



PLAN DETROIT CPC UPDATE

March 19, 2026



WHAT'S A MASTER PLAN?

**A decision-making tool
for the future**

WHAT'S A MASTER PLAN?

How do we create the future Detroiters want?

What type of development or quality-of-life improvements belong where?

Which policies best support our land use goals?

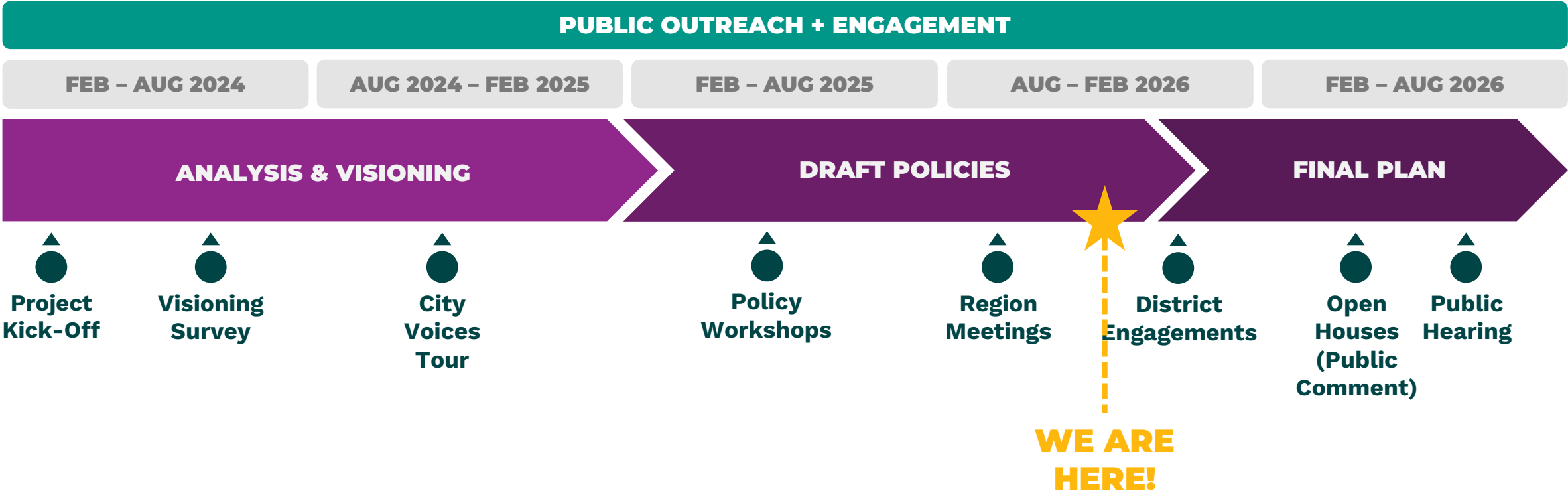
How should we plan for capital improvements?

**A decision-making tool
for the future**

The things we build and invest in over the next 20 years.

PROJECT TIMELINE

- OUTREACH + ENGAGEMENT
- TECHNICAL SCOPE



1A: Identify Our Realities

Realities: The challenges and opportunities facing Detroit that the Plan must respond to.

Detroit is growing—but the future is uncertain

We have limited resources to maintain a city built for more than twice as many people

Most neighborhoods lack the density needed to support services and amenities

While some areas have development potential, most have weak markets

We need more jobs, especially for Detroiters

Detroit has a shortage of quality and affordable housing that fits residents' needs

For many residents, a car is not a preference, it's a necessity

Detroit's arts & culture are a defining strength and an economic opportunity

Building, creating, and doing business in Detroit is challenging



1B: Define the Vision

A VISION
FOR WHAT WE HOPE TO BE...

**Detroit will be a
city of choice
and opportunity.**

**4,500 Detroiters participated in Phase 1
engagement to shape our vision and values**

AND SHARED VALUES

THAT HELP US MOVE FORWARD WITHOUT LEAVING ANYONE BEHIND...

Resilience

We will build a more resilient Detroit that is prepared to thrive in the face of change.

Equity

We will center equity in our decision-making.

Innovation

We will grow our economy through innovation.

Collaboration

We will move Detroit forward together.

Legacy

We will honor and celebrate our legacy, while enthusiastically embracing what's next.

2A: Set Goals

Goals: The big things we must do!

**#1: Improve
Quality of Life in
Every
Neighborhood**

**#2: Grow and
Strengthen
Detroit's
Economy**

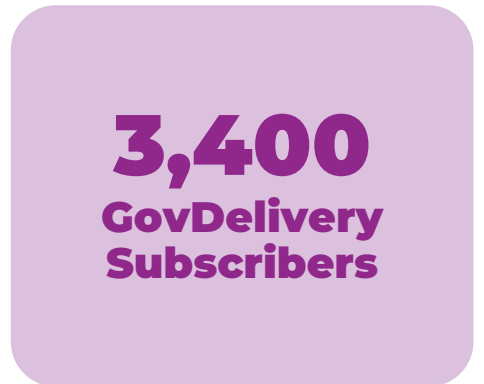
**#3: Focus
Density to
Support Services
and Amenities**

**#4: Make it Safer
and Easier to Get
Around**

Image: Youth Summit Feedback on Housing & Neighborhoods

Engagement So Far

- Traditional public meetings
- Pop-ups, interviews, & outreach



*135 Total meetings including pop-ups, workshops, Advisory Group meetings, and stakeholder interviews



Work In Progress



2B: Draft Policies & Place Types



**Builds on all previous
work & engagement**

Master Plan (Document)

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



**Kicked off with
Region Meetings**

Place Types Map

Shows how policies translate into a coordinated, strategic land use plan.

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.

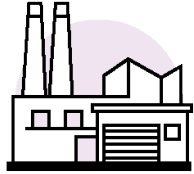
Place Types will...

Provide direction for future development and neighborhood investments

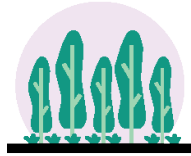
Create a general framework and legal basis for future zoning changes

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

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



The Policies explain our strategic priorities and how we can achieve them.

PLACE TYPE DESIGNATION	MIXED-USE		
INTENT/ DESCRIPTION	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.		
LOCATION	Secondary corridors (Hilton, Livernois, W. Marshall, 9 Mile – west of Pinecrest)		
ZONING DISTRICTS	MXD-1 and MXD-2		
RELATIONSHIP TO VISION ELEMENTS	PEOPLE Neighborhood anchors - access to amenities, services, transit; attached housing types and a mix of affordability levels	PLACE Buildings with multiple stories; fronting the street; walkable streetscape; blend of medium-density residential and small-scale businesses; public and private outdoor spaces	SYSTEMS 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)
DEVELOPMENT OPPORTUNITIES	- Balancing parking with green space - Ensure a percentage of housing stock are affordable units - Sensitive transitions to adjacent neighborhoods - Ground-floor retail with residential units on the upper floors - For new-build, multiple buildings with similar energy loads present an opportunity for district energy systems which give economies of scale savings for energy - For existing buildings, end of life for energy systems should be evaluated to be replaced with more efficient options		
CLIMATE ACTION OPPORTUNITIES	- Ensure new build complies with Zero-tool/ AIA 2030 goals for mixed-use EUI - Require developers to evaluate options for electrification and on-site renewables where possible - Comply with latest ASHRAE 90.1 Building Codes		
MOBILITY + ACCESS OPPORTUNITIES	- Balancing walkable access for neighbors with vehicular access/parking - Limit driveways and encourage shared alley access - Bike lanes/bike parking - Beacons & signals		
GREEN SPACE/ NETWORK/ OPEN SPACE OPPORTUNITIES	- Street trees/streetscape design projects - Required private open area (rooftops, balconies) plus front yard “dooryard” pseudo-public space as expansion of public realm - Green stormwater infrastructure - Explore opportunities for public art		
HOUSING OPPORTUNITIES	- Medium-density attached residential (fourplexes, live-work units, apartment buildings and accessory dwelling units) - Adaptive reuse - Support a mixture of rental/for sale units - Density bonus incentives		



**The Place Types
Map shows
where we will
implement
those policies.**

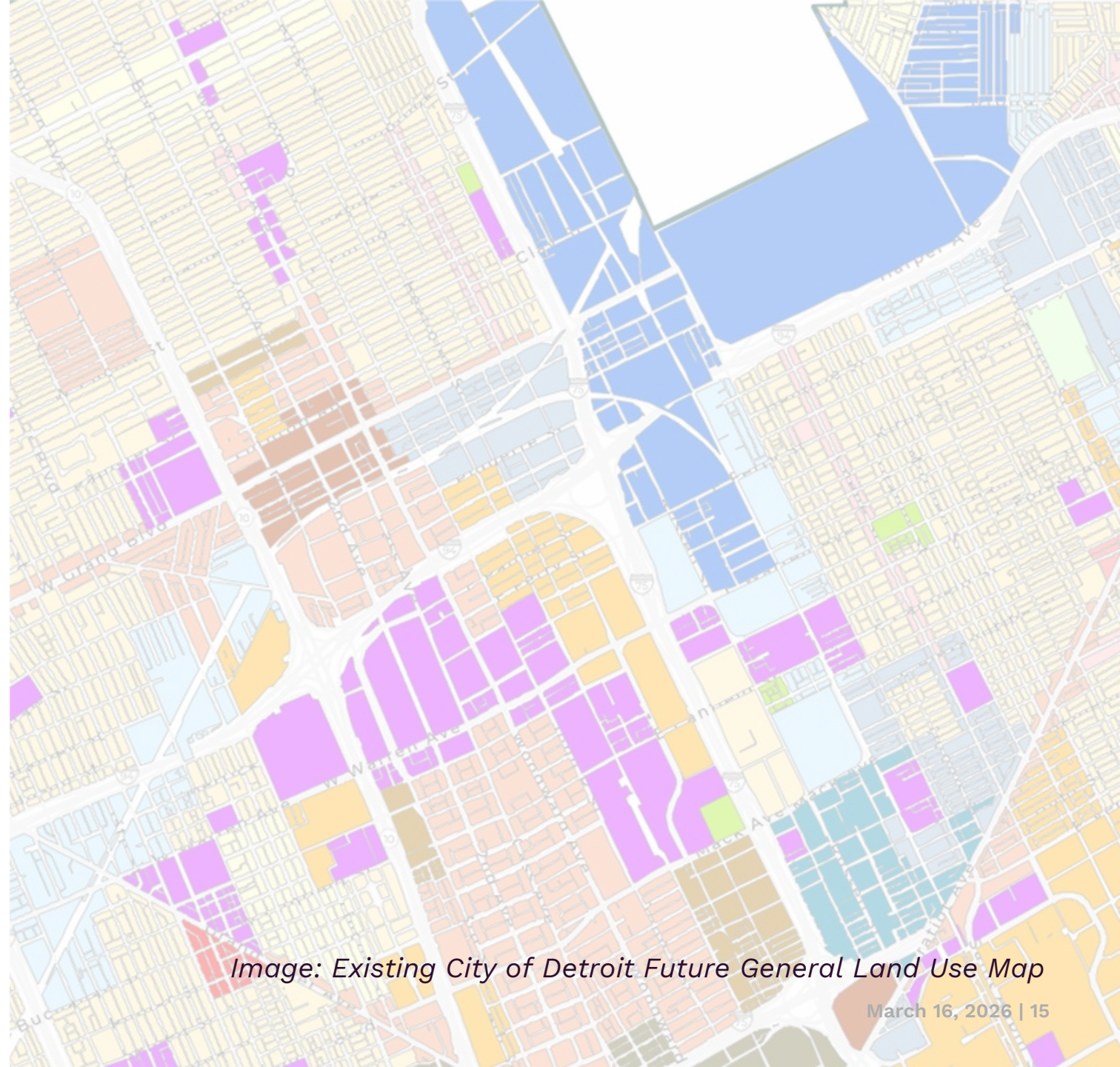
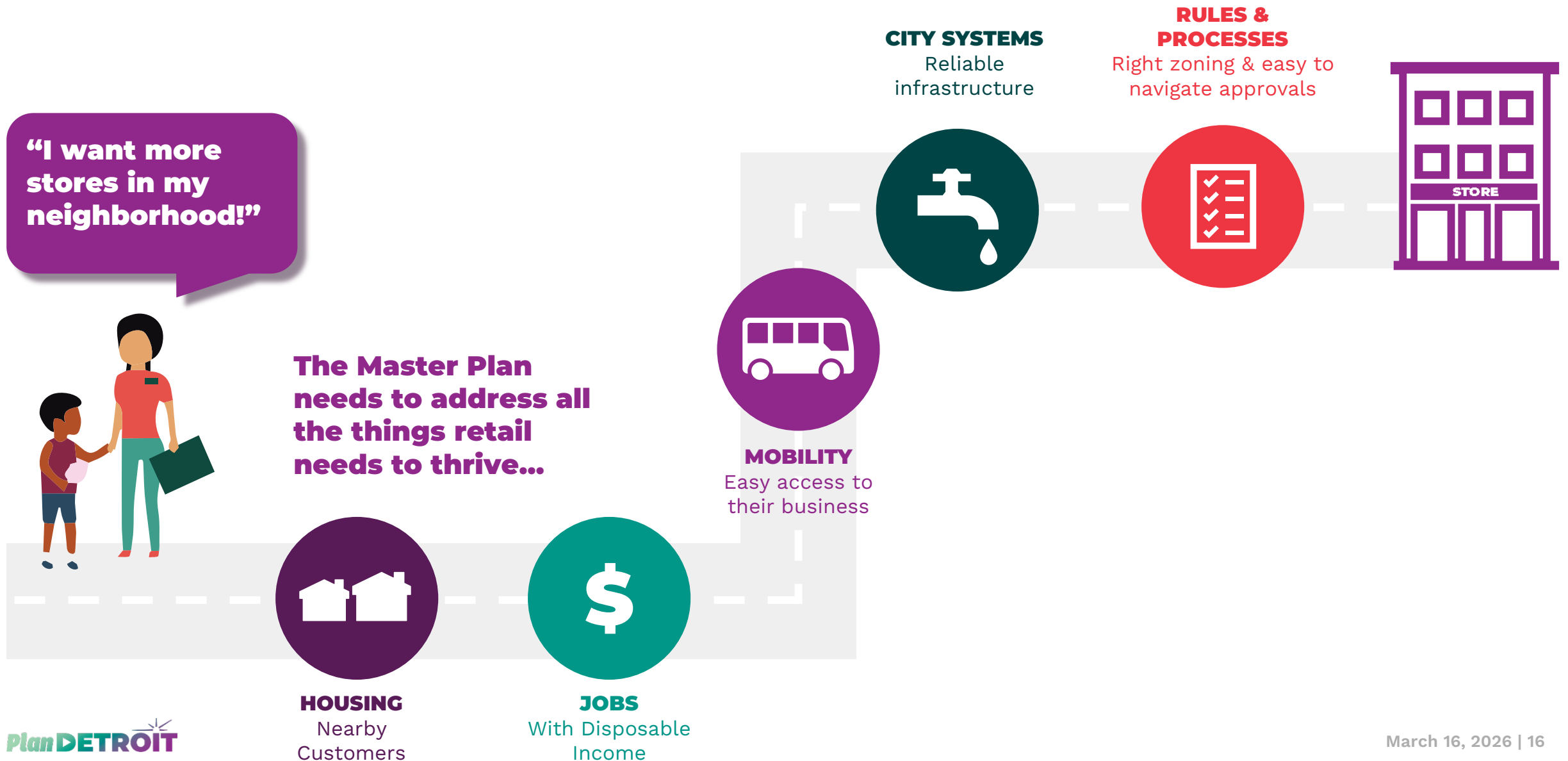


Image: Existing City of Detroit Future General Land Use Map

The Policies & Map Must Work Together!





PLACE TYPE ENGAGEMENT



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

Start Here!

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

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!
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

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? How dense will it be?



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? How dense will it be?



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? How dense will it be?



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!

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

Engagement Feedback

**Meeting presentation
and Engagement
Summary posted on
plandetroit.com**

- Overall feedback showed that the Place Types are on the right track but need some changes:
 - Provide more details on mix of uses that will be allowed
 - Provide examples of policies paired with each Place Type
 - Refine policy approach language for Neighborhood A, Greater Downtown, and industrial Place Types
- We have incorporated that feedback into our next iteration of the Place Types and a Draft Place Types Map

Up Next: District Engagement

- In-person workshops
- Presentation will orient people to the Draft Place Types Map
- Small-group discussion to review and refine the map
- Food and prizes!



Master Plan Advisory Group members tested the engagement exercise at our February meeting.

How We Create the Place Types Map

Data Analysis

Use data (density, market strength, zoning, etc.) to understand what type of development or neighborhood investments will work best where

City Plans

Incorporate recommendations from past citywide and neighborhood plans

Plan Vision and Goals

Make sure the map helps us achieve the Plan's vision, values, and goals



Staff Review

City staff and consultant team review and refine the map; incorporate Community feedback.

Community Expertise

Use community feedback and lived experiences refine the Draft Place Types map.



DISTRICT MEETINGS

The Planning & Development Department invites you to attend a Master Plan meeting in your district to discuss development and neighborhood investment over the next 20 years!

REGISTER HERE!



Scan the QR code or visit our project website to register.

WWW.PLANDETROIT.COM



DISTRICT 1: APRIL 11, 2026

10:00 AM – 12:00 PM
Crowell Rec Center
16630 Lahser Rd., Detroit, MI 48219

DISTRICT 5: APRIL 8, 2026

5:30 – 7:30 PM
Butzel Family Rec Center
7737 Kercheval Ave., Detroit, MI 48214

DISTRICT 2: APRIL 15, 2026

5:30 – 7:30 PM
NW Activities Center
18100 Meyers Rd., Detroit, MI 48235

DISTRICT 6: APRIL 16, 2026

5:30 – 7:30 PM
Roberto Clemente Rec Center
2631 Bagley St., Detroit, MI 48216

DISTRICT 3: TO BE ANNOUNCED!

TBA
Lasky Rec Center
13200 Fenelon St., Detroit, MI 48212

DISTRICT 7: APRIL 18, 2026

10:00 AM – 12:00 PM
St. Suzanne Cody Rouge
Resource Center
19321 W. Chicago, Detroit, MI 48228

DISTRICT 4: APRIL 20, 2026

5:30 – 7:30 PM
AB Ford Community Center
100 Lenox St., Detroit, MI 48215

DON'T KNOW YOUR DISTRICT?

Look it up: [Detroitmi.gov/webapp/interactive-district-map](https://detroitmi.gov/webapp/interactive-district-map)
Contact Us: 313-628-0221 or
detroitmasterplan@detroitmi.gov

LET'S TALK, DETROIT!



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detroitmasterplan@detroitmi.gov
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PROJECT WEBSITE

 plandetroit.com

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

SOCIAL MEDIA

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