

# Community Meeting: Challenges & Opportunities Early Land-Use Scenarios

I-375 Neighborhood Framework: Zoning and Land-Use

April 22, 2025

The City of Detroit Planning & Development Department



# WELCOME



# INTRODUCTION



# RUN OF SHOW

**5:30PM Doors Open**

**6:00PM Presentation**

Introduction of Alexa Bush  
Presentation

- Framework Schedule
- Overview
- Community Meeting #1 Recap
- Existing Conditions
- Activity Introduction

**6:20PM Table Activity**

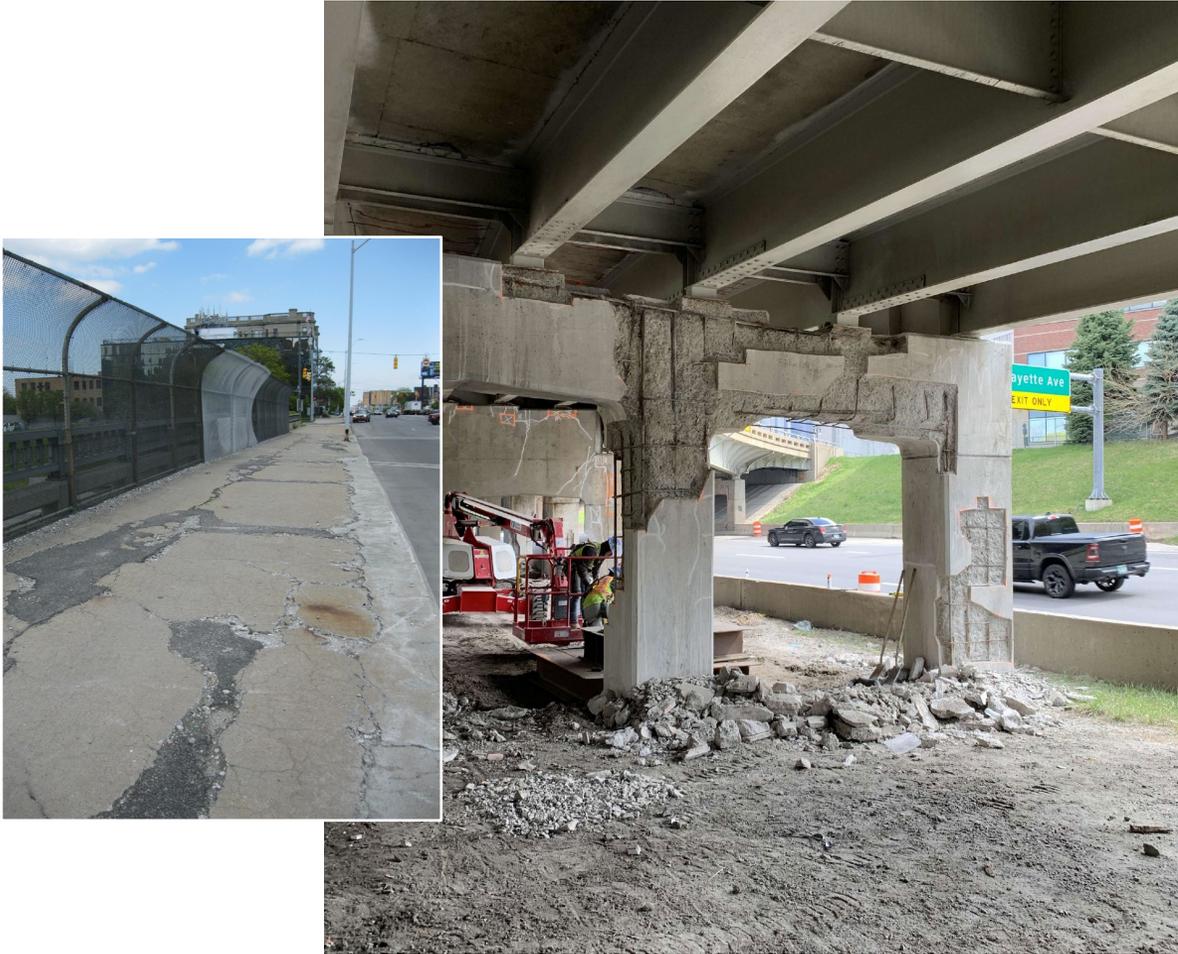
**7:25PM Closing Comments**



# PROJECT CONTEXT



# I-375 Project Givens What We Know...



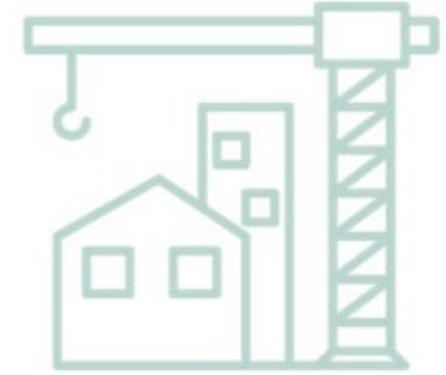
- I-375 is past its useful infrastructure life – there is no “do-nothing” scenario
- Complex project with many parts – however, room to improve process
- Different valid perspectives – the plan can mediate shared solutions



**I375  
Roadway Project**



**Excess Land Creation  
and Disposition**



**Future Development**

**2025**

**2026**

**2027**

**2028**

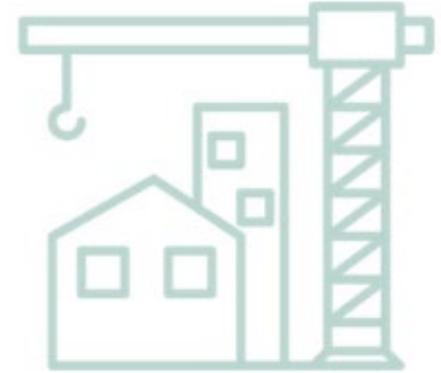
**2029**

**2030 +**

**Roadway Design + Construction**

**Land Creation**

**Future Development**



**I375  
Roadway Project**

**Excess Land Creation  
and Disposition**

**Future Development**



*Inform the Boulevard  
and Roadway Design  
to maximize benefits  
of new land*

**I375  
Framework**

*Create a Vision  
to guide future  
development*

# FRAMEWORK OVERVIEW

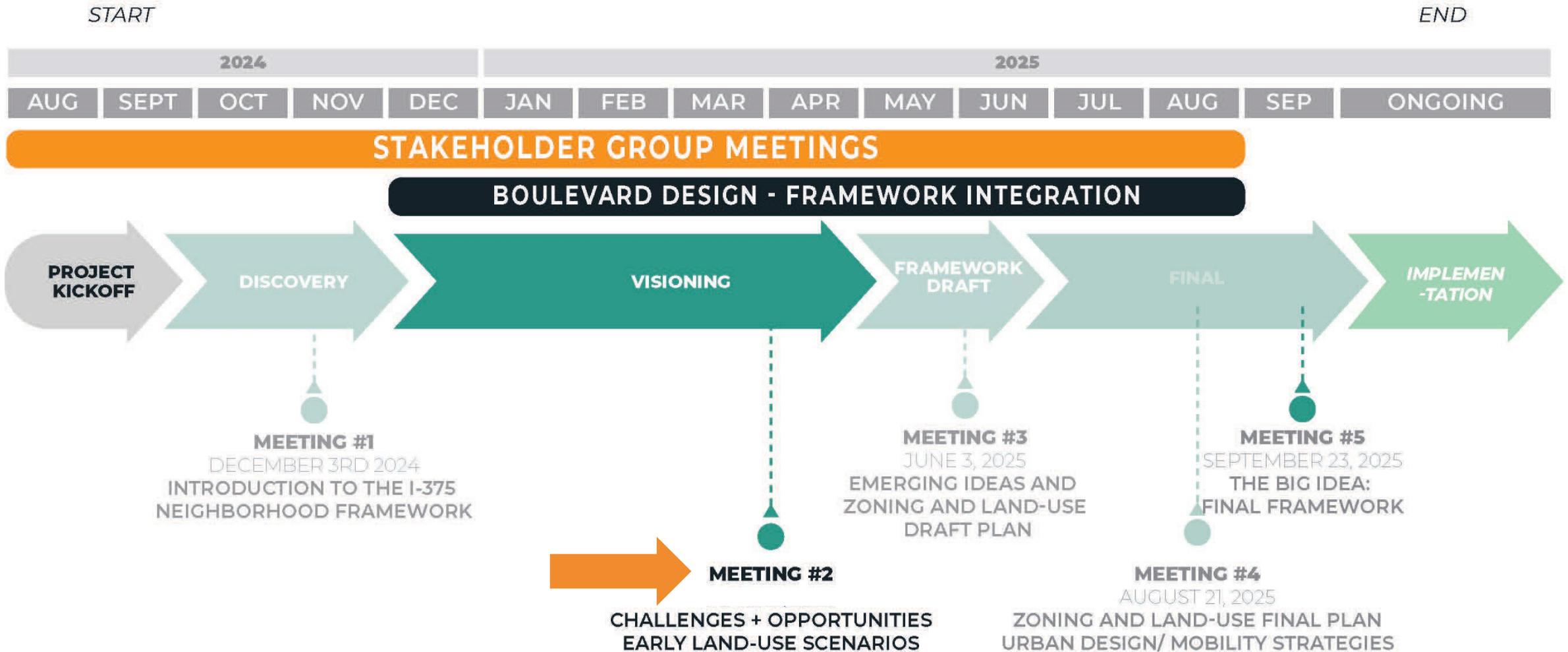
The Neighborhood Framework...

- Informs the design of the I-375 Boulevard
- Defines a vision for the new land created by the construction
- Connects back to the surrounding communities

*Zoning and Land-Use focus is in Yellow.*

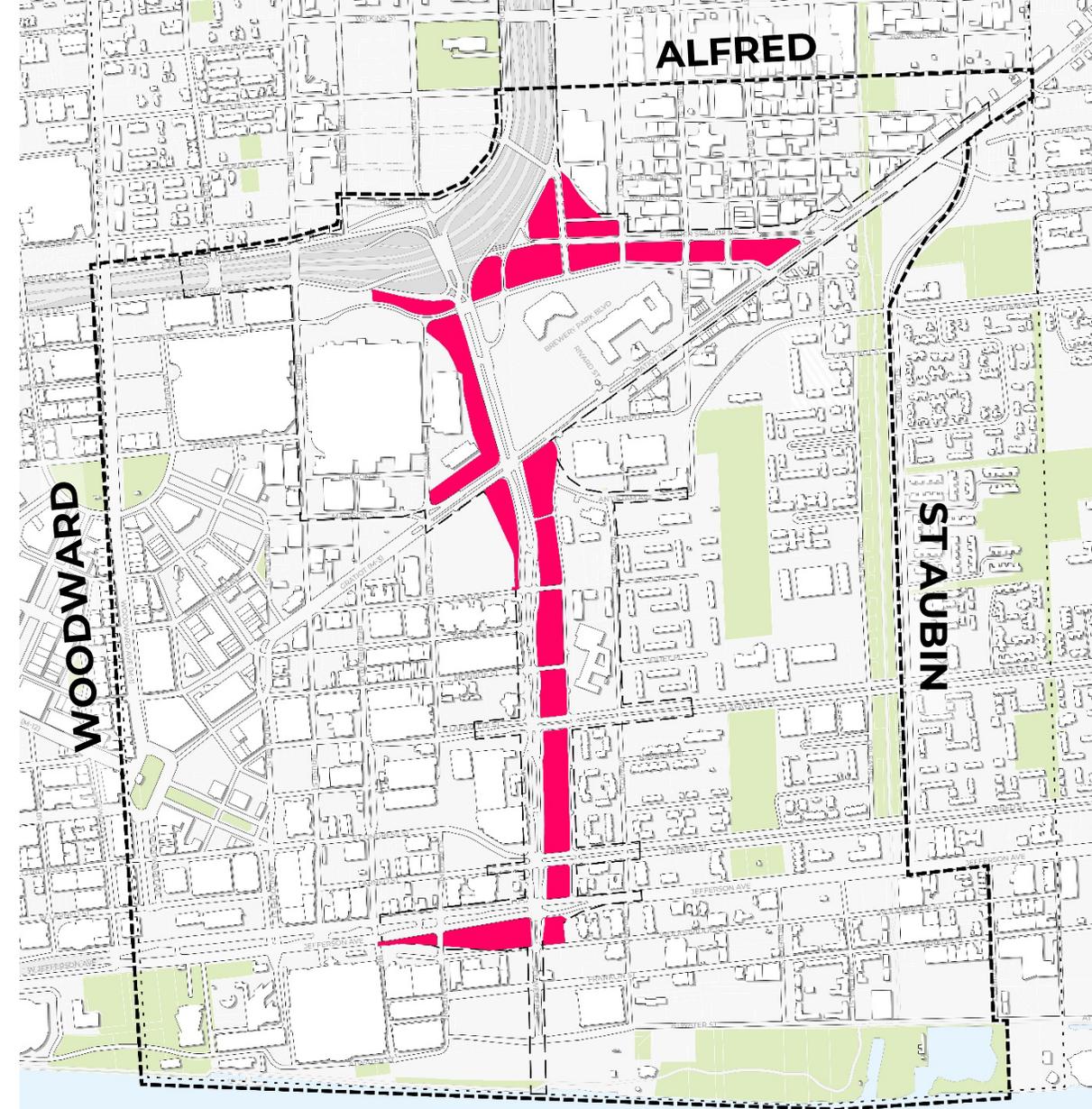


# FRAMEWORK TIMELINE Fall 2024 – Fall 2025



# OUR PROPOSITION...

What can the creation of **30 acres of new land** in the heart of our city do to improve the community?



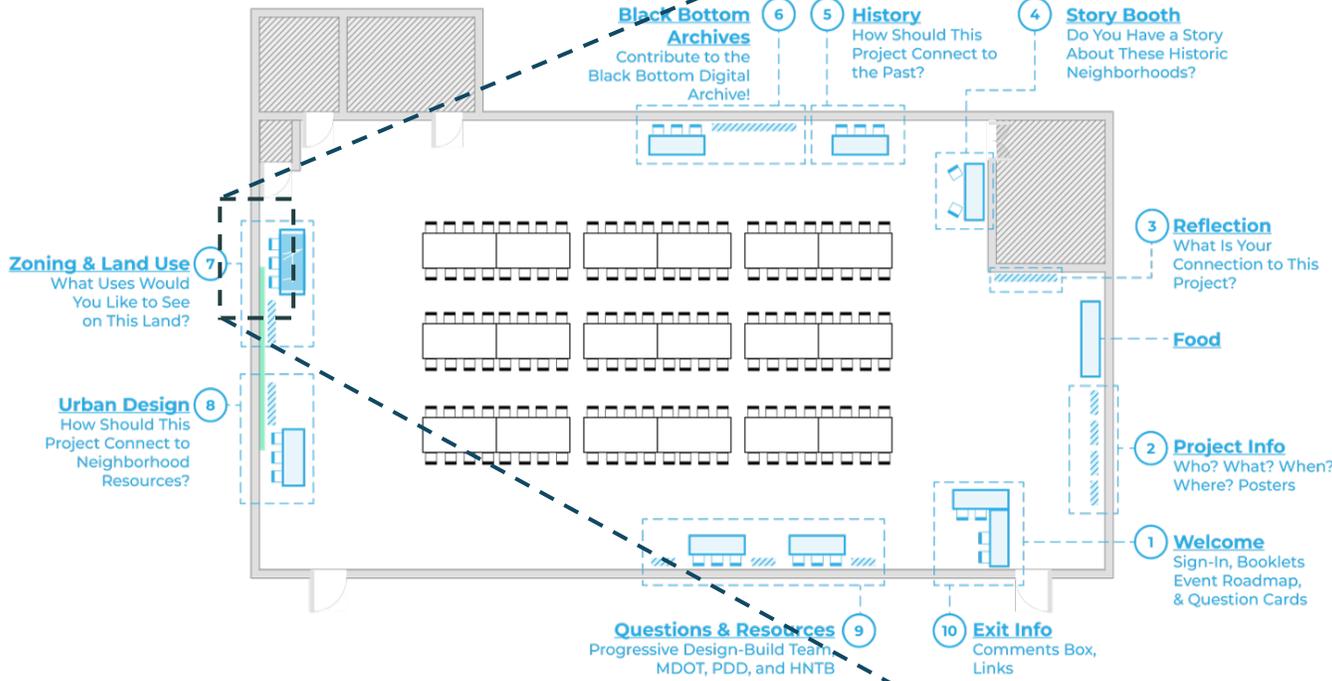
# COMMUNITY MEETING #1 RECAP

What We've Heard  
& Key Existing Conditions



# Community Meeting #1 Recap

## December 3, 2024



***HERE'S SOME OF WHAT WE'VE HEARD SO FAR ...***

# What types of land uses do you think would strengthen and support the surrounding neighborhoods?

- **Mixed Use:** with commercial uses on the ground floor and residential above
- **Housing:** inclusive housing, across all income brackets
- **Business & Retail:** particularly neighborhood-scale, local, and/or BIPOC businesses
- **Food-Related Uses:** especially near Eastern Market



# What qualities and characteristics should the future zoning and land use consider?

## Appropriate Scale & Density:

- More density, but at an appropriate scale.
- Think about how the scale of new buildings blends into the context of adjacent neighborhoods.
- Think about how to preserve and strengthen the character of existing neighborhoods.



# What challenges in the project area do you hope this Framework will address?

## Mobility, Connectivity, & the Public Realm:

- Making it safer and more pleasant to move between neighborhoods.
- Investing in multiple modes of transportation to expand accessibility.
- Considering the types of development that would encourage more activity and foot traffic.



# How should this Framework connect to, and honor, the past?

## Preserve & Honor Legacy:

Think beyond "markers" of the past; consider how the future vision can reflect the economic and cultural vibrancy, opportunities for wealth building, and connectedness that once existed.



Hastings Street – Courtesy of Detroit Free Press

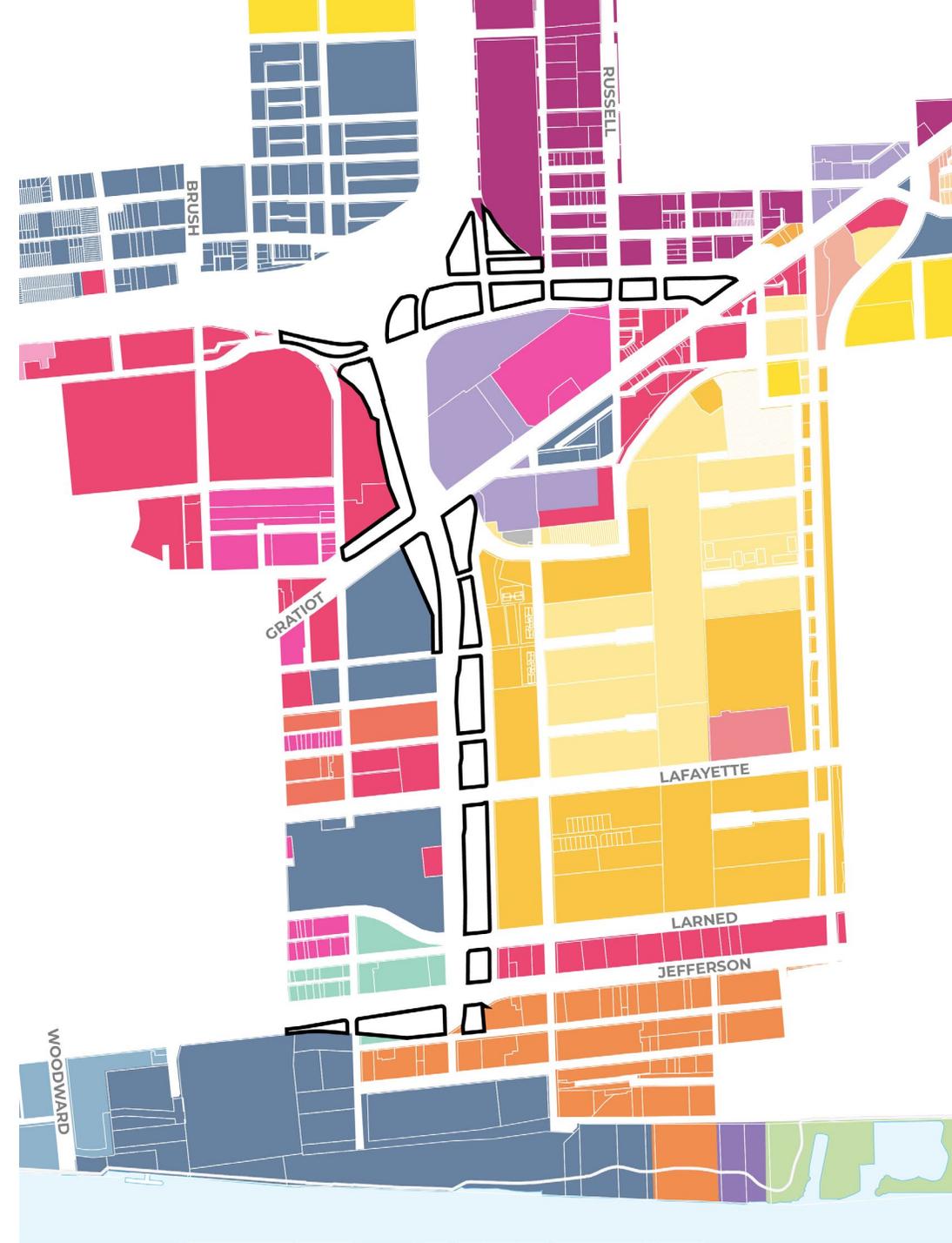
# LAND USE & ZONING PLAN



## OUR FOCUS TONIGHT...

# Zoning and Land Use

What should go on the new land?



# What is **Zoning** and **Land-Use**?

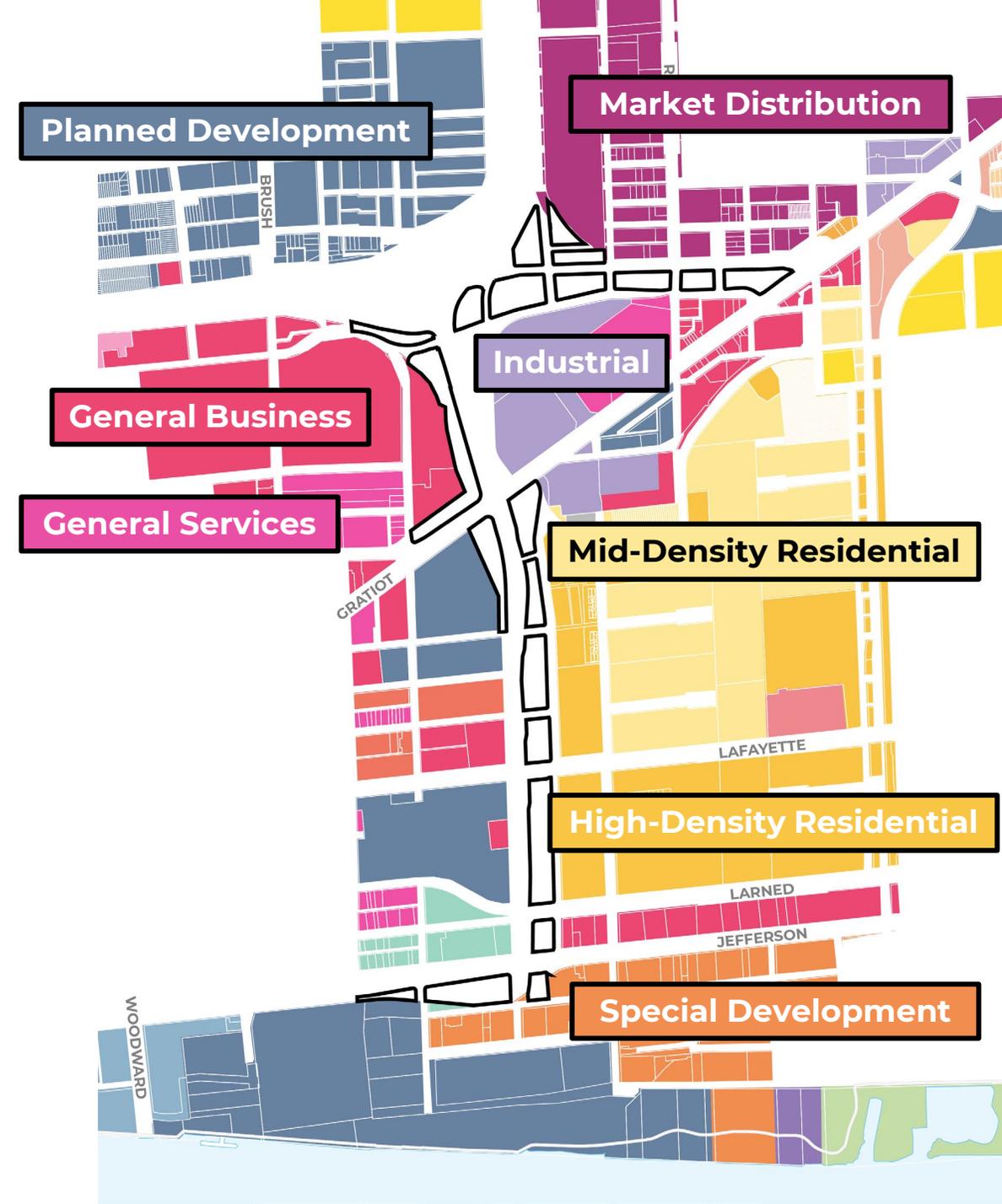
**Zoning regulates what is and is not permitted on land...**

**And it can:**

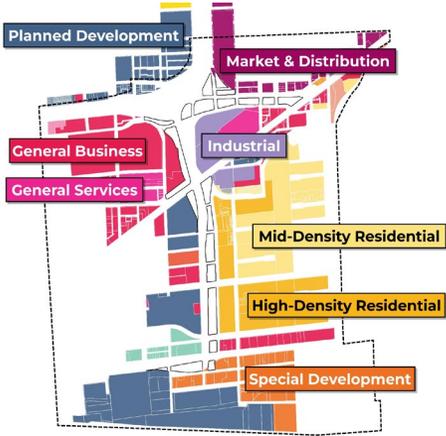
- Preserve your area's unique character to achieve the community's vision for the future
- Promote compatible uses to a neighborhood
- Delineate parks and open space
- Prevent incompatible uses in a neighborhood
- Guide future development

## EXISTING: ZONING & LAND USE

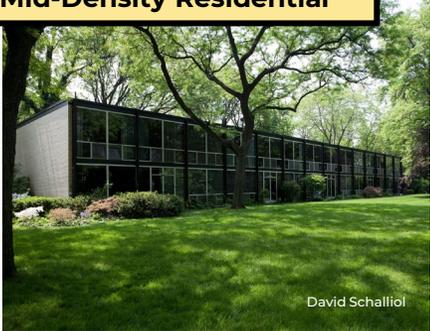
- The new land borders a mix of residential, retail, business, market and distribution, industrial, planned development, and special development zones.
- Looking at the adjacent zoning districts can help us understand unique character surrounding the new land.



# EXISTING: ZONING & LAND USE



**Mid-Density Residential**



Lafayette Park Town Houses

David Schalliol

**High-Density Residential**



1300 Lafayette East Cooperative

Michigan Modern

**Special Development**



Atwater Brewery

Atwater Brewery

**Planned Development**



GM Plaza Promenade

High Ground News

**General Business**



Shinola Hotel

Bedrock

**General Services**



Astoria Pastry Shop

Clover Eats!

**Market & Distribution**



Eastern Market

John Svills

**Industrial**



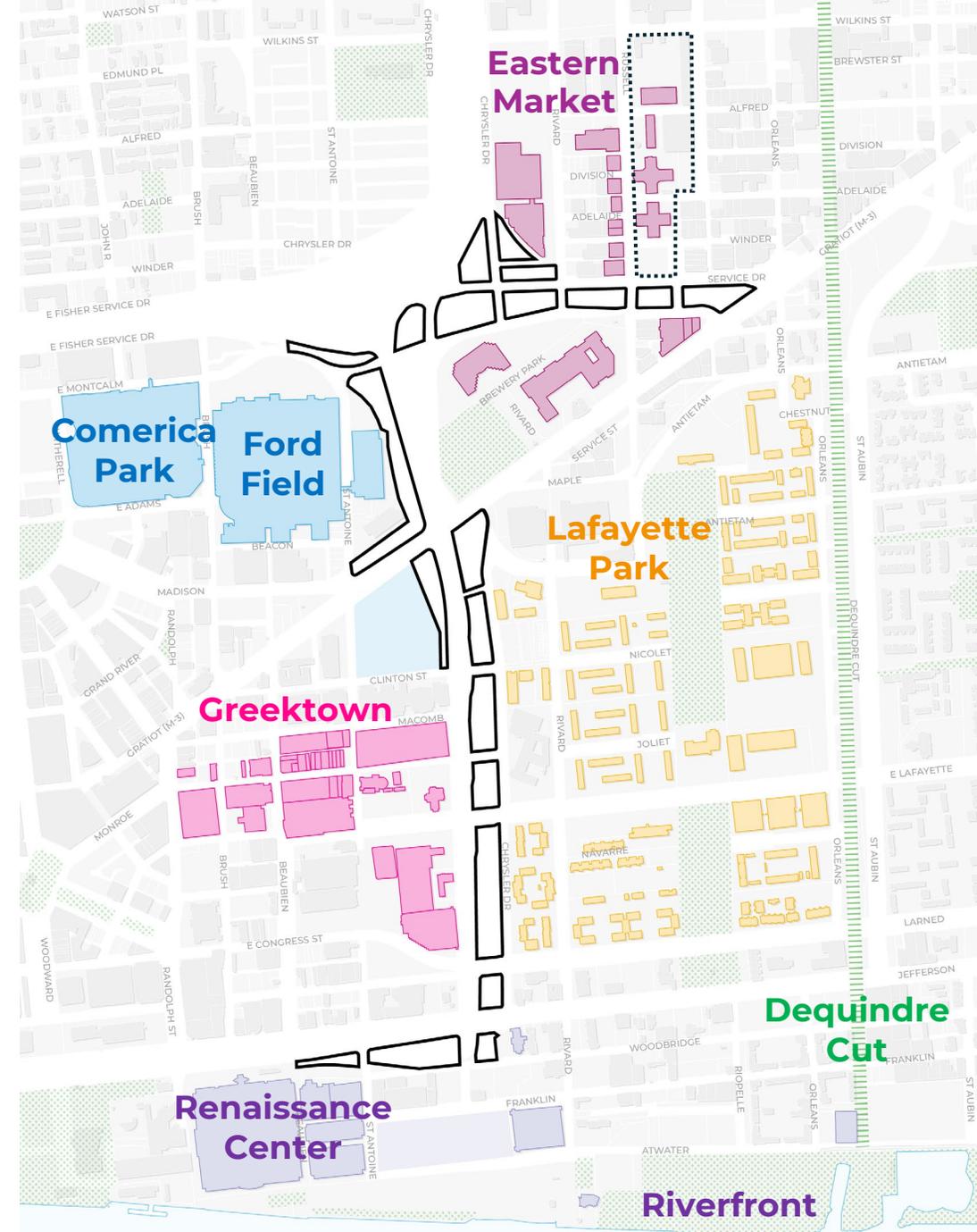
Crain Communications

Crain Communications

# EXISTING: NEIGHBORHOOD ASSETS

The Framework seeks to strengthen and preserve assets in the project area

- Eastern Market (2mil+ visitors/year)
- Stadiums (1.5mil+ attendees/year at Ford Field)
- Theater District
- Greektown (90+ businesses; 14,000+ daily casino visitors)
- Riverwalk
- Stable & thriving neighborhoods (Lafayette Park, Elmwood Park, Brush Park, McDougall/Hunt)





# ACTIVITY INTRODUCTION & GOALS





# THOUGHT EXERCISE: SCENARIOS A & B

The first half of the activity will focus on two thought exercise scenarios:

**Scenario A:** Starting from Residential & Neighborhood Uses

**Scenario B:** Starting from Entertainment & Hospitality Uses

For each Scenario, we'll discuss **complimentary uses** and **pros & cons**.

TOTAL TIME: 20 MIN

## SCENARIO A: NEIGHBORHOOD & RESIDENTIAL FOCUS — THOUGHT EXERCISE

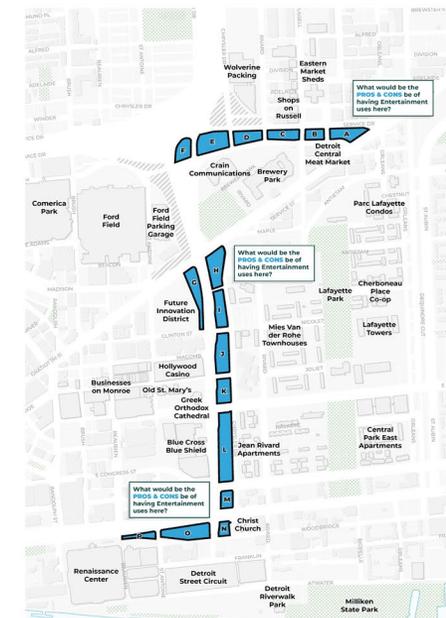
LAND USES	THOUGHT EXERCISE:
<b>RESIDENTIAL</b>	If we start from the perspective of <b>RESIDENTIAL LAND USES</b> , what are the other land uses (Entertainment, Business, Mixed Use, Open Space) that you would like to support and strengthen the surrounding neighborhood? Where should they go?
<b>ENTERTAINMENT</b>	
<b>RETAIL &amp; BUSINESS</b>	
<b>MIXED USE</b>	
<b>OPEN SPACE</b>	



I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #2

## SCENARIO B: ENTERTAINMENT & HOSPITALITY FOCUS — THOUGHT EXERCISE

LAND USES	THOUGHT EXERCISE:
<b>RESIDENTIAL</b>	If we start from the perspective of <b>ENTERTAINMENT LAND USES</b> , what are the other land uses (Residential, Business, Mixed Use, Open Space) that you would like to support and strengthen the surrounding neighborhood? Where should they go?
<b>ENTERTAINMENT</b>	
<b>RETAIL &amp; BUSINESS</b>	
<b>MIXED USE</b>	
<b>OPEN SPACE</b>	



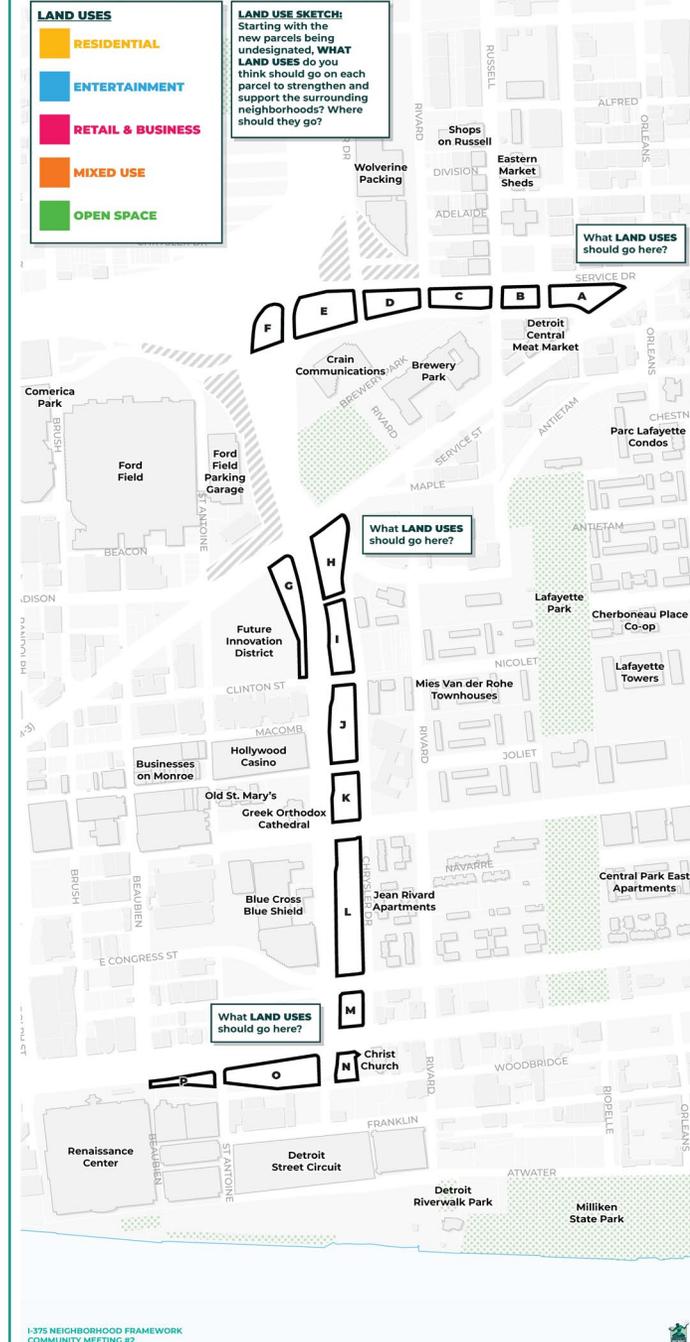
I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #2

# CREATE YOUR OWN: SCENARIO C

In the second half, each table will **come up with their own land use scenario**, starting with all of the new parcels being undesignated.

TOTAL TIME: 30 MIN

## SCENARIO C: CREATE YOUR OWN



# NEXT STEPS

Following this meeting, the Team will:

- Review and analyze everyone's feedback
- Develop a *Draft Zoning and Land Use Plan* that will be shared at Meeting #3.



## NEIGHBORHOOD FRAMEWORK

**For questions or comments:**

- E-mail: [i-375@detroitmi.gov](mailto:i-375@detroitmi.gov)

**To subscribe for more information:**

- **Website:** <http://detroitmi.gov/i375>
- **Contact:** 313-224-4403

**Thank You!**

## BOULEVARD DESIGN

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- **Website:** [www.michigan.gov/i375](http://www.michigan.gov/i375)
- **Comment:** [bity.ly/i375subscribe](http://bity.ly/i375subscribe)
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- **Contact:** 855-375-MDOT(6368)