

Plan
DETROIT

MPAG Meeting #10

May 13, 2026



Agenda

- Since Our Last Meeting
- Citywide Policies
- Place Type Policies

Since Our Last Meeting We...

- Finalized Draft Place Type Map
- Revised engagement activity based on your input
- Hosted District Meetings
- Began drafting introductory chapters of the Plan



Testing the District Meeting engagement exercise at our February meeting.

District Meetings

Attendee Count

District 1 (Apr 11) - 83

District 2 (Apr 15) - 93

District 3 (Apr 23) - 93

District 4 (Apr 20) - 218

District 5 (Apr 8) - 149

District 6 (Apr 16) - 102

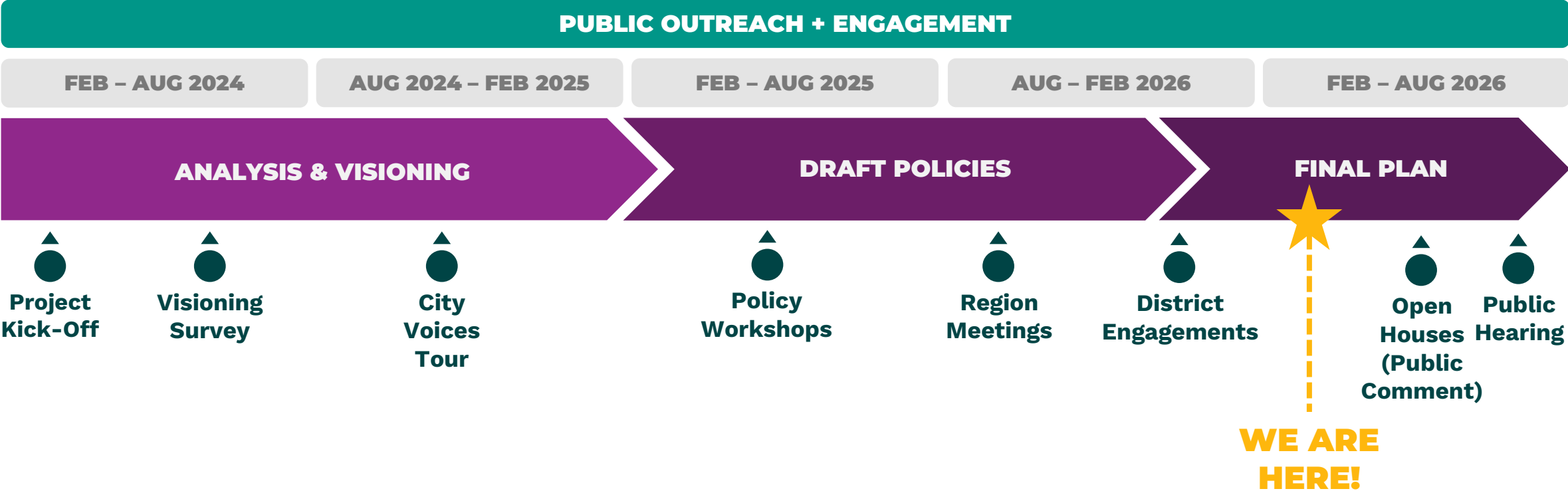
District 7 (Apr 18) - 71



PROJECT TIMELINE

● OUTREACH + ENGAGEMENT

● TECHNICAL SCOPE





POLICY DISCUSSION



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 into a coordinated, strategic land use plan.



The Master Plan explains our policy priorities and how we can achieve them.

TWO TYPES:

Citywide Policies

Place Type Policies



Goals: The big things we must do!

Citywide Policies are organized around goals

#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



Place Type Policies are unique to the needs of different places, but tie to goals

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	<ul style="list-style-type: none"> Balancing parking with green space Ensure a percentage of housing stock are affordable units Sensitive transitions to adjacent neighborhoods 		<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Street trees/streetscape design projects Required private open area (rooftops, balconies) plus front yard "dooryard" pseudo-public space as expansion of public realm 		<ul style="list-style-type: none"> Green stormwater infrastructure Explore opportunities for public art
HOUSING OPPORTUNITIES	<ul style="list-style-type: none"> Medium-density attached residential (fourplexes, live-work units, apartment buildings and accessory dwelling units) Adaptive reuse 		<ul style="list-style-type: none"> Support a mixture of rental/for sale units Density bonus incentives



CITYWIDE GOALS



Goal #1: Improve Quality of Life in Every Neighborhood

Policy #	Policy Topic	Policy
1.1	Nbhds & Housing; Land Use	Deploy housing strategies that increase housing supply, respond to the unique market conditions of each neighborhood, and address the needs of each community.
1.2	Nbhds & Housing	Foster mixed-income neighborhoods by preserving affordability and building diverse, new, affordable housing.
1.3	Nbhds & Housing	Ensure housing stability for all residents and proactively prevent displacement.
1.4	Land Use; Nbhds & Housing; Open Space & Environment	Deploy context-specific strategies for vacant land that balance development, open space, and community uses.
1.5	Open Space & Environment	Ensure all parks are clean, safe, welcoming, and accessible.
1.6	Open Space & Environment	Prioritize public access and support water-dependent uses along the Detroit Riverfront.
1.7	Open Space & Environment	Increase neighborhood resilience to extreme temperatures and flooding.
1.8	City Systems	Ensure infrastructure network and service system reliability for all Detroiters.

Goal #2: Grow & Strengthen Detroit's Economy

Policy #	Policy Topic	Policy
2.1	Jobs & Economy	Promote business growth and innovation that creates quality jobs and economic mobility for Detroiters.
2.2	Jobs & Economy	Focus major employment growth and institutional expansion within strategic job centers.
2.3	Jobs & Economy	Consolidate industrial activity into strategic employment districts and mitigate impacts on surrounding residential areas.
2.4	Jobs & Economy; Arts & Culture	Position Detroit as a national destination for arts, culture, and entertainment
2.5	Jobs & Economy; Arts & Culture	Cultivate the local creative economy and small-scale manufacturing as key drivers of employment for Detroiters.
2.6	Jobs & Economy; Neighborhoods & Housing; Arts & Culture	Make it easier to build, create, and do business in Detroit.

Goal #3: Focus Density to Support Services & Amenities

Policy #	Policy Topic	Policy
3.1	Land Use; Nbhds & Housing; Jobs & Economy	Expand neighborhood access to goods and services by strengthening commercial corridors and neighborhood centers.
3.2	Land Use; Nbhds & Housing; Jobs & Economy; Mobility	Focus new multi-family housing around residential-serving retail, community amenities, and high-frequency transit
3.3	Land Use; Nbhds & Housing	Support development efforts that enhance the community and respond to the conditions of each neighborhood.
3.4	City Systems; Land Use	Proactively plan for infrastructure upgrades to support capacity in designated growth areas.
3.5	Land Use; Mobility	Eliminate parking minimums in activity centers and right-size standards elsewhere to support development.

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

Policy #	Policy Topic	Policy
4.1	Mobility	Establish an accessible and well-maintained transportation network that prioritizes bicycle and pedestrian safety and minimizes conflicts between people and cars.
4.2	Mobility	Strengthen the City's transportation network to ensure that it is safe and accessible for all Detroiters.
4.3	Mobility; Nbhds & Housing; Jobs & Economy	Deliver fast, frequent, and reliable transit service on key corridors to enhance access to amenities and services and connect the majority of the City's jobs, housing, and commercial centers.
4.4	Mobility; Nbhds & Housing	Create on-demand mobility options to close the gap in areas currently underserved by fixed-route transit
4.5	Mobility; Nbhds & Housing; Open Space & Environment	Protect residential neighborhoods from truck traffic through clear, established, and enforced citywide truck and commercial routes.
4.6	Mobility; Open Space & Environment	Connect Detroit's neighborhoods, parks, and waterfront with a safe and accessible greenway and trail network.

Discuss at Your Table:

What's missing?

**What would you remove or
consolidate?**

Quick Poll:

How do you feel about the overall mix of policies?

Which set of policies needs the most work?



Place Type Policies



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.

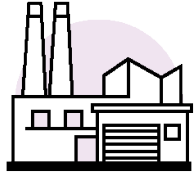
Place Types will...

Provide direction for future development and neighborhood investments

Create a general framework and legal basis for future zoning changes

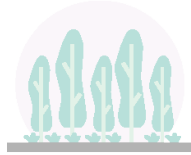
Help align work across departments and with city partners so we are all “rowing in the same direction”

Draft Place Types



Job Centers

(Commercial & Industrial)



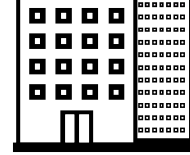
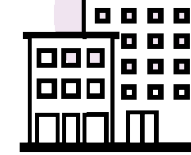
Public Open Space

(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



Target Deliverable



Describes what this place is and what uses and zoning work best

Identifies interventions that best support the Place Type Vision and advance Citywide Goals

(NC) NEIGHBORHOOD CENTER

VISION	Description	These will be vibrant, walkable places with lots of housing, shops, restaurants and community amenities.	
	Primary Uses	<ul style="list-style-type: none"> Multi-family homes 2-4 family homes 	<ul style="list-style-type: none"> Shops, restaurants, & services Community uses
	Proposed Zoning	<ul style="list-style-type: none"> SD1, SD2 	
POLICY PRIORITIES	Land Sales & Economic Development	<ul style="list-style-type: none"> Prioritize commercial, multi-family and mixed-use projects 	<ul style="list-style-type: none"> Cut red tape and speed up project approvals
	Housing	<ul style="list-style-type: none"> Build more housing and add density with mixed-use, multi-family, and some missing middle housing types 	
	Programs	<ul style="list-style-type: none"> Attract and retain small businesses 	<ul style="list-style-type: none"> Prevent displacement of legacy residents and businesses
	Capital Investments	<ul style="list-style-type: none"> Provide high-frequency transit and pedestrian amenities 	<ul style="list-style-type: none"> Upgrade roads, sewers, and electricity to support growth

These are just examples of how we might fill out the table!

Post-its are color-coded by topic

Zoning

Housing

**Land Sales &
Economic
Development**

Programs

**Capital
Investments
(Mobility,
Infrastructure,
Open Space)**

**“Upzone for more
density”**

OR

“R3, R4, or R5”

**“More missing
middle housing,”
“Homeowner
supports,” etc.**

**“Prioritize urban
farms and
community
gardens”**

**“Community
Violence
Intervention,”
“ Youth
Programming,”
etc.**

**“Sewer
separation to
relieve flooding,”
“Pedestrian
safety measures,”
etc.**

Ideas Should Be...

Aligned: Make sure your idea supports citywide goals.

Ask: How does this move Detroit closer to its shared priorities?

Responsive: Tailor your idea to the needs of that place.

Ask: Why does this make sense here and not everywhere?

Feasible: Assume limited funding and staff capacity.

Ask: Can this be implemented without significant additional resources?

Impactful: Focus on a few, high-impact strategies

Ask: Will this make a noticeable difference for residents or businesses?

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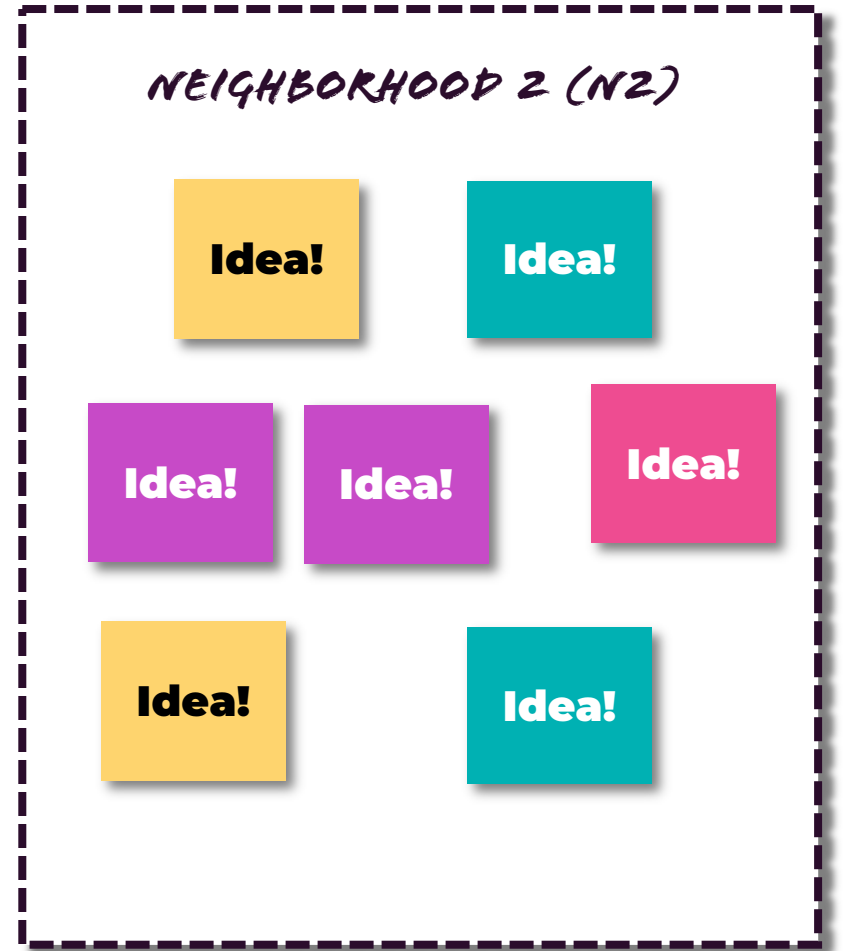
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etc.**

**“Sewer
separation to
relieve flooding,”
“Pedestrian
safety measures,”
etc.**

**Place your
post-its on the
board for each
Place Type as
you go**





THANK YOU MPAG!

THIS IS OUR LAST MEETING BUT NOT GOODBYE...HELP US WITH
OUTREACH & ADOPTION!



LET'S TALK, DETROIT!



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CONTACT US!

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PROJECT WEBSITE

 plandetroit.com

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

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