



PLAN DETROIT POLICY WORKSHOP

June 4, 2026



MEETING REMINDERS: FORMAT & PUBLIC COMMENT

For those who do not wish to stay, you can provide public comment to the City Planning Commission via:

Phone: 313-224-6225

Fax: 313-224-4336

e-mail: cpc@detroitmi.gov

AGENDA

- 3:00-3:10:** Intro & Existing Conditions
- 3:05-3:15:** Existing Conditions
- 3:15-3:45:** Policy Framework
- 3:45-4:30:** Land Use Framework

WHAT'S A MASTER PLAN?

**How do we create
the future
Detroiters want?**

**What type of development
or neighborhood
investments belong where?**

**Which strategies
best support our
land use goals?**

**How should we
plan for capital
improvements?**

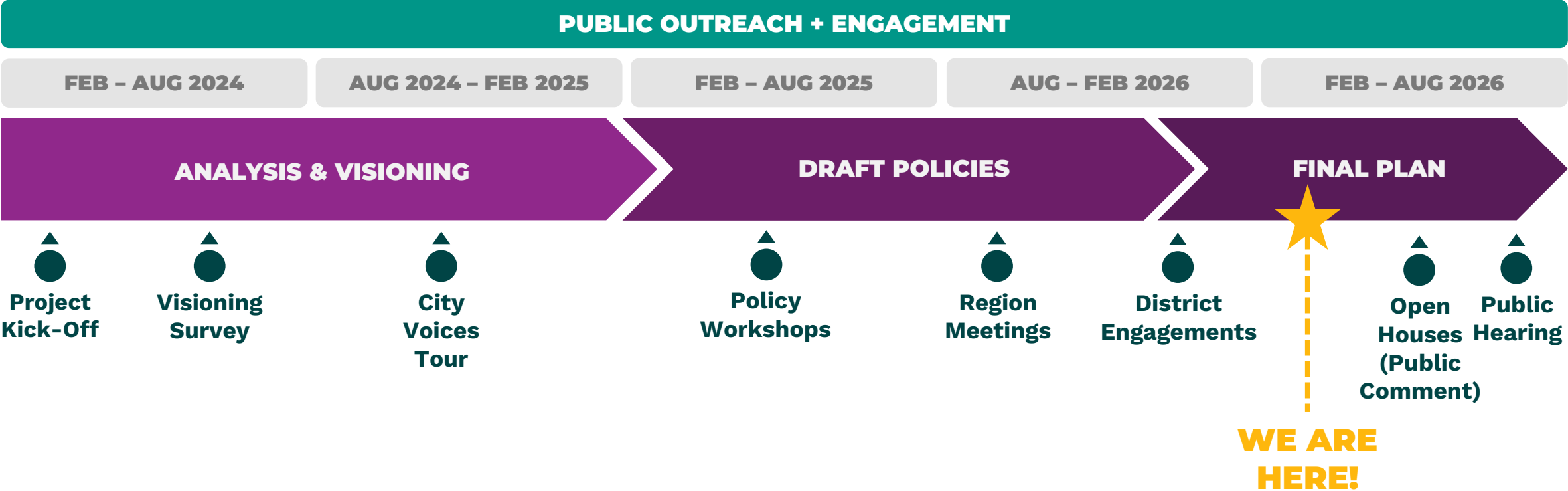
**A decision-making tool
for **the future****

**The next 20
years**

PROJECT TIMELINE

● OUTREACH + ENGAGEMENT

● TECHNICAL SCOPE





HOW WE GOT HERE

What We've Learned & What We've Heard



**Plan Detroit
balances data
with real voices.**

**We learn from
what the data
tells us...**

Detroit's median income is

52%

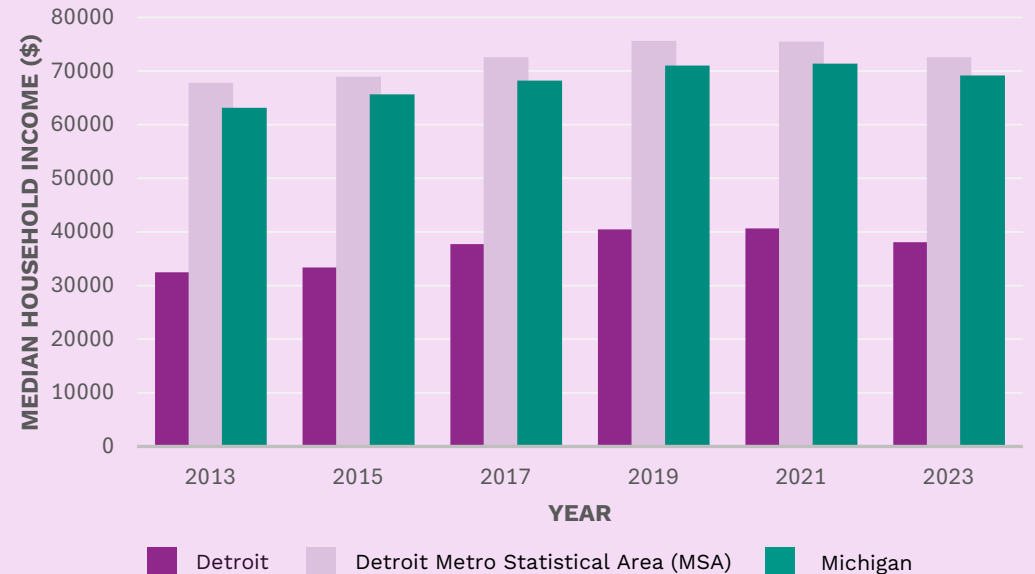
**Of the median household
income for the Detroit MSA**



Median Household Income (2023)

\$38,080

Median Household Income*



Detroit's median household income has outpaced both Wayne County and Michigan's growth rates since 2014. This increase has helped narrow income gaps between Detroit and surrounding communities.

...and the lived experiences of residents.



1,869
Visioning Survey
Respondents

A photograph of a public meeting with a sign that reads "HELP US PLAN DETROIT'S FUTURE". The sign also includes a QR code and the text "Let's Scan the code or visit planDETROIT.com".



2,673
City Voices Tour
participants

A photograph of a woman wearing glasses and a red top, looking at a smartphone. A sign in the background says "CITY VOICES TOUR".



483
Policy Workshop
participants

A photograph of a man with glasses and a beard, looking towards the camera. He is wearing a name tag.



164
Region Meeting
participants

A photograph of three people standing together and smiling. A sign in the background says "DETROIT".



326
Stakeholder
Interview
participants

A photograph of a meeting room with several people sitting around a table. A sign in the background says "DETROIT".



41
Master Plan
Advisory Group
Members

A photograph of a group of people sitting around a table in a meeting room. A screen in the background displays a survey question: "Do you feel that the activities are designed to solicit the type of feedback we are looking for?"



141
Youth Summit
participants

A photograph of a group of young people sitting around a table, engaged in a discussion. A sign in the background says "DETROIT PISTONS".



867
District Meeting
participants

A photograph of a group of people sitting around a table, looking at documents. A sign in the background says "DETROIT PISTONS".



3,900
GovDelivery
Subscribers

A solid teal-colored box with white text.

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



EXISTING CONDITIONS & FUTURE DEMAND

THE CHALLENGES & OPPORTUNITIES GROUNDING THE PLAN



REALITIES

Existing Conditions

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

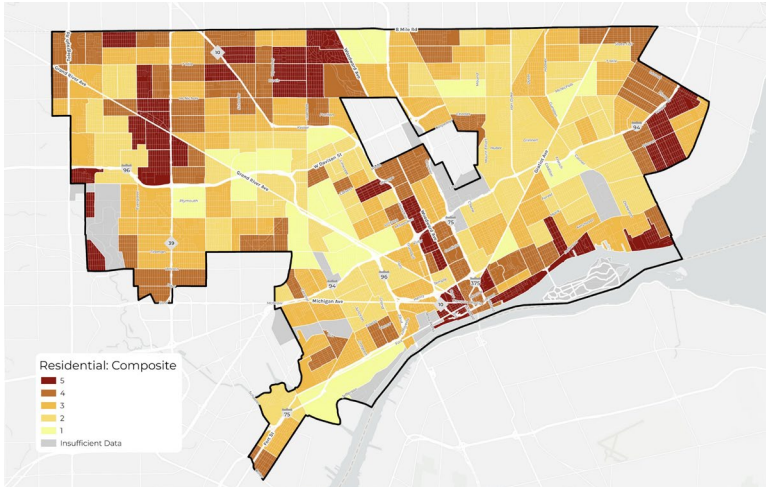
For many residents, a car is not a preference, it's a necessity

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

Building, creating, and doing business in Detroit is challenging

Land Use Performance

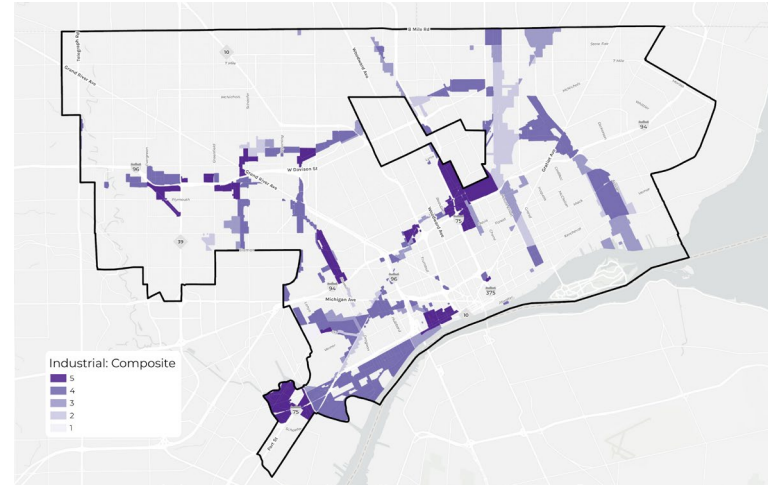
Existing Conditions



Residential

A City of Distinct Neighborhood Tiers

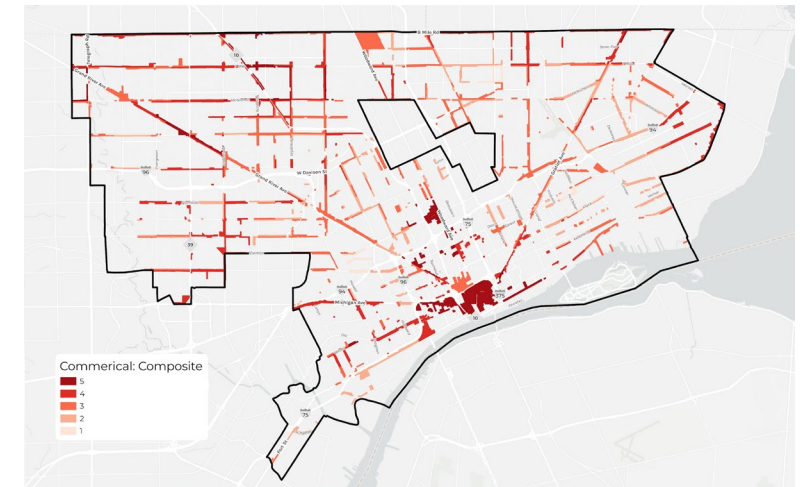
Detroit's housing market operates in separate tiers: Strong, Stable, and Challenged. The “stable middle” tier is not uniformly stable, requiring deeper study of surrounding context and other factors.



Industrial

A Few Viable Districts Dominate

The industrial economy is powered by a few large "Core Districts," leaving many underutilized or smaller industrial assets that may be ripe for transition.



Commercial

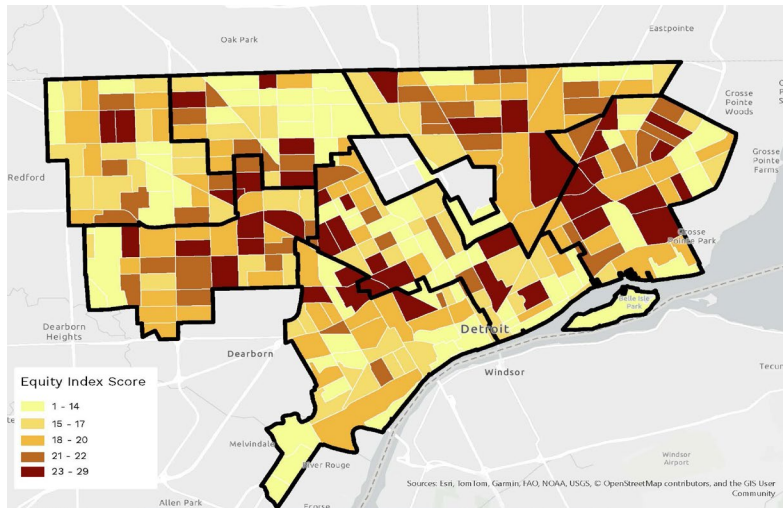
Concentrated Energy, many challenged corridors

Commercial strength is concentrated in Greater Downtown and several strong neighborhood corridors, while much of the city likely has an oversupply of outdated buildings, high vacancy, and/or weak retail demand.

Opportunity Index

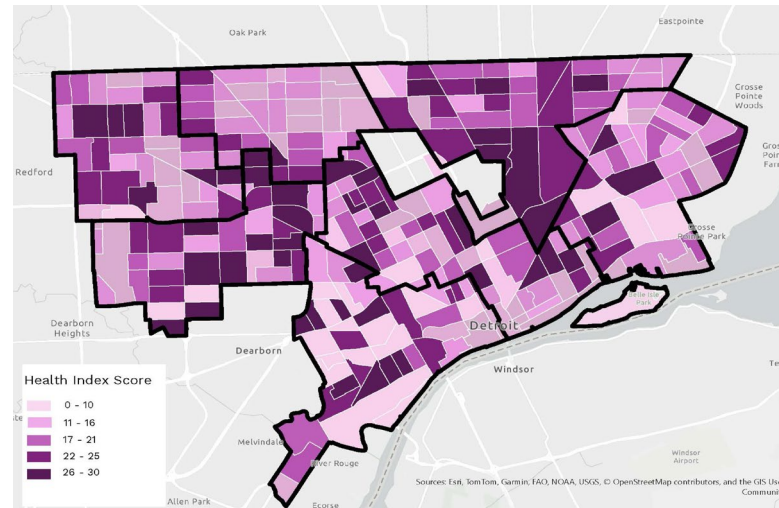
Existing Conditions

In some areas, these data help us identify needed policy interventions. In others, they highlight a need to rethink our land use approach.



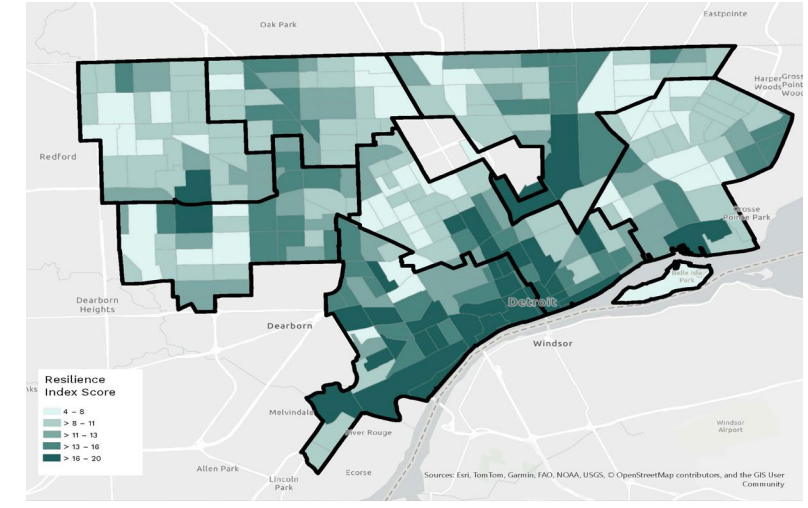
Equity

Equity Index Score indicators: Race & Ethnicity, Poverty rate, Vehicle Access, Educational Attainment, Crime Rates, Youth & Senior Population.



Health

Health Index Score indicators: Mental Health, Physical Health, Chronic Disease Prevalence, Disability Rates.

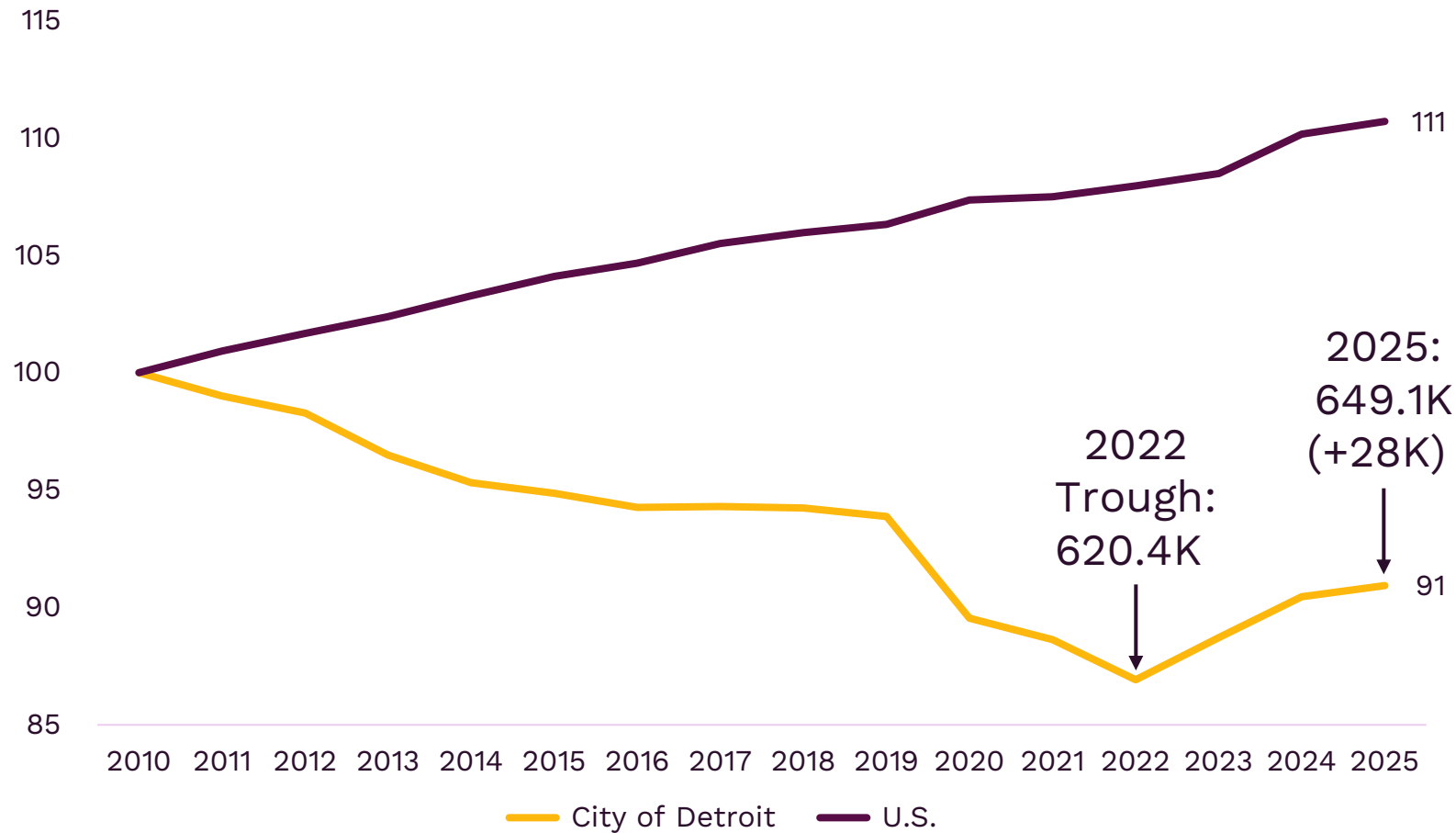


Resilience

Resilience Index Score indicators: Air Quality, Flooding Risk, Heat Risk.

Population Growth & Scenario Planning

Indexed Population Growth (2010 = 100)



Scenario planning helps us make sure the Place Types provide enough buildable land to meet housing, jobs, and retail demand in multiple future scenarios.

Pop. Scenarios & Land Needs in 20 yrs.

Future Demand over 20 years	Population Targets		
	Scenario A (1,000,000) 56% of peak pop.	Scenario B (800,000) 44% of peak pop.	Scenario C (700,000) 39% of peak pop.
Total Demand: New Housing Units	131,700	42,300	2,690
Land Needed: Residential New Construction(ac)	7,436	4,930	426
Total Demand: New Jobs	215,600	101,600	45,600
Land Needed: Office/professional uses (ac)	375	202	106
Land Needed: Industrial/logistics uses (ac)	817	803	289
Land Needed: Healthcare/eds uses (ac)	1,524	739	354
Total Demand: New Retail/Services	We have more commercial land than we will need in all growth scenarios.		

< Amount of land needed to provide housing can change with recommended zoning mix.

< Amount of land needed to hit jobs targets can change if we shift our industry mix targets.

< We are currently refining our retail methodology but still expect to find we have more retail space than we need.



OUR VISION, VALUES, & GOALS





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

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

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.

#1: Improve Quality of Life in Every Neighborhood for all People

#2: Grow and Strengthen Detroit's Economy

#3: Focus Density and Greening to Deliver Better Services and Amenities

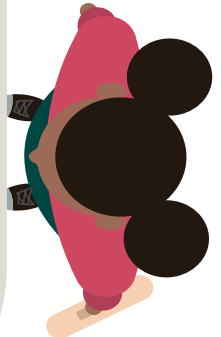
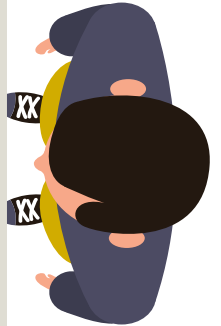
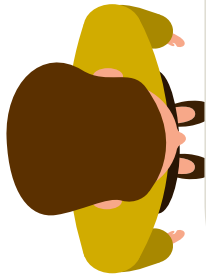
#4: Make it Safer and Easier to Get Around

Image: Youth Summit Feedback on Housing & Neighborhoods

Creating a Great Master Plan



Planners are trained to figure out how the pieces all fit together!





MASTER PLAN DELIVERABLES

What to Expect from a “Final Draft”



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 & strategies translate into a coordinated, strategic land use plan.



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

- 01 **Policy Framework**
- 02 **Land Use Framework**
- 03 **Decision-making Checklists**



Includes policies & strategies needed to achieve our 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



Describes what these places will be and how that vision translates into recommended uses and zoning districts

Lists the strategies from the Policy Framework that are needed here to align our work



(NC) NEIGHBORHOOD CENTER

LAND USE 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"> Mixed-use and multi-family Shops, restaurants, and small grocery Personal services 	<ul style="list-style-type: none"> Offices and medical care Financial services
	Supporting Uses	<ul style="list-style-type: none"> Parks, schools, and community uses Missing middle housing 	<ul style="list-style-type: none"> Small open space projects (community gardens)
	Primary Zoning	<ul style="list-style-type: none"> SD1, SD2 [Zoning Plan is in progress and will be reviewed at future meeting] 	
	Compatible Zoning <i>(Appropriate in some places e.g., major roads)</i>	<ul style="list-style-type: none"> R4, R5, R6 P1 	
STRATEGIC PRIORITIES	Land Sales & Development	<ul style="list-style-type: none"> Prioritize mixed-use, multi-family, senior housing, retail, and other commercial uses 	<ul style="list-style-type: none"> Streamline incentives and cut red tape
	Programs & Initiatives	<ul style="list-style-type: none"> Attracting and retaining small businesses 	<ul style="list-style-type: none"> Support partners that organize, market, and maintain districts
	Capital Investments	<ul style="list-style-type: none"> Provide high-frequency transit Design streets for walking, biking, and transit 	<ul style="list-style-type: none"> Upgrade roads, sewers, and electricity to support growth



**Helps
implementers
use the Master
Plan more
effectively to
guide their work.**

**This chapter will be
drafted last. Here's some
of the guides we're
thinking about!**

Land Disposition

Rezoning

Capital
Improvement
Planning

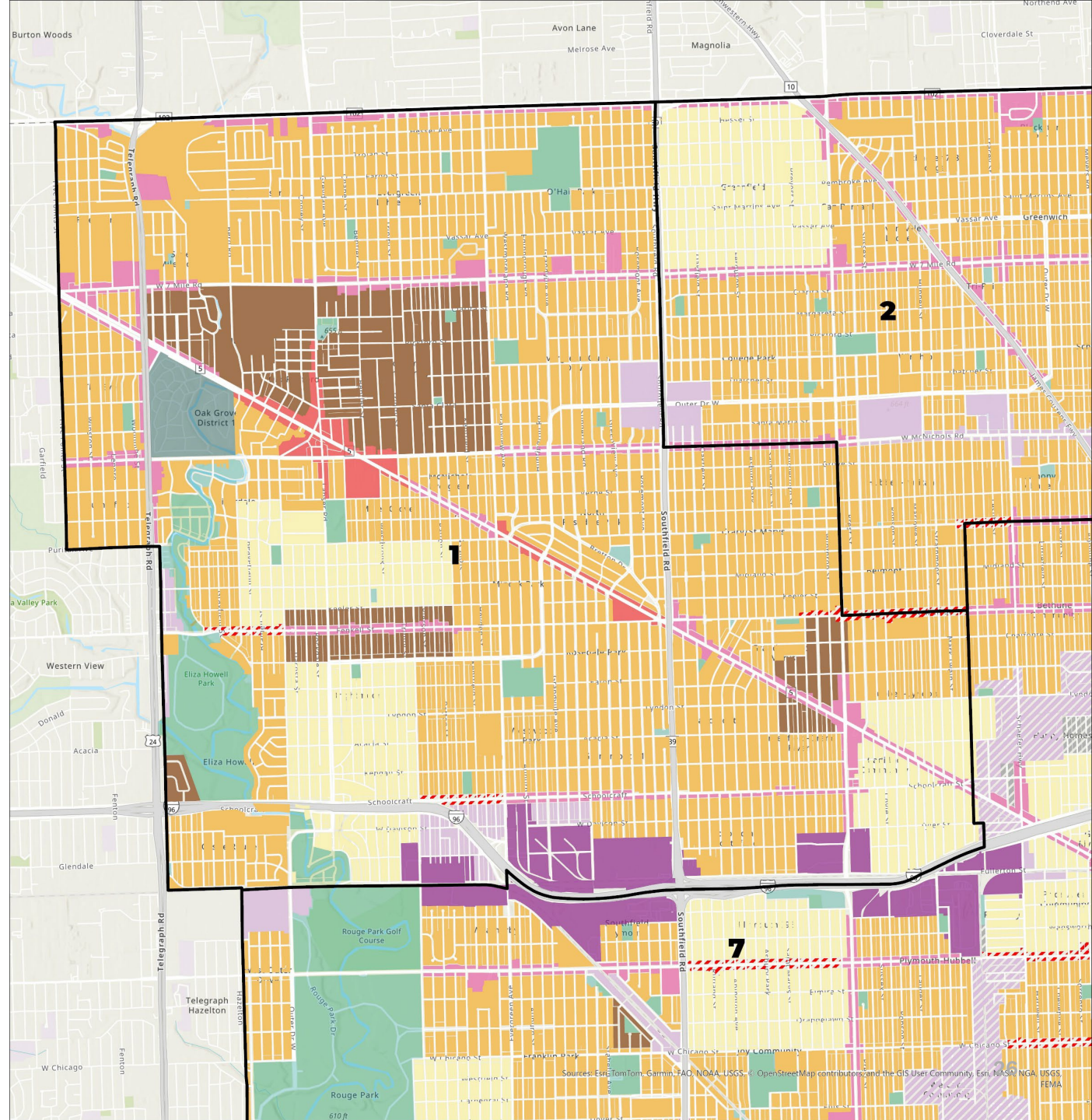
Master Plan
Amendments &
Supplements

Programs and
Initiatives

Centering Equity in
Decision-Making with
the Opportunity Index



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





DRAFT RECOMMENDATIONS



Drafting the Recommendations

Policies, Strategies, Place Types, and the Place Types Map seek to achieve our vision and goals while acknowledging our realities. These drafts also reflect:

- Public input received throughout the Plan Detroit process
- Department and agency feedback (leadership & staff)
- Rise Higher Survey and Community Meeting feedback
- Precedents and planning best practices



POLICY FRAMEWORK



Improve Quality of Life in Every Neighborhood for all People

Policies address the following:

- Supporting youth and families
- Improving neighborhood safety through design
- Increasing neighborhood stability
- Ensuring affordability and preventing displacement
- Expanding supply and variety of homes
- Increasing accessibility and quality of parks and rec
- Honoring neighborhood identity and community memory
- Increasing resilience to extreme weather
- Reducing poverty

Most Requested/Talked About Strategies

- ✓ Amenities for youth and seniors
- ✓ Preserving existing housing
- ✓ Assistance for vulnerable homeowners to avoid displacement
- ✓ Promoting aging in place
- ✓ Increasing affordable housing

Grow and Strengthen Detroit's Economy

Policies address the following:

- Developing an Economic Development Plan
- Creating strategic job centers
- Connecting residents to quality jobs/career pathways
- Strengthening neighborhood business districts and local businesses
- Returning vacant properties to productive use
- Consolidating industrial districts
- Making it easier to build, create, and do business
- Improving customer service for development projects
- Positioning Detroit as a national destination for arts, culture, and entertainment

Most Requested/Talked About Strategies

- ✓ Jobs that pay livable wages
- ✓ Workforce development in skilled trades
- ✓ Making it easier to do business in Detroit
- ✓ Investing in local businesses
- ✓ Highlighting local artists

Focus Density and Greening to Deliver Better Services and Amenities

Policies address the following:

- Matching growth and investment strategies to neighborhood needs and context
- Concentrating new housing where it can help sustain retail and services
- Using vacant land as an asset to direct growth and increase neighborhood health and resilience
- Attracting and retaining residents

Most Requested/Talked About Strategies

- ✓ Stronger & more useful commercial corridors
- ✓ Services and amenities to attract and retain families
- ✓ Need for environmental buffers and pollution protections for residential areas adjacent to industrial uses

Make it Safer and Easier to Get Around

Policies address the following:

- Putting people first in street design and maintenance
- Building a transit network residents can count on
- Expanding transportation choice—from light rail to on-demand service
- Creating a network for walking, biking, and rolling that connects key destinations like parks, schools, and job centers
- Managing freight movement in a way that supports industry while protecting residents
- Managing parking and curb space more strategically to balance competing needs

Most Requested Strategies

- ✓ More reliable public transit
- ✓ Improved sidewalks, bus stops, and lighting
- ✓ Creating a more accessible transportation system
- ✓ Improving parking options

DISCUSSION:

Commissioner

Comments/Questions



LAND USE FRAMEWORK & PLACE TYPES MAP



Place Types



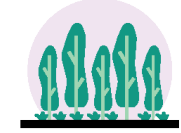
Neighborhoods
(Residential)



Activity Centers
(Mixed-Use & Retail)



Job Centers
(Commercial & Industrial)



Public Open Space
(Green or Productive)

Neighborhood 1
(Stabilize)

Commercial Corridor

Campus

Public Open Space

Neighborhood 2
(Strengthen)

Neighborhood Center

Manufacturing & Distribution

Includes the Following Sub-Types:
Productive Open Space, Parks, and Golf Courses, Marinas, & Cemeteries

Neighborhood 3
(Grow)

Regional Center

Heavy Industrial

Components



Describes what these places will be and how that vision translates into recommended uses and zoning districts

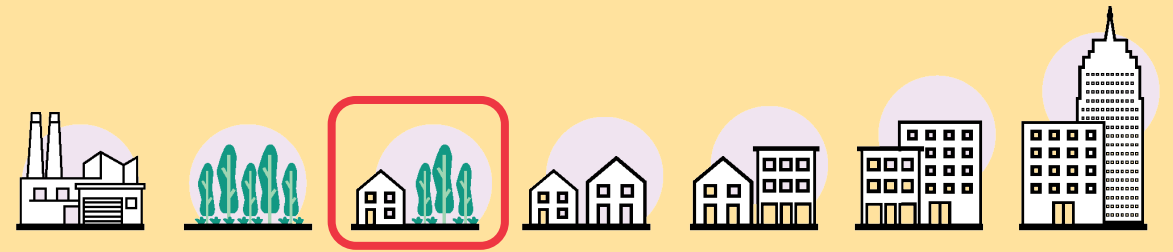
Lists the strategies from the Policy Framework that are needed here to align our work



(NC) NEIGHBORHOOD CENTER

LAND USE 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"> Mixed-use and multi-family Shops, restaurants, and small grocery Personal services 	<ul style="list-style-type: none"> Offices and medical care Financial services
	Supporting Uses	<ul style="list-style-type: none"> Parks, schools, and community uses Missing middle housing 	<ul style="list-style-type: none"> Small open space projects (community gardens)
	Primary Zoning	<ul style="list-style-type: none"> SD1, SD2 [Zoning Plan is in progress and will be reviewed at future meeting] 	
	Compatible Zoning <i>(Appropriate in some places e.g., major roads)</i>	<ul style="list-style-type: none"> R4, R5, R6 P1 	
STRATEGIC PRIORITIES	Land Sales & Development	<ul style="list-style-type: none"> Prioritize mixed-use, multi-family, senior housing, retail, and other commercial uses 	<ul style="list-style-type: none"> Streamline incentives and cut red tape
	Programs & Initiatives	<ul style="list-style-type: none"> Attracting and retaining small businesses 	<ul style="list-style-type: none"> Support partners that organize, market, and maintain districts
	Capital Investments	<ul style="list-style-type: none"> Provide high-frequency transit Design streets for walking, biking, and transit 	<ul style="list-style-type: none"> Upgrade roads, sewers, and electricity to support growth

Neighborhood 1 (N1) (Stabilize)



These neighborhoods will have a mix of homes and larger open spaces that are well-maintained.

Land Sales & Development

- Prioritize single- and two-family homes
- Prioritize large open space projects like urban farms and meadows

Programs & Initiatives

- Invest in people to promote economic stability
- Improve existing housing
- Create healthy, safe neighborhoods

Capital Investments

- Keep vacant land clean and maintained
- Fill transit gaps with on-demand mobility options

Rationale: *Detroit has many neighborhoods still dealing with the impacts of population loss. These areas have more vacant land than occupied homes and low market demand, requiring solutions to stabilize neighborhoods and improve residents' quality of life today while preparing for development in the future.*

Neighborhood 2 (N2)

(Strengthen)



These stable neighborhoods will continue to have a mix of homes and community amenities.

Land Sales & Development

- Prioritize gradual infill of single- and two-family homes
- Invest in community spaces like schools, libraries, and parks

Programs & Initiatives

- Help residents stay in their homes
- Rehab vacant houses to stabilize blocks

Capital Investments

- Improve access to everyday goods and services
- Slow traffic on residential streets

Rationale: *Detroit has many neighborhoods in the “middle”—more occupied homes than vacant lots, moderate to strong market demand, but not growing quickly. Conditions vary from neighborhood to neighborhood, but each needs some support to strengthen quality and livability.*

Neighborhood 3 (N3) (Grow)



These neighborhoods will have a wide variety of housing types that are within easy walking distance of shops, community amenities, and transit.

Land Sales & Development

- Prioritize multi-family and missing middle housing and invest in community spaces
- Assemble land to increase housing supply

Programs & Initiatives

- Help residents stay in their homes
- Streamline housing incentives

Capital Investments

- Provide fast, frequent transit
- Design streets for walking and biking
- Upgrade roads, sewers, and electricity to support growth

Rationale: *Detroit has several amenity-rich, walkable areas that have experienced fast growth in recent years due to high demand for these types of neighborhoods. Continued growth is needed to support retail and transit amenities that residents regularly ask for, but we need to plan for this growth to avoid displacement.*

DISCUSSION:

- **What excites you most about the policy approach for Neighborhoods?**
- **What strategies do you have concerns or questions about?**

Commercial Corridor (CC)



These are the places Detroiters will go for their everyday needs like food, medical care, clothing, and more.

Land Sales & Development

- Prioritize grocery, medical care, financial services, food, and retail uses
- Establish childcare, workforce training, and other youth- or family-serving uses
- Restrict uses like liquor stores and auto uses that dominate corridors today

Programs & Initiatives

- Attract and retain small businesses
- Attract national retailers

Capital Investments

- Coordinate capital improvements
- Develop better parking and curb management

Rationale: *Detroit residents want goods and services close to their homes. Commercial Corridors seek to provide equitable access to these uses for all neighborhoods while right-sizing our existing commercial land into stronger, more sustainable corridors and nodes that are suitable for a range of uses from local coffee shops to large national retailers.*

Neighborhood Center (NC)



These will be vibrant, walkable places with lots of housing, shops, restaurants, and community amenities.

Land Sales & Development

- Prioritize mixed-use, multi-family, senior housing, retail, and other commercial uses
- Streamline incentives and cut red tape

Programs & Initiatives

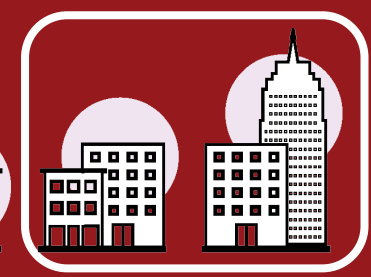
- Attracting and retaining small businesses
- Support business associations, CDOs, and other partners that organize, market, and maintain districts

Capital Investments

- Provide fast, frequent transit
- Design streets for walking, biking, and transit
- Upgrade roads, sewers, and electricity to support growth

Rationale: *Mixed-use, walkable places with lots of shops and restaurants need certain conditions to thrive—including nearby customers, transit access, and infrastructure capacity. Neighborhood Centers are located where density and strong market demand for residential and commercial uses intersect.*

Regional Center (RC)



This will continue to be Detroit's economic engine, featuring the city's highest concentration of offices, hotels, housing, and entertainment venues.

Land Sales & Development

- Prioritize office, hospitality, mixed-use, arts, sports, and entertainment venues
- Build more housing to increase economic sustainability

Programs & Initiatives

- Add jobs and increase Detroit's tax base
- Attract and retain businesses
- Create a destination for arts, culture, and entertainment

Capital Investments

- Provide fast, frequent transit
- Design streets for walking, biking, and transit
- Develop better parking and curb management

Rationale: *Detroit's largest job center extends beyond the traditional boundaries of Downtown. Though distinct in density and character, all neighborhoods included within the Regional Center contain a high density of jobs, housing, entertainment, and/or institutional uses.*

DISCUSSION:

- **What excites you most about the policy approach for Activity Centers?**
- **What strategies do you have concerns or questions about?**

Campus (C)



These places will have groups of universities, hospitals, artist spaces, or innovation and technology uses that provide jobs and attract new investment but have low impacts on nearby neighborhoods.

Land Sales & Development

- Cluster similar institutional, innovation, technology, and creative uses into strategic job centers
- Allow a mix of employee-serving uses like retail, childcare, and restaurants

Programs & Initiatives

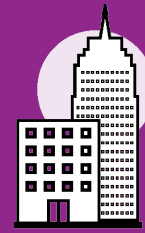
- Connect Detroit residents to quality jobs and career pathways
- Attract and retain businesses

Capital Investments

- Prepare districts, not individual sites, for redevelopment
- Provide easy driving or transit access for employees

Rationale: *These uses are all strategic economic anchors and job creators. We have very few standalone districts in each category, and they all have similar needs (co-location, nearby transit and housing) and lower impacts. There is also opportunity for these types of uses to transition outdated industrial districts into modern job centers.*

Manufacturing & Distribution (MD)



These are the places where things will be built, stored, and shipped, close to similar industries and supporting infrastructure like planned truck routes.

Land Sales & Development

- Cluster advanced manufacturing, logistics, and distribution uses into strategic industrial districts
- Require separation between industry and homes
- Create impact-based regulations

Programs & Initiatives

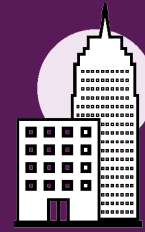
- Connect Detroit residents to jobs
- Attract and retain businesses

Capital Investments

- Plan for shared infrastructure including transportation, utilities, stormwater, and waste management
- Establish, enforce, and maintain truck routes

Rationale: *Detroit has lots of industrial land that is not always suitable for modern businesses. These places should be targeted in districts with high industrial activity, marketability, and site suitability—such as larger parcels and easy freight access.*

Heavy Industrial (HI)



Detroit's most intensive industrial operations will happen here, as far away from homes, schools, and parks as possible.

Land Sales & Development

- Limit future growth of high-impact industrial uses
- Require separation between industry and homes
- Create impact-based regulations

Programs & Initiatives

- Connect Detroit residents to quality jobs and career pathways

Capital Investments

- Establish, enforce, and maintain truck routes

Rationale: *High impact industrial uses should be a rare occurrence. By distinguishing Heavy Industrial from more modern Manufacturing & Logistics uses, we can create better zoning and other ordinances to limit and regulate these uses.*

DISCUSSION:

- **What excites you most about the policy approach for Job Centers?**
- **What strategies do you have concerns or questions about?**

Public Open Space



These spaces include publicly-owned parks, marinas, golf courses, and cemeteries, as well as open spaces with a productive function like generating energy or reducing flooding.

Land Sales & Development

- Limit sale of public open space for future development

Capital Investments

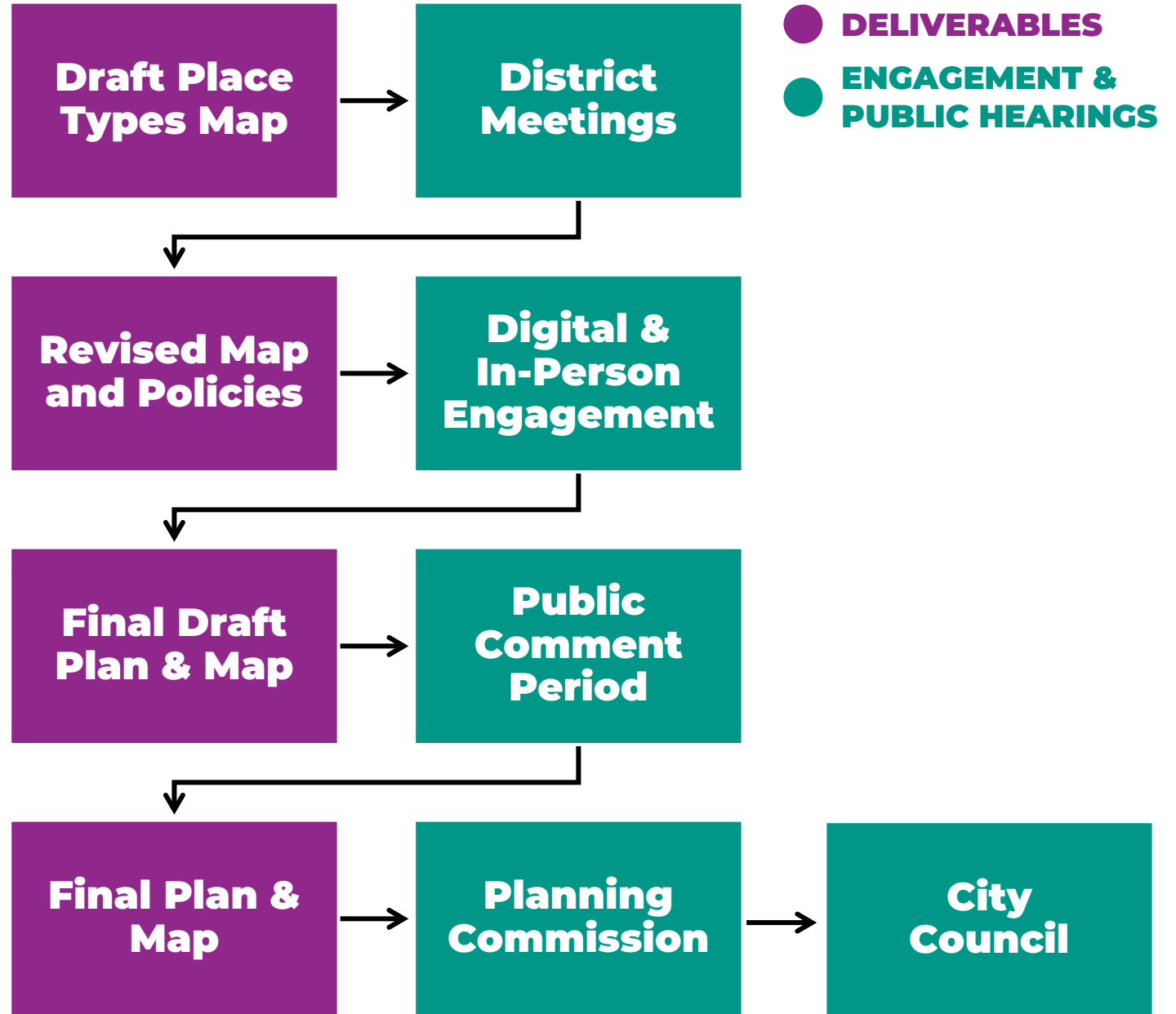
- Provide a range of recreation and park amenities
- Fund maintenance of city-owned facilities

Rationale: *Public Open Space works differently than other Place Types, as it simply serves to designate existing open space assets the City intends to maintain in the future. We have mapped different sub-types of Public Open Space separately based on public and staff feedback.*

DISCUSSION:

- **What concerns or questions do you have about Public Open Space?**

The Home Stretch



Next Steps

- Follow-up CPC session on Place Types Map & Zoning Plan prior to public release (Targeting Aug)

LET'S TALK, DETROIT!



SUBSCRIBE TO OUR NEWSLETTER!

Scan the QR code
or text
“PLANDET” to
844-293-1374



CONTACT US!

detroitmasterplan@detroitmi.gov
313-628-0221

PROJECT WEBSITE

 plandetroit.com

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

SOCIAL MEDIA

 **Instagram** [@detroit_pdd](https://www.instagram.com/detroit_pdd)
[@cityofdetroit](https://www.instagram.com/cityofdetroit)

 **Facebook** [@DetroitPlanning](https://www.facebook.com/DetroitPlanning)

