



District Meetings Engagement Summary

June 2026



Purpose of This Document

- This is a resource that summarizes feedback from the April 2026 District Meetings that solicited feedback on the Draft Place Type Map
- This is intended to illustrate the combined public feedback from seven in-person meetings*.

*PDD also hosted four virtual office hours to solicit additional feedback that is not included in this summary. Feedback from the 58 virtual meeting participants will be summarized separately but reviewed alongside these results for consistency prior to revising the Draft Place Types Map.

Key Takeaways

- There were a variety of opinions when selecting Place Types for each area, **with a consensus of about 50% overall—indicating a need for additional public input in many areas before the map is finalized**
- Neighborhood 2 and Commercial Corridor were the most frequently selected place types citywide, reflecting broad support for stable residential areas and active retail corridors.
- Access to everyday retail (grocery, pharmacy, healthcare) was a high-priority need for commercial corridors across nearly every district.
- Vacant land reuse was a consistent theme across all seven districts, residents called for green space, green stormwater management (GSI), and neighborhood-serving development on vacant parcels.
- Environmental protections and industrial buffering were top concerns in Districts 3 and 6, where residents cited air quality and proximity to heavy industry as urgent priorities.

How We'll Use This Feedback

▪ Discussion Areas:

- For each discussion area with clear consensus on the **Place Type dot vote**, the draft map will be updated to reflect that choice. **Drawn** feedback may be used to make boundary adjustments.
- For each discussion area where **dot vote** feedback was split (either tied or only 1 – 2 vote difference), **drawn** and **sticky note** feedback will be evaluated to guide proposed changes.

▪ Proposed (All Other) Areas:

- **Sticky Note** feedback will be reviewed for general consistency with the proposed Place Type (*e.g., if we have a Commercial Corridor where there are many comments about needing more retail, grocery, etc. we will consider this supportive*). Where a change is suggested, the team will do a deeper review of existing conditions and other data to support the suggestion revision.



Participant Overview



We Hosted 7 District Meetings...

District 1

April 11, 2026 | Crowell Recreation Center

District 2

April 15, 2026 | Northwest Activities Center

District 3

April 23, 2026 | Lasky Recreation Center

District 4

April 20, 2026 | AB Ford Community Center

District 5

April 8, 2026 | Butzel Family Recreation Center

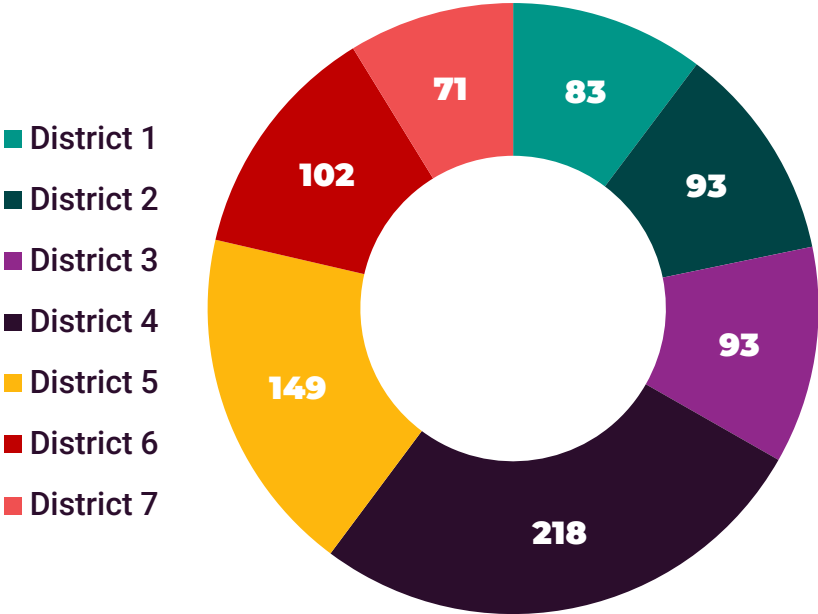
District 6

April 16, 2026 | Roberto Clemente Recreation Center

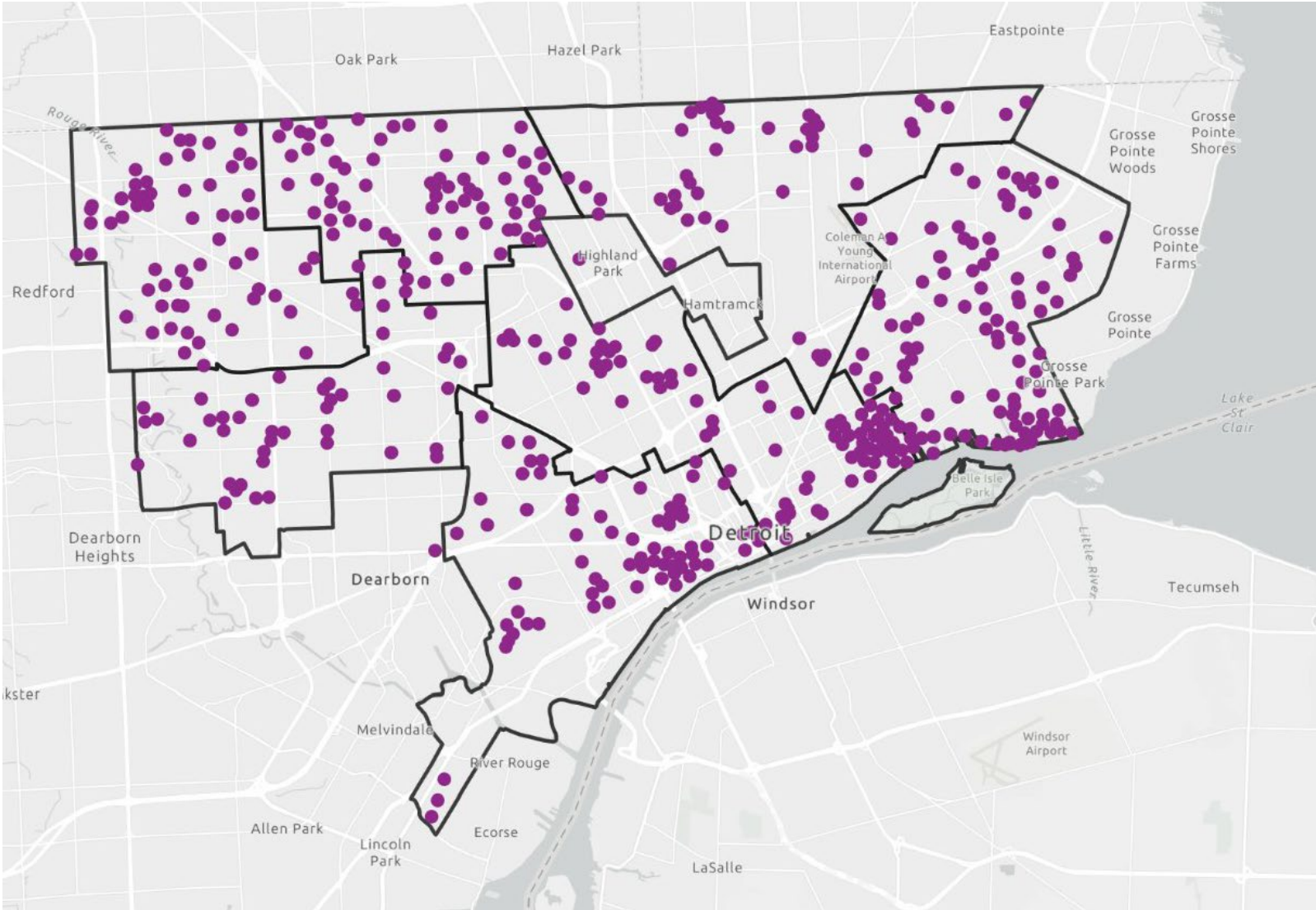
District 7

April 18, 2026 | St. Suzanne Cody Rouge Community Resource Center

District Meeting Participants



Participant Breakdown by District*



**These quantify participants from the in-person meetings who self-identified where they live/work is not a full representation of meeting attendees.*





Meeting Overview

What We Asked People to Do and Tell Us



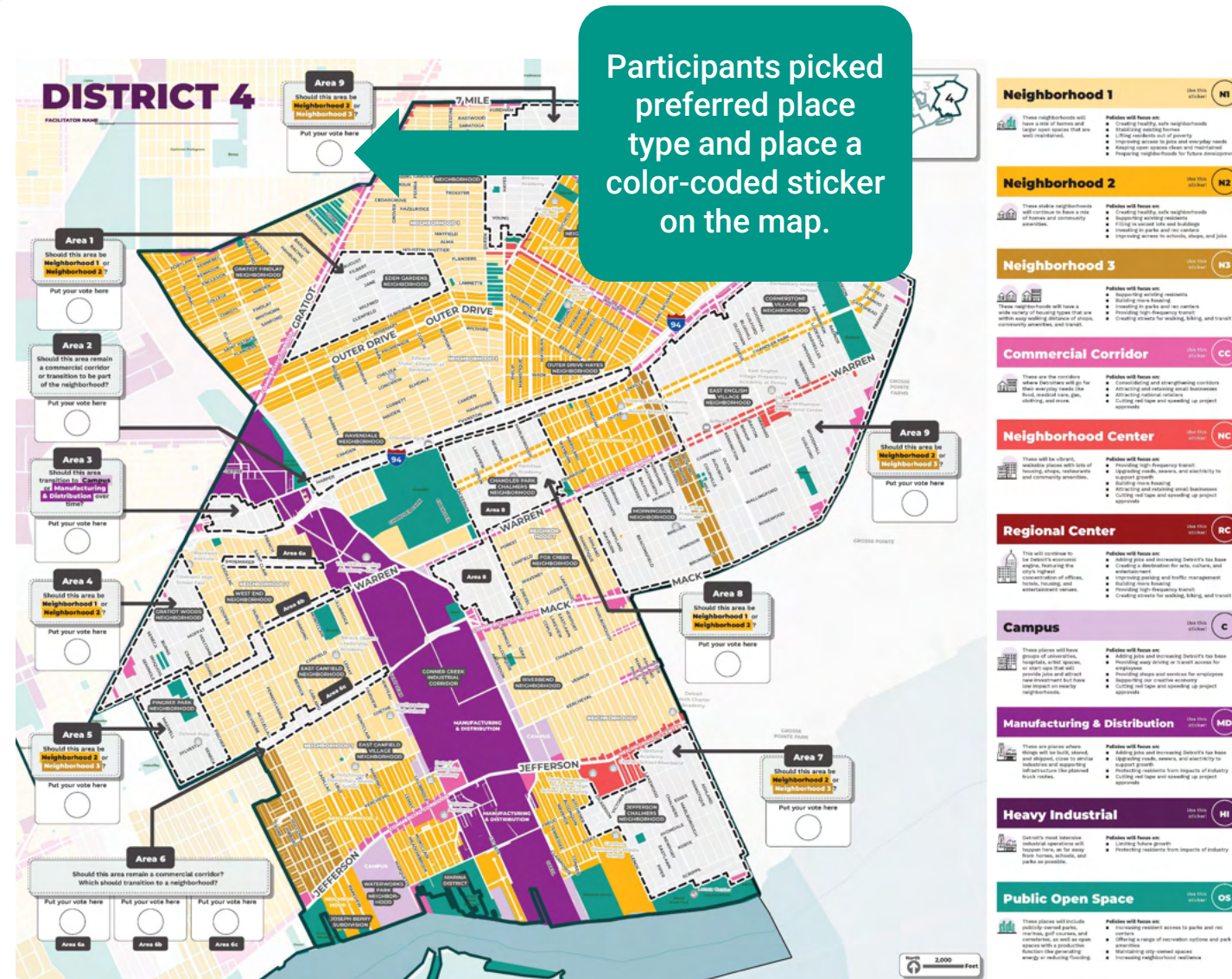
Meeting Overview

Presentation

PDD staff introduced the Place Type framework, reviewed each Place Type's characteristics and policy direction, and oriented participants to the district-specific map used in the activity.

Place Type Activity

In small groups, participants placed dots on a district map to select their preferred Place Type for several Discussion Areas. Tables reached consensus before placing stickers. Additional feedback was drawn on the map or written on sticky notes. Tables then had an opportunity to provide feedback on the Proposed Areas (in color) on the map on sticky notes.



Example District Map



Summary of Feedback by District



Drawn & Written Feedback

District 1 Feedback

Residents in District 1 focused heavily on balancing residential needs with commercial and recreational development, showing a strong preference for single-family homes and local shopping options over heavy industry or apartments. There was also a clear focus on utilizing vacant land for green space and green stormwater management (GSI).

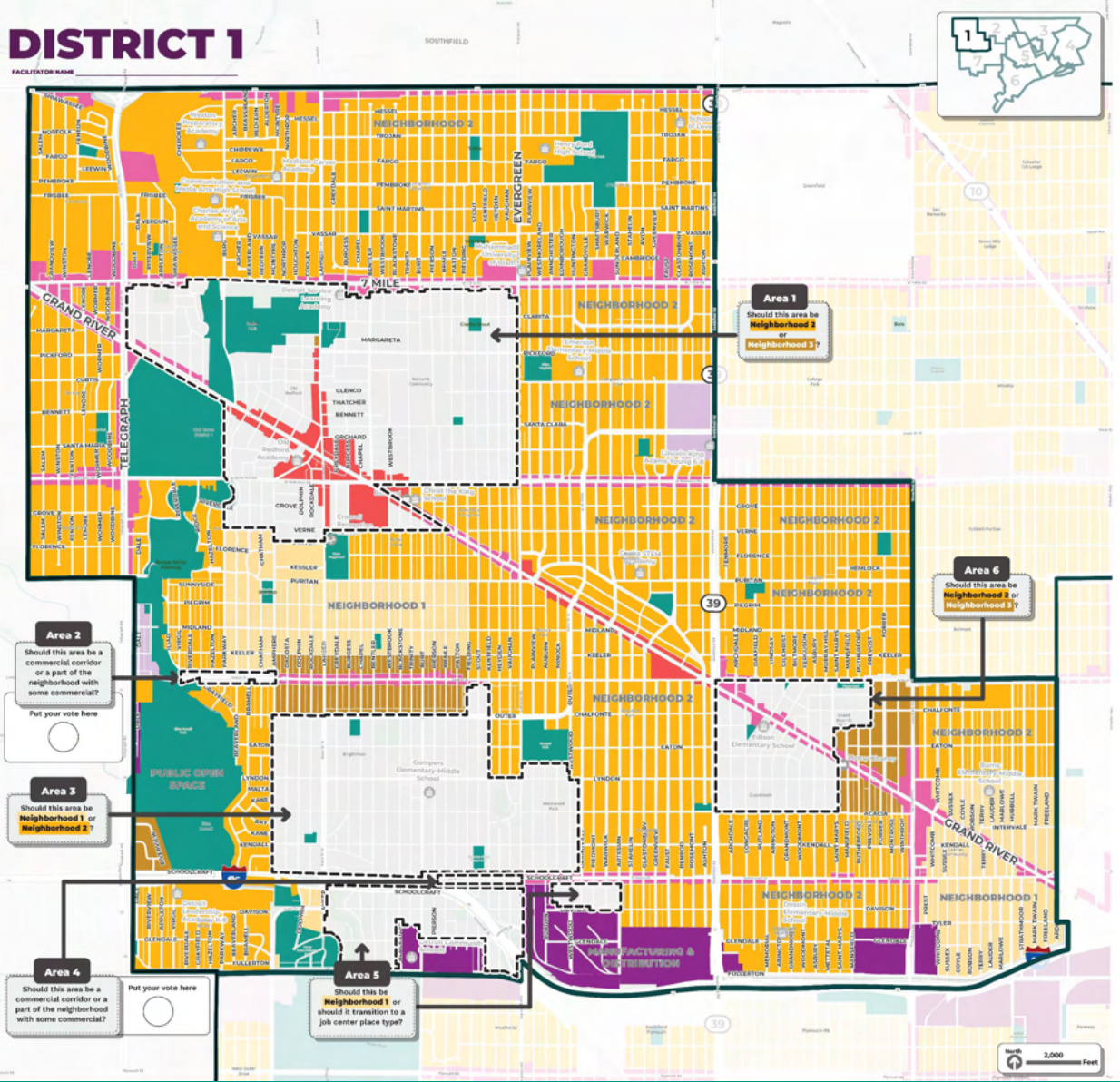
Dot Votes: 9 Tables | 83 Participants
Drawn Feedback: 23 Sketches
Sticky Notes: 38 Written Comments

**"1) More Jobs
2) Affordable Housing
3) More neighborhood
retail 4) Safety
5) More Open Space."**

**"No extra businesses or
development in spaces
filled with gas
stations/liquor stores.
Maybe have more
grocery stores."**

**"Use open space for
water retention to
combat flooding.
Keep green space.
No Housing."**

District 1 Place Type Feedback



9 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	N2	67%	-	-
	N3	67%	-	-
2	CC	56%	NC	22%
3	N1	44%	-	-
	N2	44%	-	-
4	CC	56%	N1	11%
			NC	11%
5	N1	33%	MD	22%
	C	33%	OS†	22%
6	N2	67%	N3	33%

† write-in option

Drawn & Written Feedback

District 2 Feedback

Feedback in District 2 centered around stabilizing existing neighborhoods through home repairs, supporting seniors, vacant school rehab, and managing the types of businesses and parking strategies on commercial corridors.

Dot Votes: 12 Tables | 93 Participants
Drawn Feedback: 12 Sketches
Sticky Notes: 96 Written Comments

“Need to overlay vacant lots over map during strategy phase to identify priorities - focus on areas of strength. Encourage private sector investment.”

More community-focused commercial businesses.”

“Not a lot of vacant land. Homes need love.”

Example quotes from written feedback

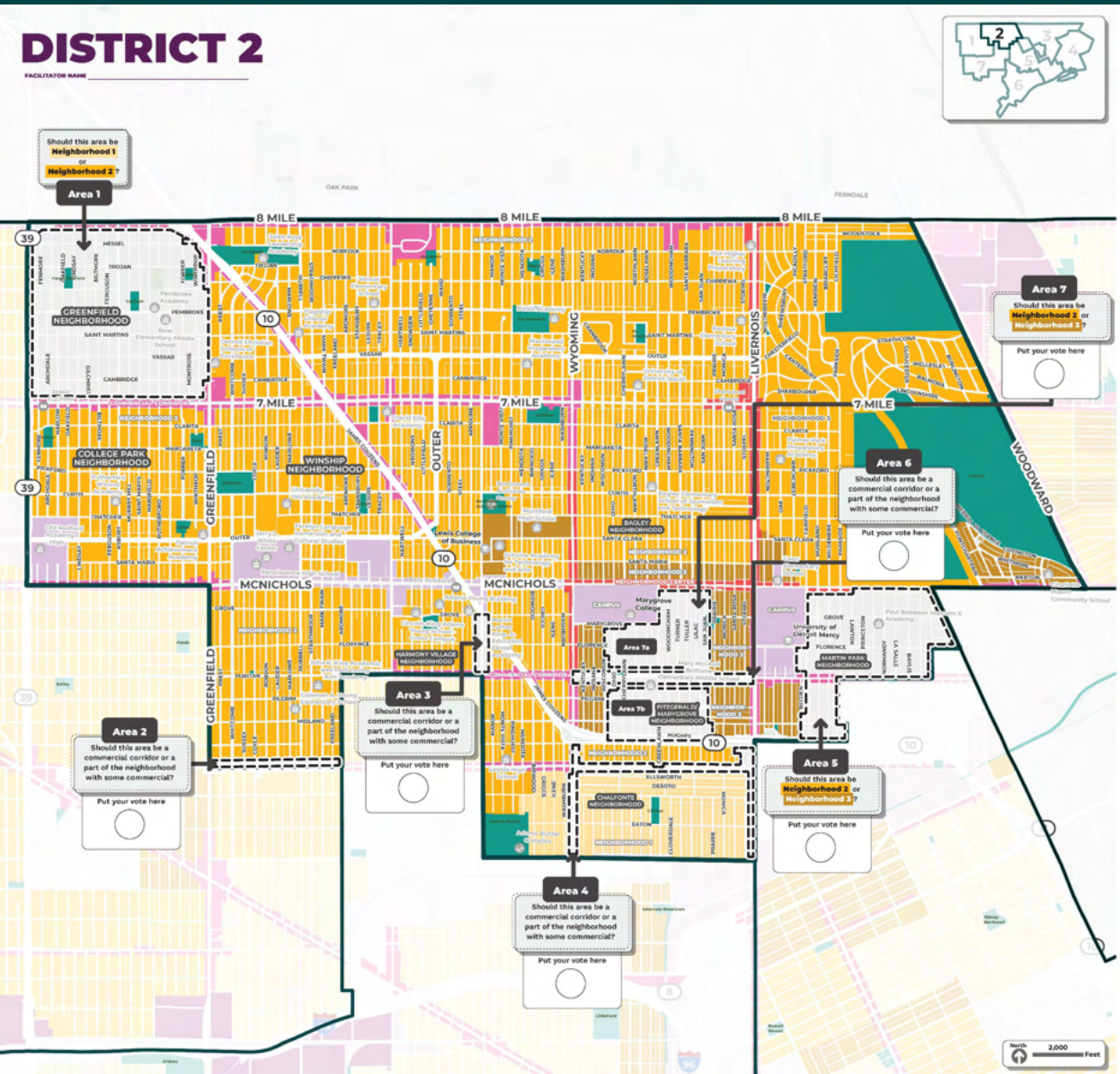
District 2 Place Type Feedback

Place Type Votes

12 Total Tables

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.



AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	N1	67%	N2	50%
2	CC	58%	N2	17%
			NC	17%
3	CC	33%	-	-
	NC	33%		
4	CC	58%	NC	25%
5	N2	58%	N3	42%
6	CC	50%	NC	33%
7a	N3	58%	N2	25%
7b	N3	50%	N1 †	25%
			N2	25%

† write-in option

Drawn & Written Feedback

District 3 Feedback

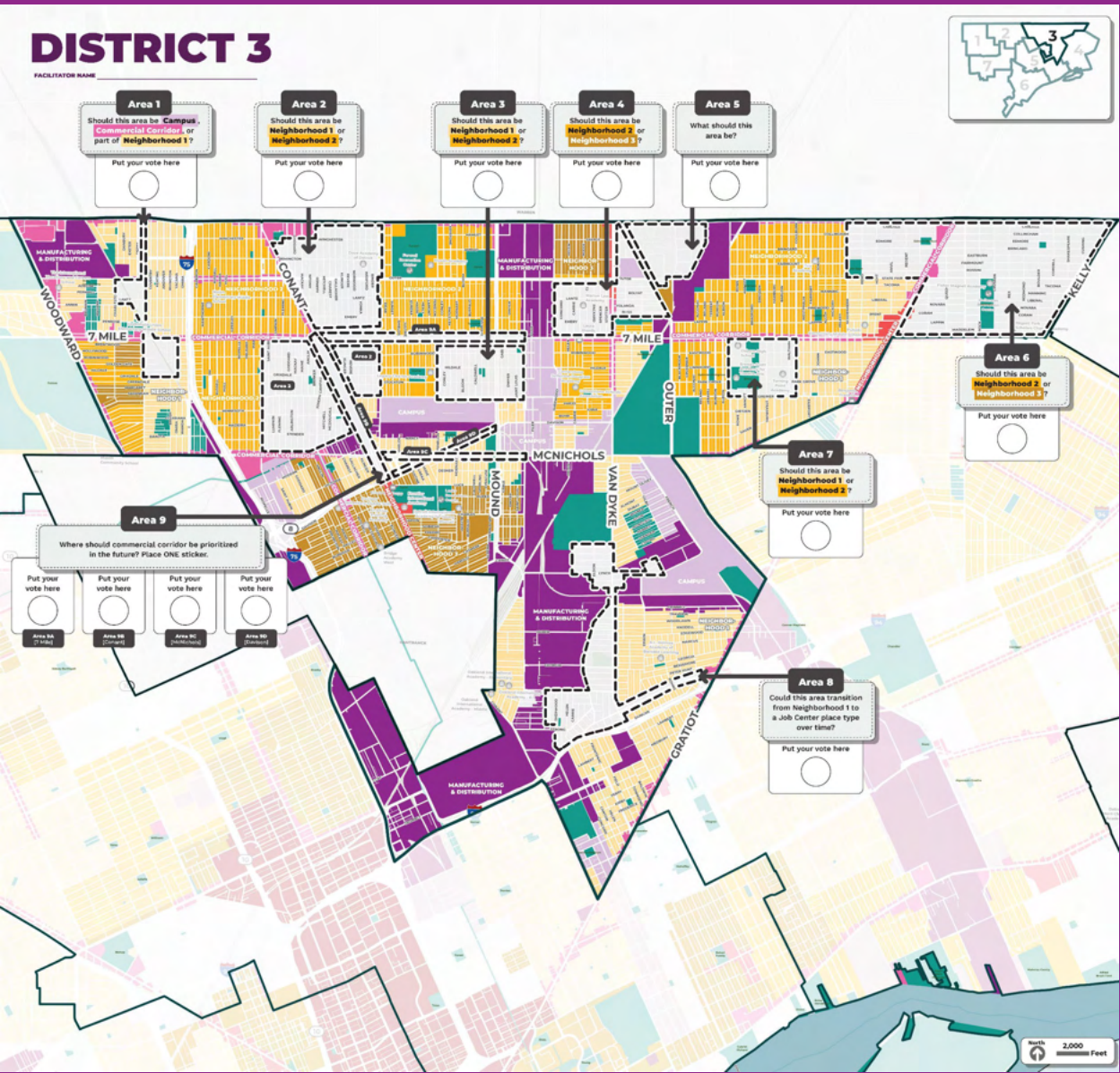
District 3 residents expressed significant concern about the overlap of industrial zones with residential areas, strongly advocating for environmental protections and buffers. There was also a heavy emphasis on revitalizing commercial corridors with useful, everyday businesses like grocery stores.

Dot Votes: 9 Tables | 93 Participants
Drawn Feedback: 17 Sketches
Sticky Notes: 77 Written Comments

“General concerns about air pollution in D3, comparisons to D6.”

“No used car lots. Need pharmacy, cafes, cleaners, hardware store, coffee shop, office supply store, bakery/butcher, flower shop.”

District 3 Place Type Feedback



9 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

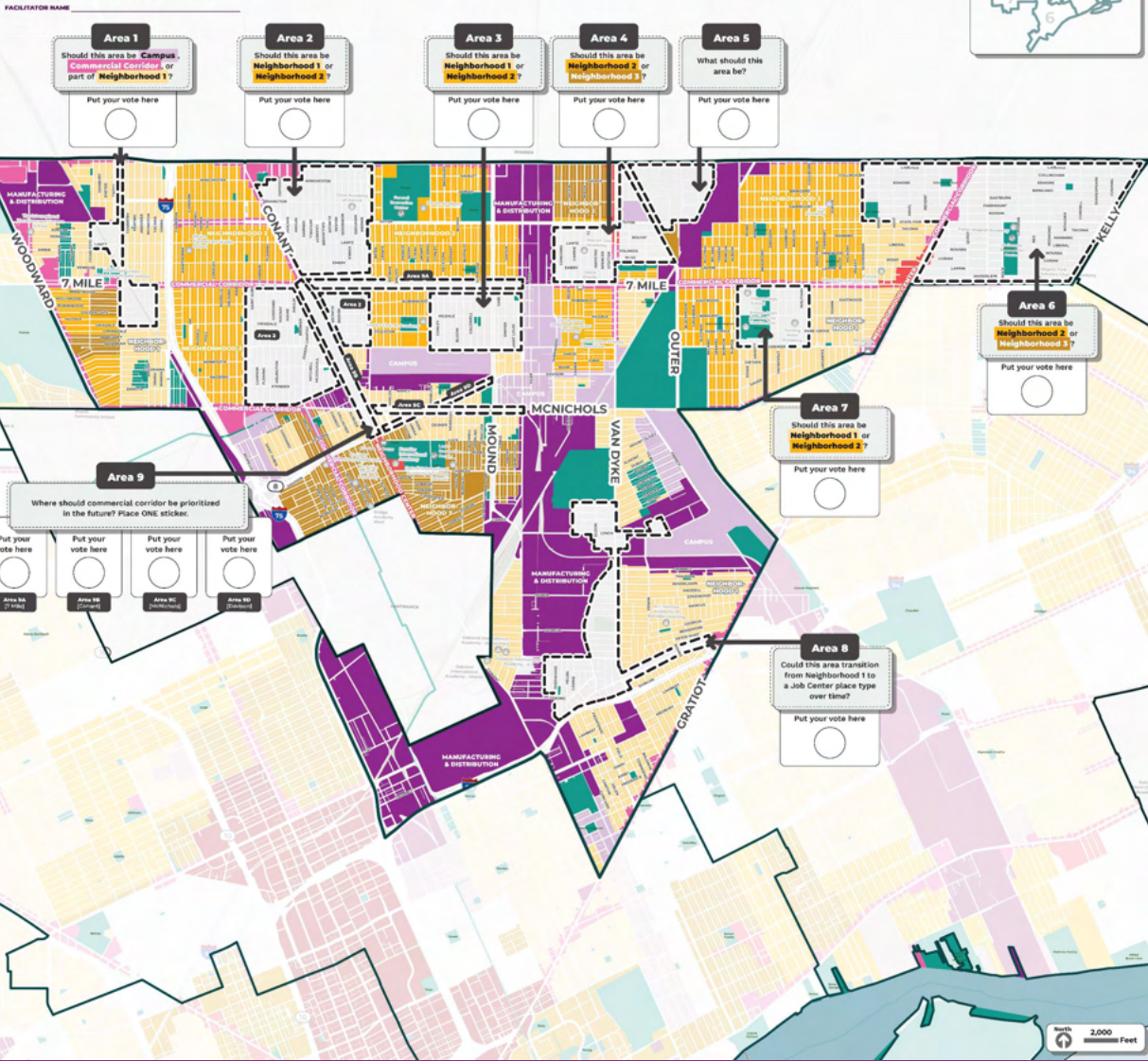
AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	CC	78%	N1	22%
2	N2	67%	N1	33%
3	N1	56%	-	-
	N2	56%		
4	N3	56%	N2	33%
5	C	44%	CC	22%
6	N3	67%	N2	44%
7	N2	78%	N1	22%
8	C	22%	CC †	11%
	MD	22%	OS †	11%
	N1	22%		

District 3 continued on next slide.

† write-in option

District 3 Place Type Feedback

DISTRICT 3



9 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
9a	CC	56%	MD†	11%
9b	CC	33%	-	-
9c	CC	22%	-	-
9d	C†	11%	-	-

† write-in option

Drawn & Written Feedback

District 4 Feedback

Comments in District 4 reflected a desire to transition vacant or underutilized spaces into neighborhood centers and active commercial corridors. Residents prioritized housing rehabs and filling gaps in everyday retail and healthcare access. There were also a number of comments about utilizing vacant lots for green buffers, community open space, and flood mitigation.

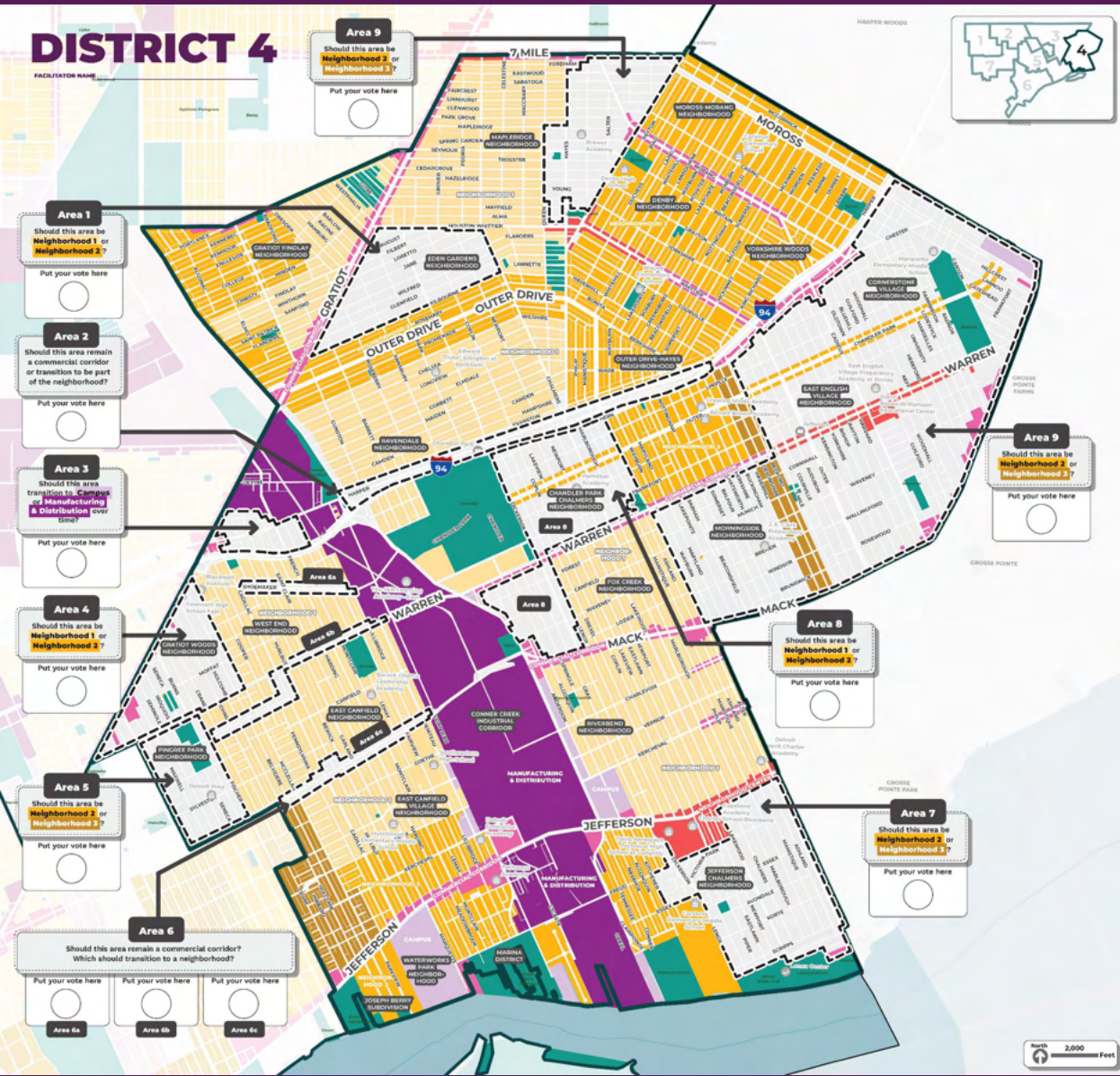
Dot Votes: 11 Tables | 218 Participants
Drawn Feedback: 16 Sketches
Sticky Notes: 77 Written Comments

“More retail and walkable HC accessible jazz/entertainment, laundromat - enhance strip.”

“Chalmers community corridor - more green space along Chalmers Ave! There are lots of vacant land on Chalmers that could be invested into greenways/walkways.”

“More housing needed with businesses.”

District 4 Place Type Feedback



11 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

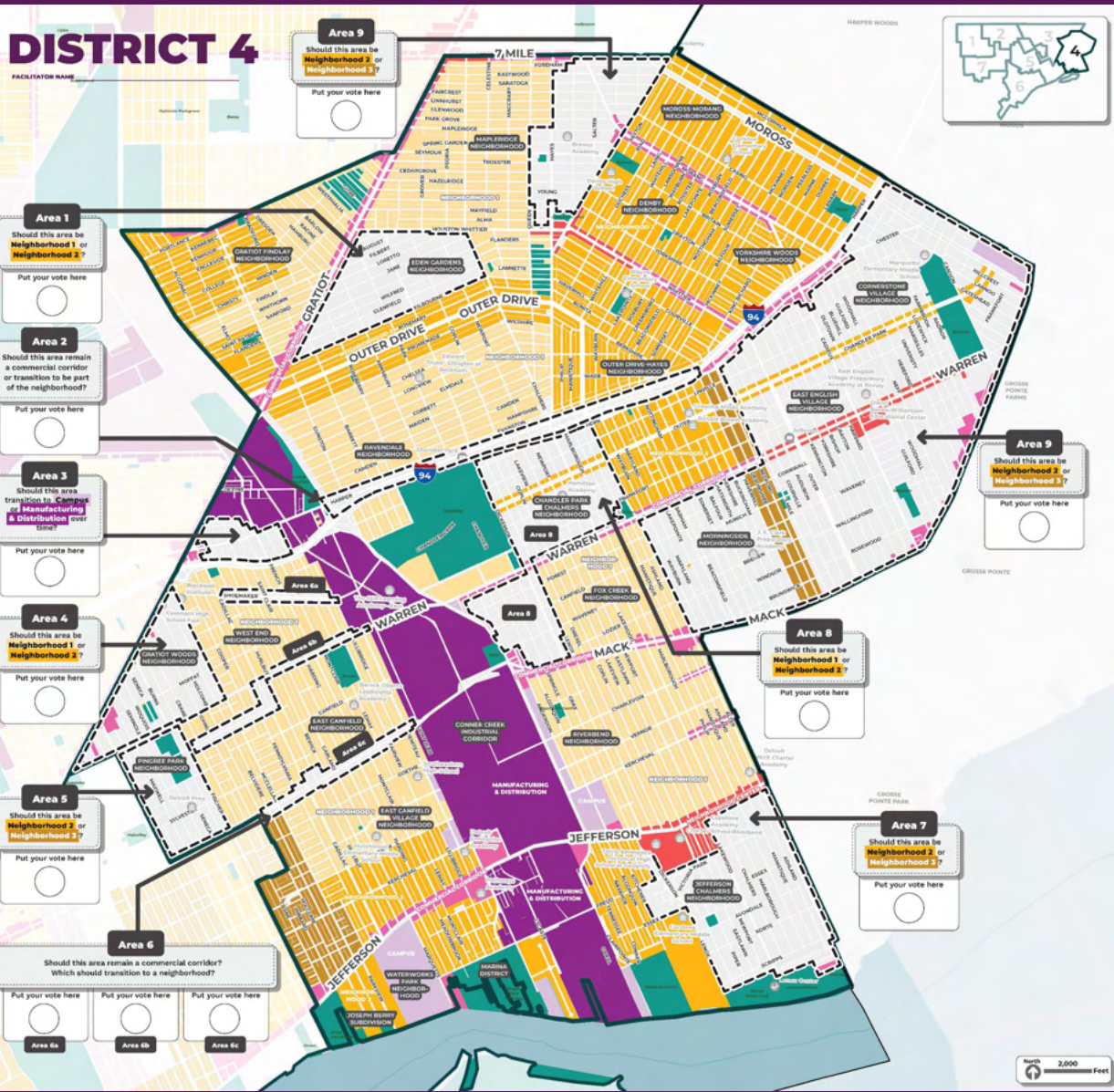
Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	N2	55%	N1	45%
2	CC	82%	OS†	18%
3	C	36%	CC†	18%
			NC†	18%
4	N2	73%	N1	27%
5	N3	64%	N2	36%
6a	CC	18%	-	-
	N2†	18%		
6b	CC	55%	N3†	9%
			OS†	9%
6c	CC	45%	N1†	9%
			NC†	9%

District 4 continued on next slide.

† write-in option

District 4 Place Type Feedback



11 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
7	N2	64%	N3	36%
8	N2	73%	N1	36%
9 (7 Mile)	N3	91%	N2	64%
9 (E. Warren)	N2	64%	N3	36%

Drawn & Written Feedback

District 5 Feedback

District 5 feedback highlighted a tension between preserving neighborhood culture and managing new development and density. Participants also mentioned needing more and larger parks and wanting to mitigate the environmental impacts of nearby highways and industrial sites.

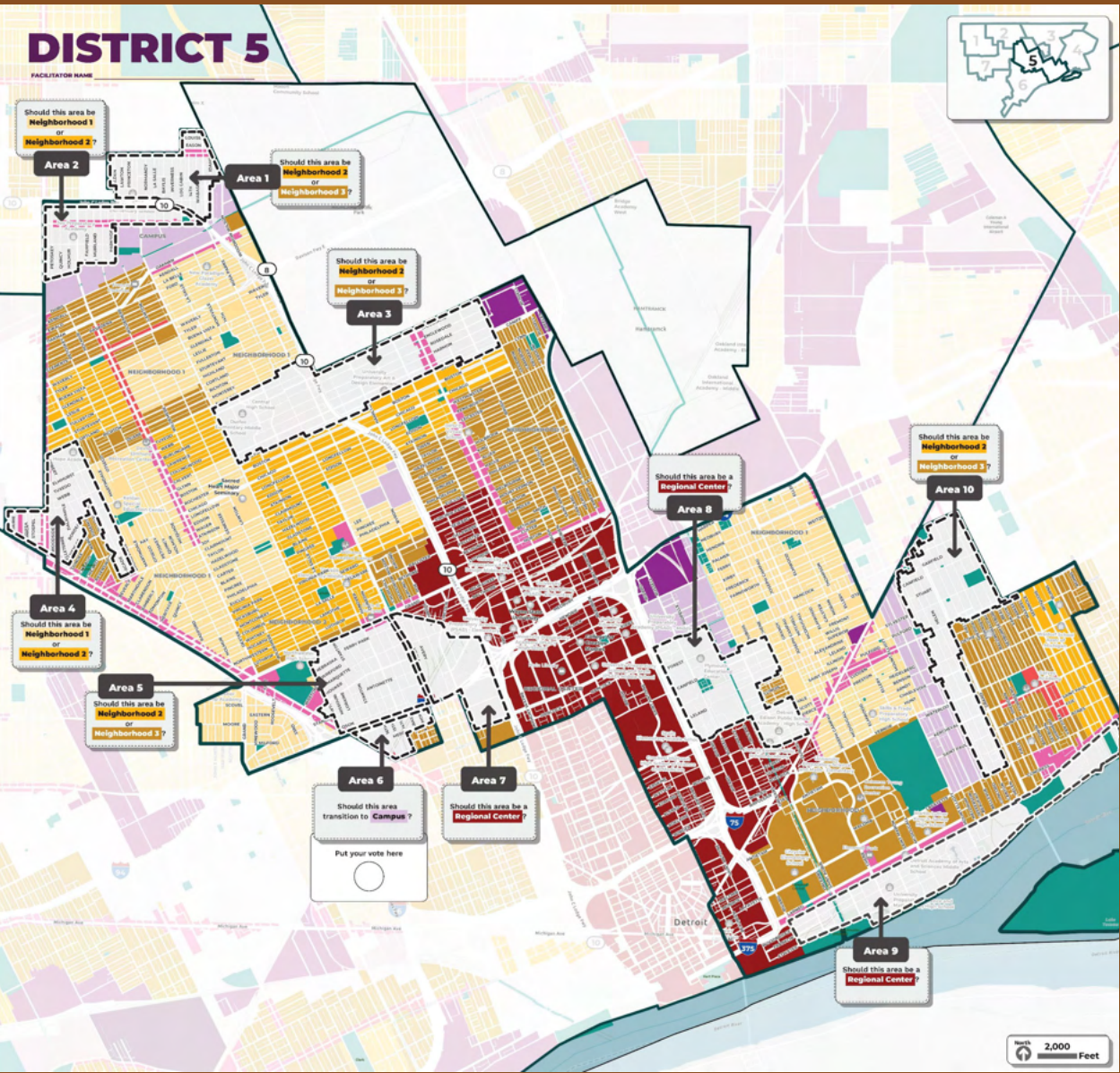
Dot Votes: 11 Tables | 149 Participants
Drawn Feedback: 38 Sketches
Sticky Notes: 78 Written Comments

“No new density.”

“Very happy with New Center included as Regional Center.”

“N3s should also have larger parks since they are serving more residents.”

District 5 Place Type Feedback



11 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	N2	64%	N3	18%
2	N2	55%	N1	18%
3	N2	73%	N3	64%
4	N1	64%	N2	45%
5	N3	91%	N2	9%
6	C	73%	CC†	9%
			N3†	9%
7	RC	73%	N3†	18%
8	RC	64%	N2†	36%

District 5 continued on next slide.

† write-in option

Drawn & Written Feedback

District 6 Feedback

Residents in District 6 were highly focused on environmental justice, industrial pollution, and the lack of basic resources compared to other parts of the city. The feedback pointed to a severe need for daily amenities and protections from heavy industry.

Dot Votes: 12 Tables | 102 Participants

Drawn Feedback: 20 Sketches

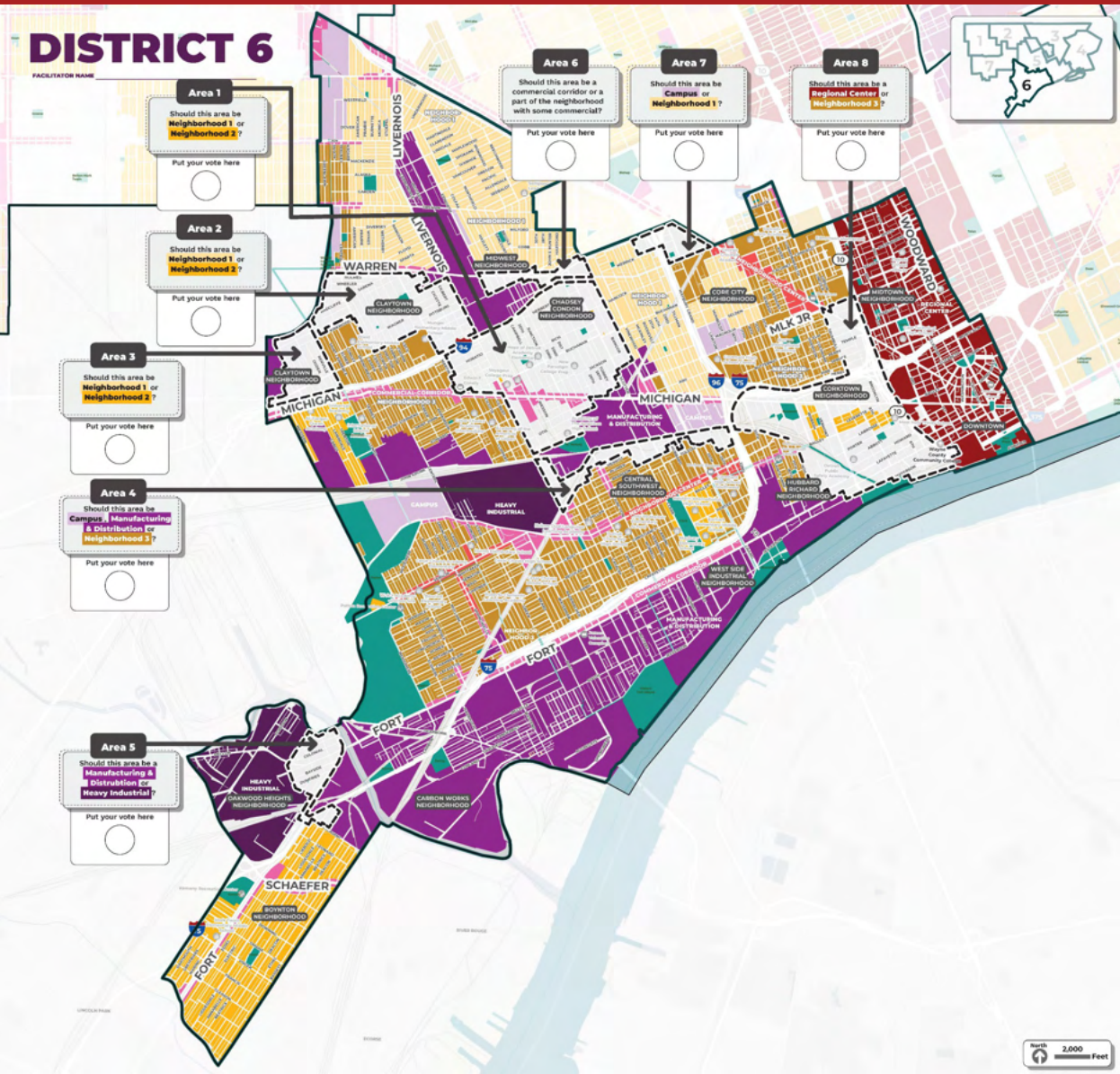
Sticky Notes: 55 Written Comments

“More air quality monitoring, filtering with parks, soil testing to make sure toxins are not seeping into neighborhood & mitigation.”

“No more gas stations, housing with small retail, groceries & pharmacies, daily needs being met, no more auto shops (retail).”

“More population expected. Due to the school (SW Detroit school) and completion of bridge. Need more housing options.”

District 6 Place Type Feedback



12 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	N2	67%	N1	33%
2	N1	50%	N2	42%
3	N2	67%	N1	42%
4	C	50%	N3	33%
5	MD	33%	HI	25%
6	CC	67%	N2	33%
7	C	75%	N1	17%
8	N3	67%	RC	42%

Drawn & Written Feedback

District 7 Feedback

District 7 comments were dominated by calls to revitalize commercial corridors (particularly on Joy Rd. and Fenkell) and provide safe, active spaces for youth and seniors (rec centers were mentioned frequently). Residents expressed a low tolerance for nuisance businesses and industrial corridors cutting through neighborhoods.

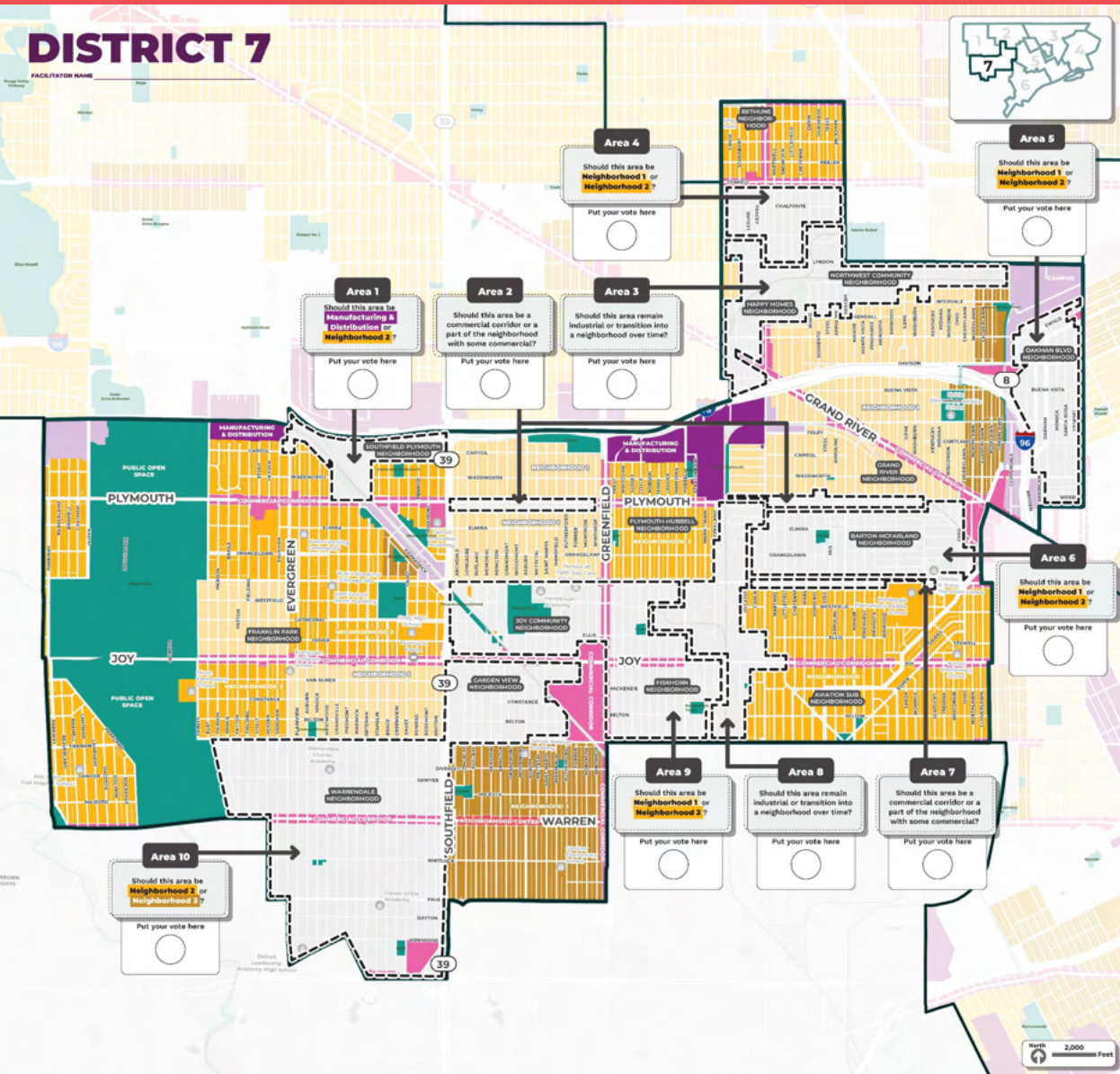
Dot Votes: 8 Tables | 71 Participants**Drawn Feedback: 5 Sketches****Sticky Notes: 54 Written Comments**

“Have a lot of open space. Need housing and things that bring people back here to Detroit like amenities.”

“Community center – youth & senior.”

“Clean up existing businesses. Enforce city ordinances. Do not let more car auto repair businesses into neighborhoods.”

District 7 Place Type Feedback



8 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

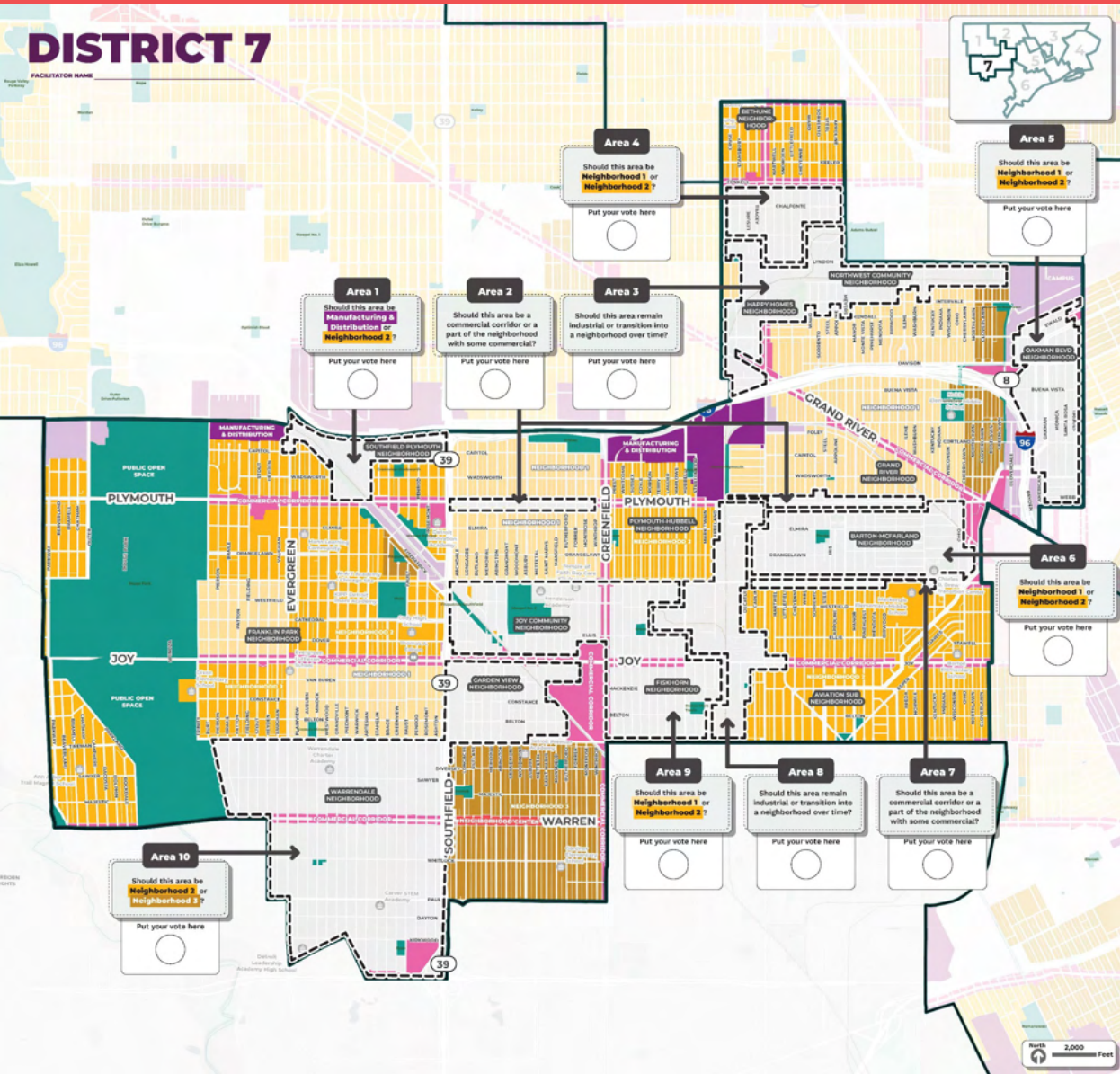
Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
1	MD	50%	CC†	13%
	N2	50%		
2	CC	50%	NC	25%
3	N1	25%	CC†	13%
	N2	25%	N3	13%
			HI	13%
4	N2	63%	N1	37.5%
5	N2	75%	N1	25%
6	N2	75%	N1	25%
7	CC	50%	N2	37.5%

District 7 continued on next slide.

† write-in option

District 7 Place Type Feedback



8 Total Tables

Place Type Votes

RESULTS BY DISCUSSION AREA

Percentages reflect the share of tables selecting each place type. Tables could select more than one option so area percentages may not sum to 100% in all cases. If responses are tied, all choices are listed.

AREA	LEADING VOTE(S)	PERCENT	RUNNER-UP	PERCENT
8	N2	25%	CC†	13%
	MD	25%	OS†	13%
			N1	13%
9	N2	63%	N1	25%
10	N2	50%	N3	25%



Data Collection & Analysis Methodology



How Place Type Dot Votes Were Counted

Table-Based Voting: At each meeting, participant tables cast votes by placing stickers from a predetermined list of "place type" choices onto specific geographic areas on a district map. The stickers represent what participants wish to see in those areas. Each table was required to reach a consensus before placing a sticker. Participants could also leave sticky notes with additional comments.

Analyzing the Results: Post-it notes were transcribed and dots were counted. Results were analyzed on a per-area basis. The "leading place type" represents the option that received the highest number of votes (including ties) across all tables for that specific area. The "runner-up" represents the option with the second-highest vote count.

Handling Duplicate Stickers: If a single table placed multiple stickers for the same option in one area, it was counted as just one vote.

Allowing Multiple Choices: Some tables selected more than one option per geographic area. Because each unique selection received a full vote, the final percentages for some areas may add up to more than 100%.

Write-In Options (†): Choices introduced by participants that were not on the predetermined list are marked with a dagger symbol.

Boundary Exclusions: Any stickers placed completely outside the official boundary lines for each area were excluded from the final totals.