWORK/ OPEN SPACE OPPORTUNITIES</b>	<ul style="list-style-type: none"> <li>■ Street trees/streetscape design projects</li> <li>■ Required private open area (rooftops, balconies) plus front yard "dooryard" pseudo-public space as expansion of public realm</li> <li>■ Green stormwater infrastructure</li> <li>■ Explore opportunities for public art</li> </ul>			
<b>HOUSING OPPORTUNITIES</b>	<ul style="list-style-type: none"> <li>■ Medium-density attached residential (fourplexes, live-work units, apartment buildings and accessory dwelling units)</li> <li>■ Adaptive reuse</li> <li>■ Support a mixture of rental/for sale units</li> <li>■ Density bonus incentives</li> </ul>			

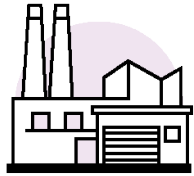
# Place Types Map



**Makes it easy to figure out what we're doing (or want to do) where.**

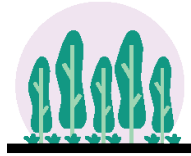
*Image: Existing City of Detroit Future General Land Use Map*

# Draft Place Types



## Job Centers

(Commercial & Industrial)



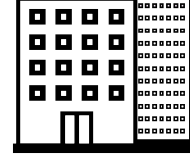
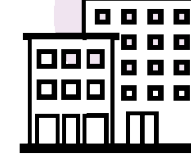
## Public Open Space

(Green or Productive)



## Neighborhoods

(Residential)



## Activity Centers

(Mixed-Use & Retail)

**Campus**

**Productive  
Open Space**

**Neighborhood 1**

**Commercial Corridor**

**Manufacturing &  
Distribution**

**City Parks**

**Neighborhood 2**

**Neighborhood Center**

**Heavy Industrial**

**Golf Courses &  
Cemeteries**

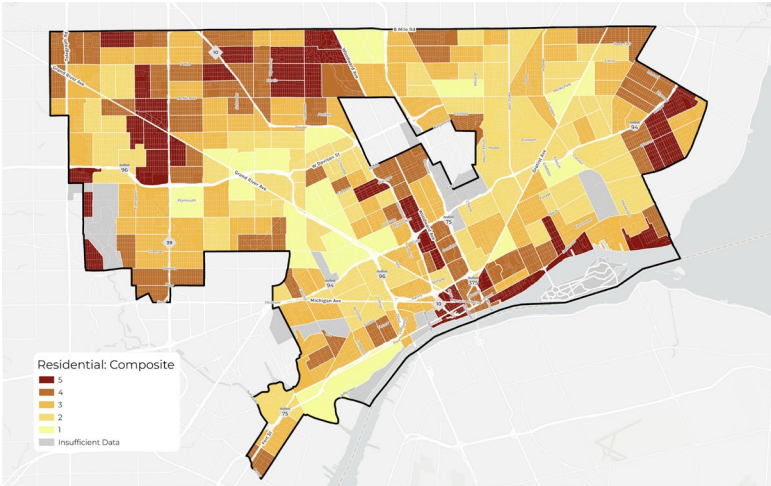
**Neighborhood 3**

**Regional Center**

# Creating a First Draft

- Worked with City staff to determine what data (see inputs on next slide) should drive Place Types
- Used IF/THEN formulas to assign a Place Type to each parcel
- Simplified criteria to improve map accuracy
- Summarized to 10-acre areas

# Input #1



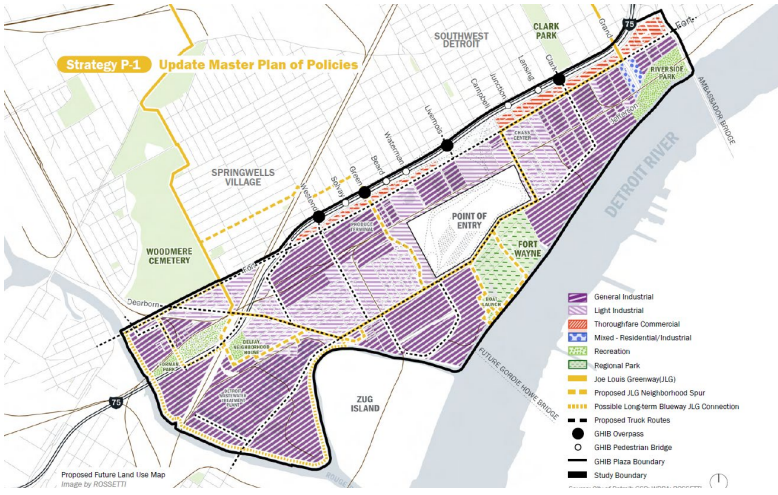
## Land Use Performance

Residential

Industrial

Commercial

# Input #2



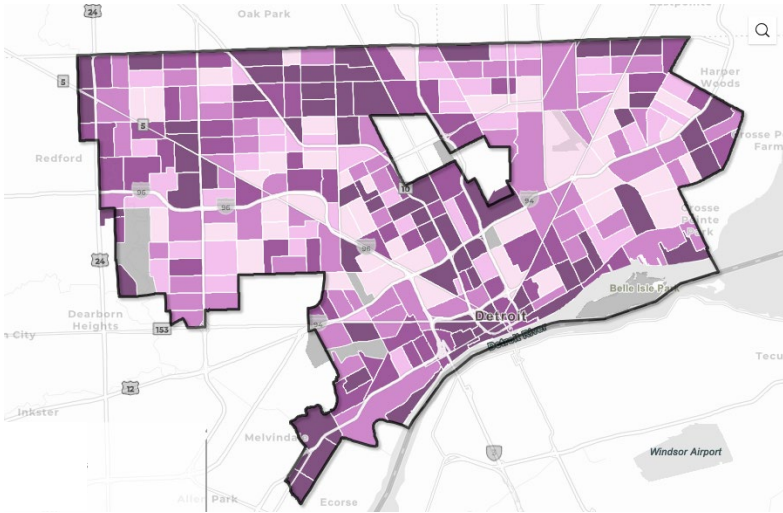
## Planning Considerations

Land Use & Zoning

Plans & Policies

Transportation Network

# Input #3



## Opportunity Index

Equity

Health

Resilience

# Remember: the Data is NOT the Decision!

## Data Analysis

Map zoning, vacancy, density, and vulnerabilities today to understand where development should happen in the future

## Planning Expertise

Incorporate professional planning advice from City and consultant teams

## City Plans

Lift up recommendations from past citywide and neighborhood plans

**PLACE  
TYPES**

## Community Expertise

Use community feedback and lived experiences to identify future places that will meet their needs and achieve their hopes for the future

## Plan Vision and Goals

Translate Detroit's vision, values, and goals into actionable steps that move the City forward and align future priorities

**Job Centers are home to major employers, industry clusters, and spaces to make and move goods.**

University of Detroit Mercy (Source: UDM)



## Campus

Places that contain Detroit’s largest employers, institutions, creative economy, and emerging industries. They provide jobs, attract new talent, and are assets to adjacent neighborhoods. These places share a need for easy access for workers and supporting amenities for employees.

### What uses will fit best?

Hospitals and universities

Technology, Innovation, and Light Industrial

### How much impact will uses have on adjacent neighborhoods?



Lowest

Medium

Highest

Gateway Industrial (Source: LoopNet)



## Manufacturing & Distribution

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 uses will fit best?

Advanced manufacturing

Warehousing, Distribution, and Logistics

### How much impact will uses have on adjacent neighborhoods?



Lowest

Medium

Highest

Marathon Refinery (Source: Motor City Electric)



## Heavy Industrial

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

### What uses will fit best?

Refineries and concrete crushers

Bulk material yards

### How much impact will uses have on adjacent neighborhoods?



Lowest

Medium

Highest

# Job Centers

PLACE TYPE CATEGORY	CRITERIA
Campus	<ul style="list-style-type: none"><li>• High Job Density</li><li>• Includes high-performing (non-retail) commercial areas and “lower” performing industrial</li></ul>
Manufacturing & Production	<ul style="list-style-type: none"><li>• Strong industrial performance</li><li>• Existing M-zoning</li></ul>
Heavy Industrial	<ul style="list-style-type: none"><li>• Parcels zoned M5</li></ul>
Industrial Transition Areas	<ul style="list-style-type: none"><li>• Low to medium industrial performance</li><li>• Low job density or low compatibility score (e.g., lack of truck route access)</li></ul>

# Public Open Spaces are dedicated to making Detroit healthier and more resilient.



## Productive Open Space

Publicly-owned areas that will be permanently converted to open space that has a productive purpose, such as capturing stormwater or generating energy from sustainable sources.



## City Parks

## Golf Courses & Cemeteries

Existing active or passive green spaces that will remain the same over the next 20 years.

**Note: Neighborhood 1 allows opportunities for larger private open space projects.**

# Public Open Space

PLACE TYPE CATEGORY	CRITERIA
Productive Open Space	<ul style="list-style-type: none"><li>• Community Solar</li><li>• Large (&gt;5 Acre) Green Stormwater Infrastructure (GSI) sites owned and managed by the City to be added</li></ul>
Parks	<ul style="list-style-type: none"><li>• City-owned parks, will add State and County owned parks with GSD's guidance</li><li>• Sites that are in GSD's pipeline</li></ul>
Golf Courses & Cemeteries	<ul style="list-style-type: none"><li>• Existing publicly-owned sites</li></ul>

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



Brightmoor (Source: Homes.com)

East English Village (Source: EEV Association)

West Village (Source: The Coe)

## Neighborhood 1

## Neighborhood 2

## Neighborhood 3

Areas still dealing with the impacts of population loss and 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.

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.

Areas with 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 uses will fit best?

Single- and two-family homes

Open spaces like urban farms, forests, or meadows

### What uses will fit best?

Single- and two-family homes

Parks, schools, churches, and community spaces

### What uses will fit best?

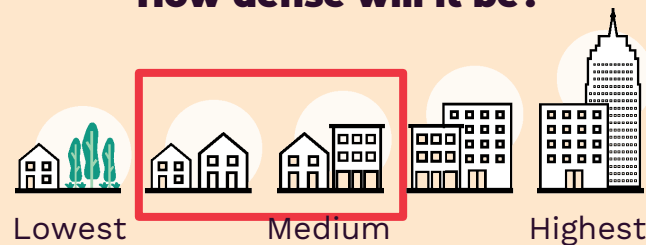
Multi-family and 2-4 family homes

Parks, schools, churches, and community spaces

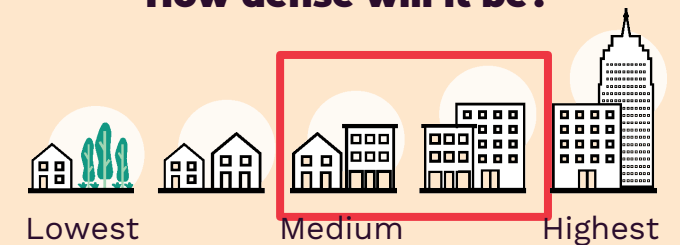
### How dense will it be?



### How dense will it be?



### How dense will it be?



# Neighborhoods

PLACE TYPE CATEGORY	CRITERIA
Residential Transition Areas	<ul style="list-style-type: none"> <li>High vacancy areas “sandwiched” between industrial sites and/or highways</li> </ul>
Neighborhood 1	<ul style="list-style-type: none"> <li>Low Residential Composite + Vacancy between 25-50%</li> </ul>
Neighborhood 1 or 2	<ul style="list-style-type: none"> <li>Low Residential Composite + Vacancy &lt;25%</li> </ul>
Neighborhood 2	<ul style="list-style-type: none"> <li>Medium or strong residential composite +</li> <li>Any R1 in a historic district</li> <li>Any R1 or R2 zoned parcels outside of HRD’s targeted growth areas</li> </ul>
Neighborhood 2 or 3	<ul style="list-style-type: none"> <li>Other R1 districts within HRD’s targeted growth areas</li> </ul>
Neighborhood 3	<ul style="list-style-type: none"> <li>Medium or strong residential composite +</li> <li>R2 or above zoning + targeted growth area</li> <li>Any cluster of parcels zoned for high-density residential (R3, 4, 5, 6, PD)</li> </ul>

**Activity Centers are places  
where people shop, eat, learn,  
work, and gather.**



## Commercial Corridor

## Neighborhood Center

## Regional Center

Areas where Detroiters access their everyday, basic needs – from grocery shopping to wellness visits and grabbing a bite to eat. These places have more occupied businesses than empty store front or lots, but need support to keep them going for the future.

Areas that feature a diverse mix of housing with stores, restaurants, and other neighborhood amenities in a walkable setting. These places need housing growth to build on existing strengths and support more opportunities for amenities, services, and transit.

As the region’s economic center, this area features the city’s densest concentration of jobs, housing, institutions, hospitality, and entertainment uses.

### What uses will fit best?

- Grocery stores
- Pharmacies and medical clinics
- Salons and medical offices

### What uses will fit best?

- Stores, bars, restaurants, and markets
- Salons and other personal services
- Multi-family homes

### What uses will fit best?

- Offices
- Hotels, Arts, Entertainment, and Sports
- Multi-family homes

### How dense will it be?



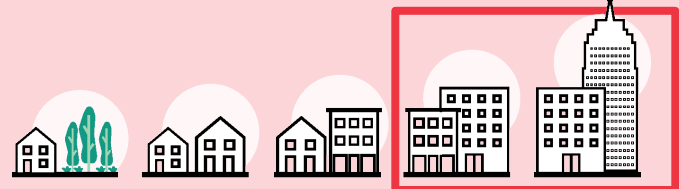
Lowest Medium Highest

### How dense will it be?



Lowest Medium Highest

### How dense will it be?



Lowest Medium Highest

# Activity Centers

PLACE TYPE	CRITERIA
Commercial Transition Area	<ul style="list-style-type: none"> <li>• Low performing commercial + more vacant lots than buildings</li> </ul>
Lean Commercial Corridor	<ul style="list-style-type: none"> <li>• Low performing commercial + more buildings than vacant land</li> </ul>
Commercial Corridor	<ul style="list-style-type: none"> <li>• Strong Commercial + Low Residential</li> </ul>
Commercial Corridor or Neighborhood Center	<ul style="list-style-type: none"> <li>• Med/High Commercial + Medium residential (typically outside existing SNF/streetscape areas)</li> </ul>
Neighborhood Center	<ul style="list-style-type: none"> <li>• Med/High Commercial + Strong residential (typically within existing SNF/streetscape areas)</li> </ul>
Lean Regional Center	<ul style="list-style-type: none"> <li>• East Riverfront, Corktown, Milwaukee Junction</li> </ul>
Regional Center	<ul style="list-style-type: none"> <li>• Downtown, Eastern Market, Midtown, New Center</li> </ul>



# PULSE CHECK

*DO WE UNDERSTAND WHAT EACH PLACE TYPE IS TRYING TO ACHIEVE?*





# 5-MINUTE BREAK





# MAPPING ACTIVITY



# OBJECTIVES

- Work together to draft an updated Place Types map
- Document areas of consensus and unresolved concerns
- Test out engagement format and provide feedback

# CAVEATS

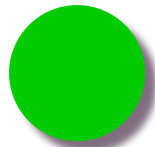
- It's our first time too – we're all testing this exercise together!
- You are looking at a city-wide maps; during engagement we will zoom in to each district
- There is still a lot of manual clean-up needed between now and District Engagements, for example:
  - Incorporation of Nbhd Plans, new projects
  - “Split” corridors
  - “Patchwork”
  - Null values

# What You'll Review

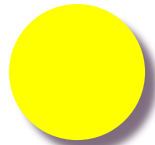
CATEGORY	WHAT IT MEANS	LEVEL OF COMMUNITY INPUT
<b>Proposed Areas</b> (Solid colors)	The planning team has made a specific recommendation based on existing land use, data, and prior plans.	Residents confirm if the place type makes sense, flag concerns, add local knowledge, and note where something feels off.
<b>Lean Areas</b> (Hatched areas)	Two possible place types along with the area. Data points out both ways. No final recommendation has been made.	Residents choose a direction and explain why. This is a critical decision point.
<b>Transition Areas</b> (Hatched areas)	Truly undecided areas. The planning team has no recommendation, but decisions must still be grounded in data and realities.	Residents have the most real influence here. What they say goes into the plan as a direct community recommendation.

# Part 1: Proposed Areas

**Review proposed areas (shown with solid colors). Pick 4-5 areas to discuss as a team: confirm if place types make sense or flag concerns.**



**Green dot stickers = "This feels right" / place type matches**



**Yellow dot stickers = "I have a question or concern here"**



**White dot stickers = "This looks wrong" / Team should review the data**

# Part 2: Lean & Transition Areas

**Pick 4-5 hatched areas to discuss as a team. Suggest a Place Type for each.**



# Part 3: Reflection

- What went well? What didn't and why?
- What would make this exercise better?



# NEXT STEPS



# Next Steps

- **District Engagements** (TBD – Mid-April)
- **NEXT (AND LAST) MPAG Meeting** will be rescheduled to avoid conflict with District Engagements



# LET'S TALK, DETROIT!



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## CONTACT US!

[detroitmasterplan@detroitmi.gov](mailto:detroitmasterplan@detroitmi.gov)  
313-628-0221

## PROJECT WEBSITE

 [plandetroit.com](http://plandetroit.com)

- Project Overview & Timeline
- Presentations & Documents
- Events Calendar

## SOCIAL MEDIA

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