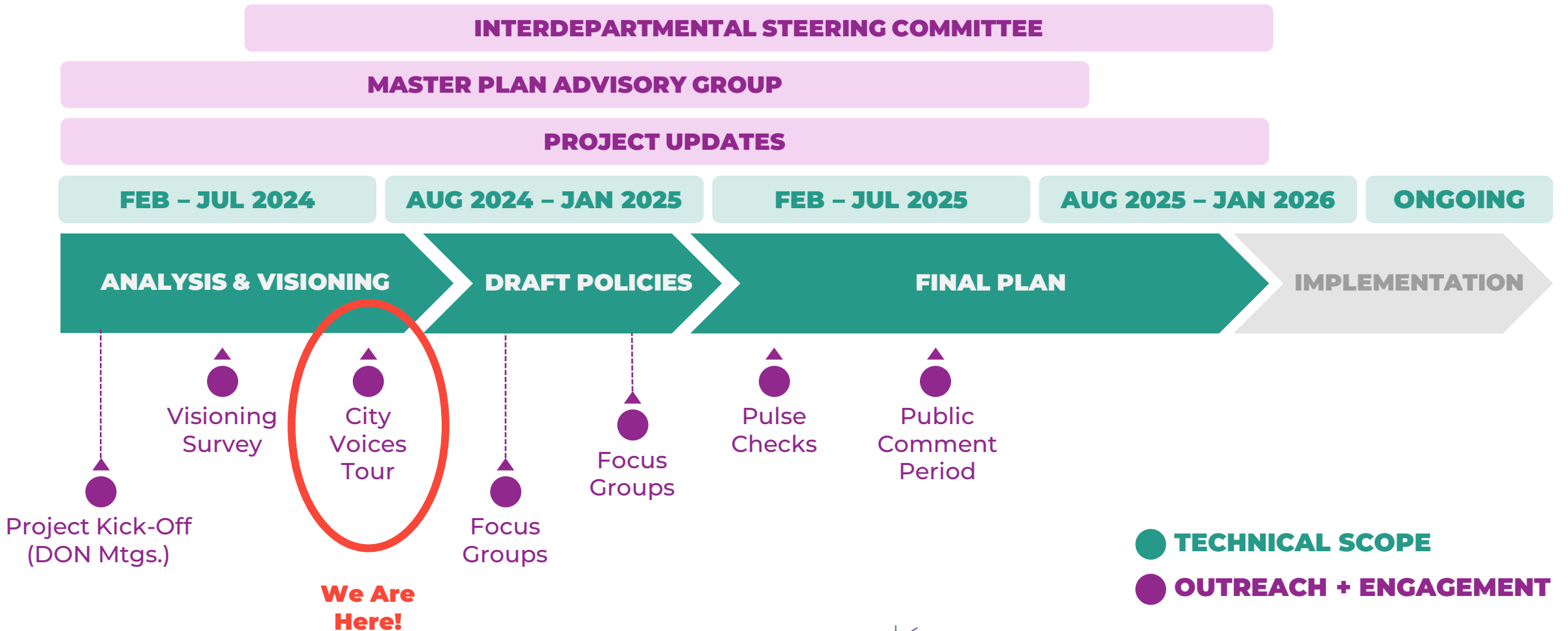


Plan DETROIT



City Planning Commission Update
July 11, 2024

TIMELINE



COMPLETE

Plan
DETROIT



VISIONING SURVEY

1,869 RESPONSES

“Tell us one word you would use to describe Detroit today.”

- **Vibrant, Improving, Growth**

“Tell us one word that describes the Detroit you hope to see in 20 years.”

- **Thriving, Vibrant, Inclusive**

“Fill in the blank: I would like to see more _____ in Detroit.”

- **Transit, People, Housing**

TOP ISSUES

1,869 RESPONSES

“How important...”

- **Feeling safe in your neighborhood (1250)**
- **Reliable City services (1143)**
- **Walkable neighborhoods and commercial centers (1129)**
- **Reliable childcare and schools (1084)**
- **Well-maintained streets (1056)**

Least important / most divided feedback:

- **Population growth (416)**
- **Protecting residents from extreme weather events (711)**
- **Transforming vacant land (722)**

STAFF STAKEHOLDER INTERVIEWS

Department of Neighborhoods

CRIO

Jobs & Economy Team

Neighborhood Economic Development Team

Housing & Revitalization Dept.

DWSD

DDOT

DPW – Complete Streets Team

DPW – City & Traffic Engineering

DPW – Recycling & Waste Management

People Mover

Office of Mobility Innovation

PLA

PLD

PDD – DDI Division

CPC Staff

BSEED

DLBA

Office of the Chief Financial Officer

Construction & Demolition Dept.

Office of Sustainability

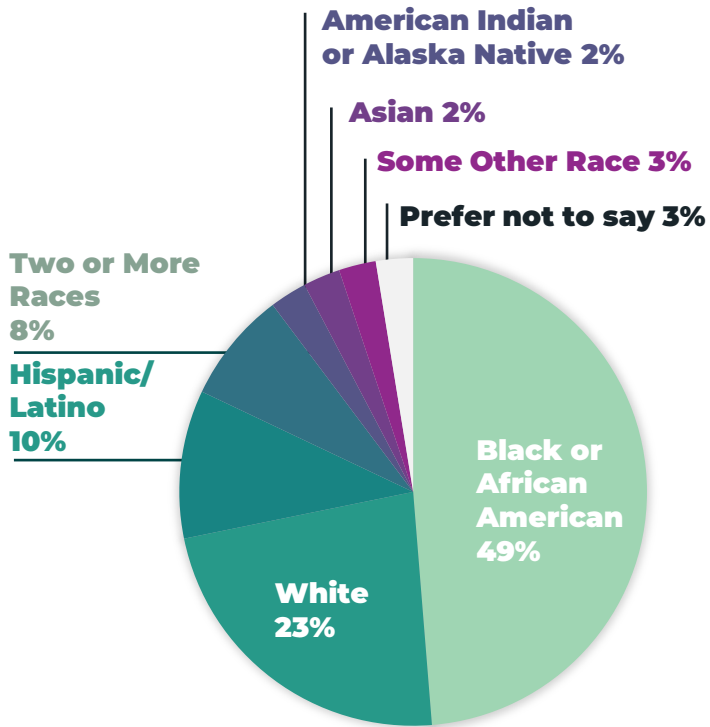
Dept. of Public Health

GSD – Parks & Recreation

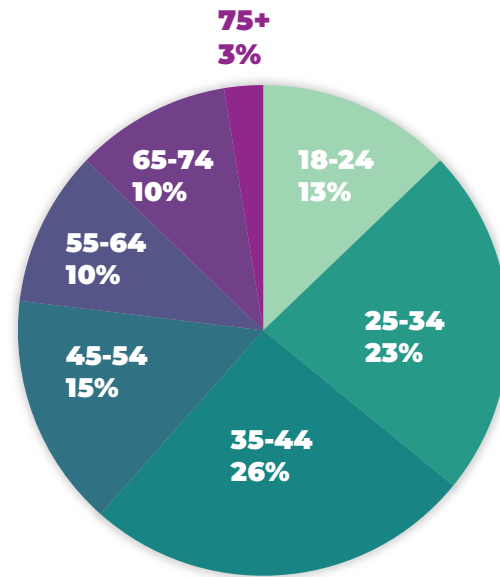
MASTER PLAN ADVISORY GROUP (MPAG)

- Serve as advisors
- Guide approach and process
- Help test ideas
- Share personal opinions, represent their community
- Help build excitement and establish feedback loop

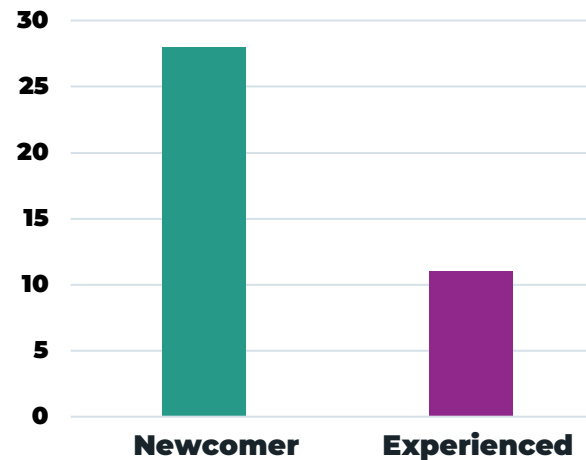
WHO'S ON THE ADVISORY GROUP?



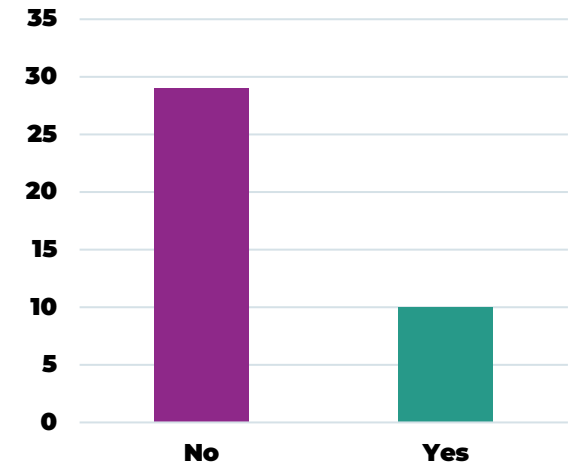
Members by Race/Ethnicity



Members by Age



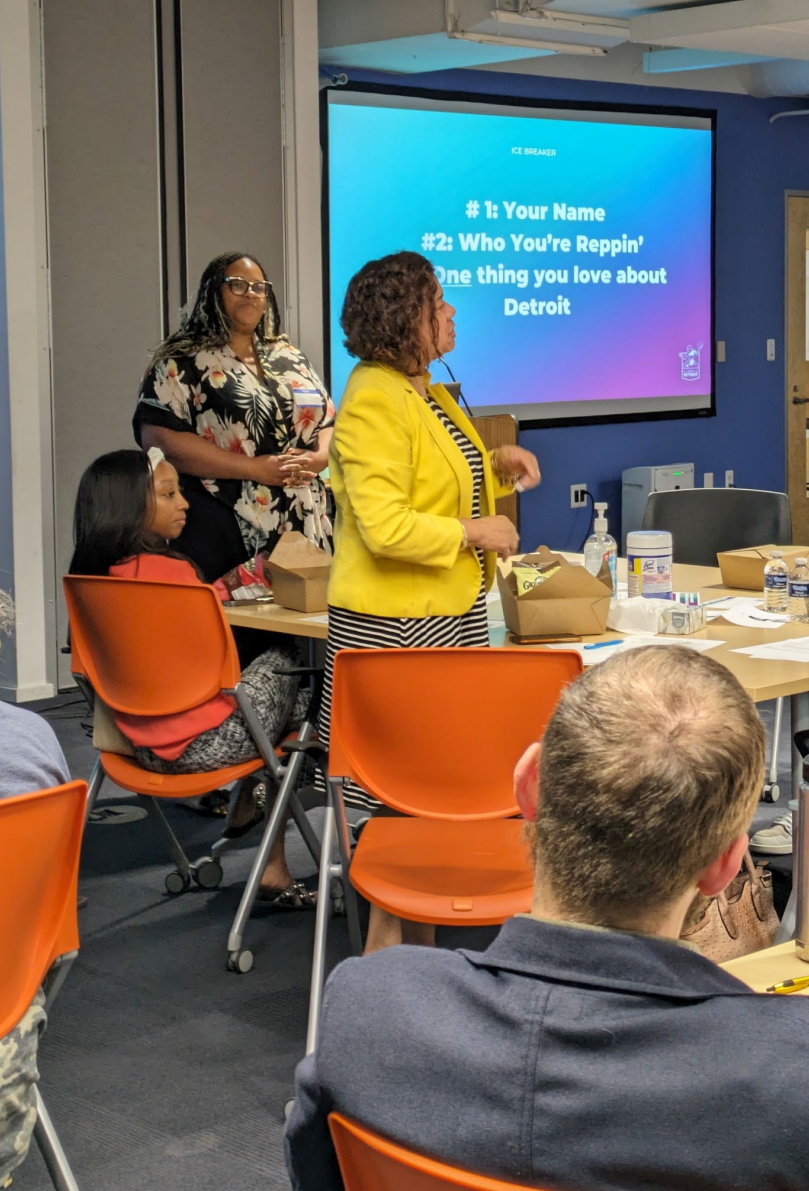
Experienced Advisor or Newcomer



Parent/Guardian?

Visit plandetroit.com to learn more about our MPAG members.

Master Plan Advisory Group Meeting #1: June 12, 2024



Plan DETROIT SUGGESTED GROUND RULES

Review the following suggested ground rules and grab a sticky note to tell us what you would remove, add or change.

GENERAL RULES	DISCUSSION GUIDELINES	GROUNDS FOR DISMISSAL
<ol style="list-style-type: none">1. Follow instructions.2. Don't interrupt or have side conversations. Raise your hand and wait to be called in the large group.3. No recording or livestreaming of meetings.4. Let us know if you need special accommodations.5. The "parking lot" will always be open.6. Share the takeaways, not the discussion details.	<ol style="list-style-type: none">1. Take space. Make space.2. Listen carefully and deeply.3. Expect and accept discomfort.4. Comments should address issues, not people.5. Be solution-oriented.6. We are One Detroit. Everyone's voice deserves to be heard and respected.	<ol style="list-style-type: none">1. Disorderly conduct from that disrupts or disturbs the meeting.2. Abusive language, threats, bullying, and personal attacks.

Sticky notes on the board include:

- Discussion details
- Not interrupt
- Don't interrupt
- Side conversations
- Be solution-oriented
- Be solution oriented
- Be solution oriented
- Be solution oriented
- Be solution oriented
- Be solution oriented

WHAT WE HEARD

- Take more time to present info and pause for Q&A.
- Set up a shared drive with background/review materials.
- Simplify engagement activities and focus on fun.
- Members love Detroit and are excited to be involved.

IN REVIEW

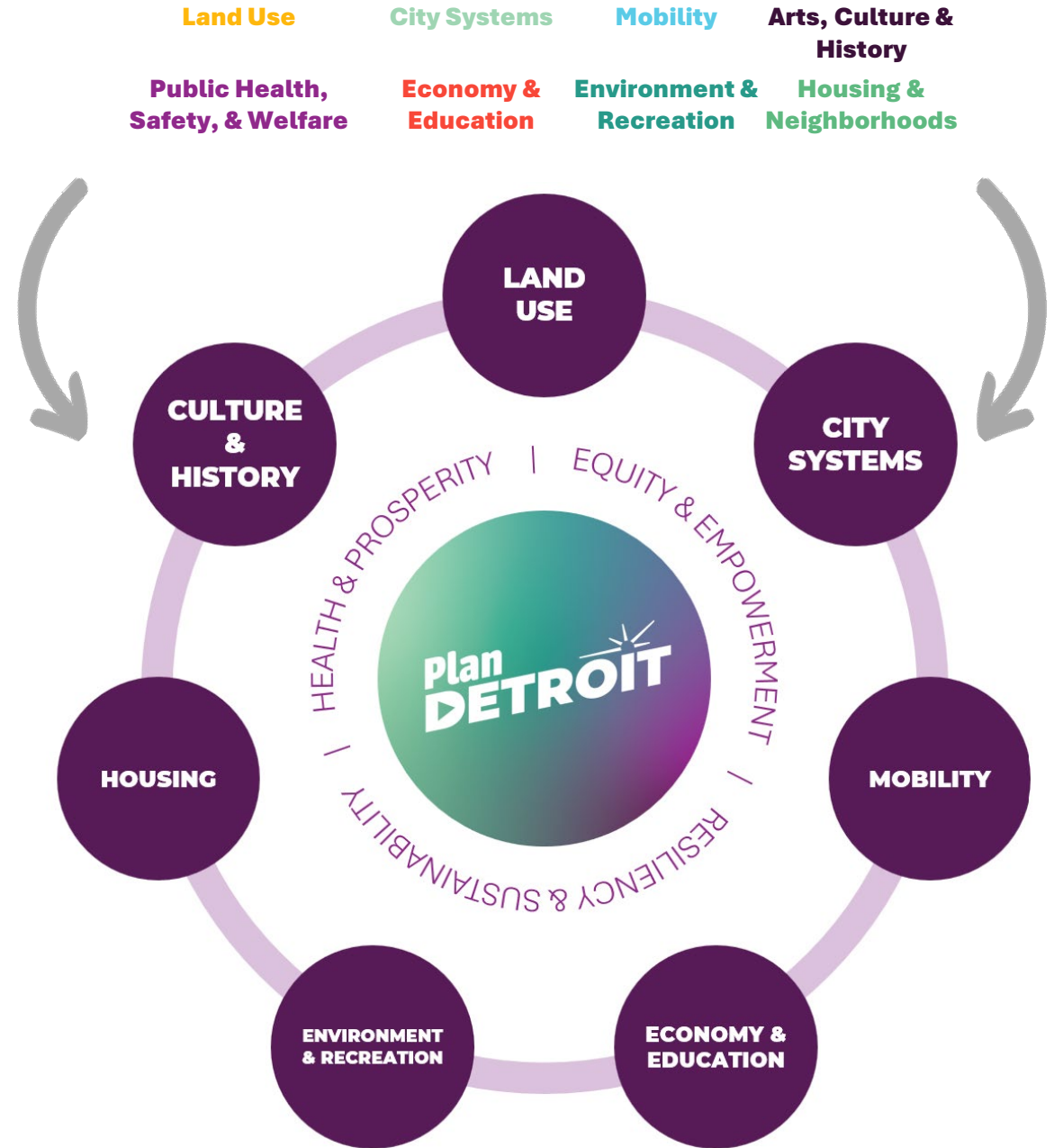
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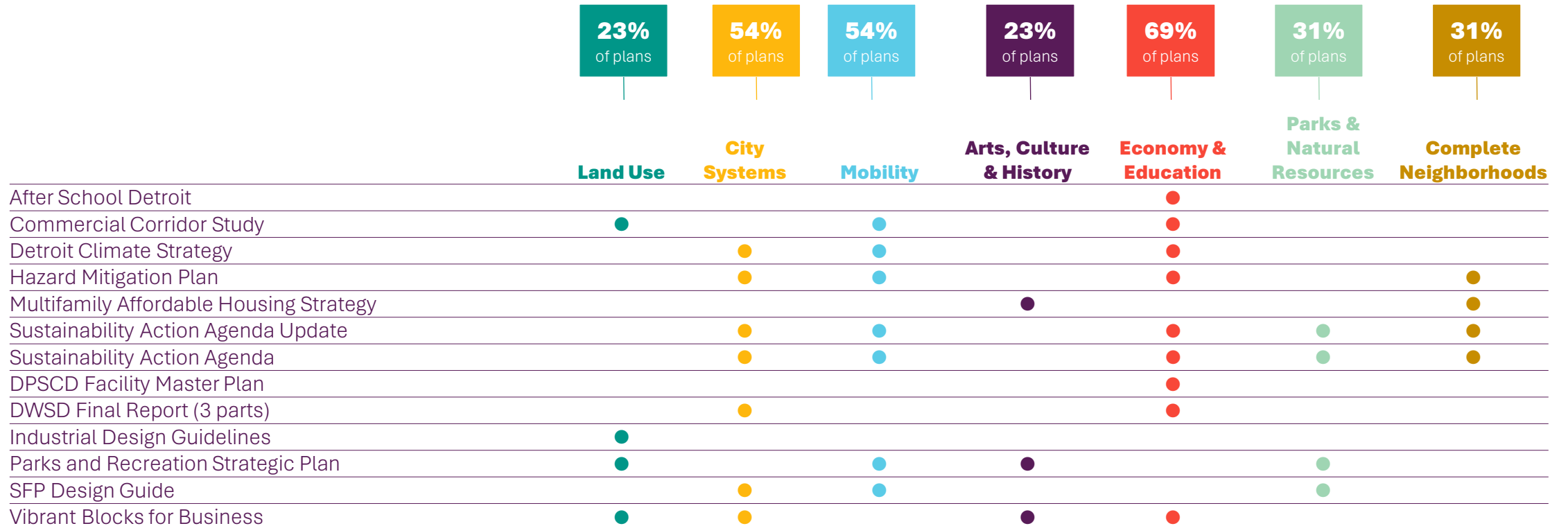
PRIOR PLAN AUDIT

Each plan was reviewed using an initial set of eight topics. This analysis shaped the proposed vision framework (outlined above).

As the plan progresses, the team will use takeaways from preliminary topics (detailed below) to test and synthesize the draft vision framework.



Citywide Plan Matrix

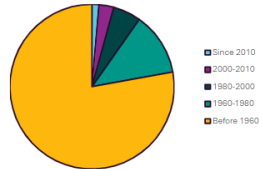


Housing Profile

323,368
Housing Units

22.8%
Vacancy Rate

40%
Cost-Burdened



Three in four Detroit homes are over 70 years old

■ Since 2010
■ 2000-2010
■ 1980-2000
■ 1980-1980
■ Before 1980

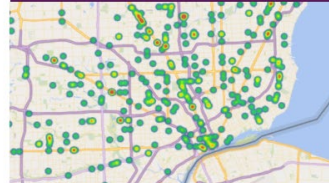
Detroit has about equal populations of owners and renters



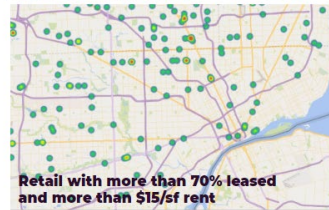
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HOUSING

Retail Vacancy



Retail Greater than 50% Vacant



Retail with more than 70% leased and more than \$15/sf rent

Source: CoStar

Key Takeaways

- Retail vacancy aligns with major arterials across the city, with larger vacancies along Woodward, Grand River Ave, and Downtown.
- Vacancy is widespread, with most areas of low retail vacancy corresponding to a lack of retail users.
- Most highly-leased retail is located around Downtown and along Gratiot Ave, with additional cores scattered throughout the city.

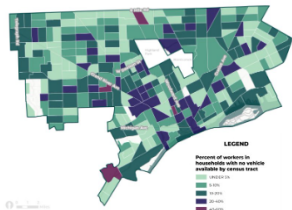
Opportunities

- The Master Plan can dive into where it may be best to focus commercial redevelopment along already identified corridors based on demand, need, and purposeful long-term strategies.
- Identifying why retail is more attracted to the suburbs.

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ECONOMY

Vehicle Availability + Public Transit



25.7 min
Commute



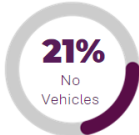
Key takeaways

Many census tracts in the cities have high percentages of households with no vehicles available, posing a huge mobility challenge for accessing daily needs. Most of the city is served by the DDOT bus system. SMART also runs buses on some major arterials, with routes extending farther into the suburbs.

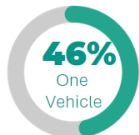
The QLine streetcar runs from downtown to New Center along Woodward. The Detroit People Mover light rail system forms an elevated track loop around downtown.

Opportunities

- Investment in public and non-motorized transportation can have an outsized impact on quality of life.
- Better coordination among agencies and with the RTA, more seamless transit experience for riders across systems
- Potential for more frequent routes, longer hours, and bus rapid transit (BRT)
- Integration with last-mile options



21%
No Vehicles

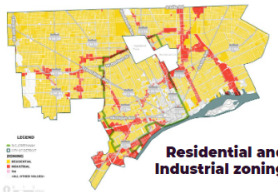


46%
One Vehicle

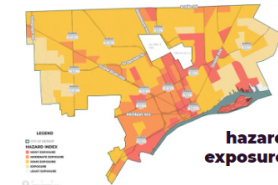
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MOBILITY

Residential-Industrial Conflicts



Residential and Industrial zoning



hazard exposure

Key takeaways

- The environmental hazard index measures the exposure of neighborhoods to harmful toxins, such as PM 2.5 which is often related to areas near major roads and highways, which see lots of fuel exhaust. Exposure to environmental hazards is concentrated in areas zoned as Industrial, Manufacturing, and Business and along expressways. Hazards are most threatening to long-term health where Residential-Industrial conflicts occur.
- Manufacturing/industrial facilities are found throughout the city. These locations are close to major expressways, along the railway, and close to river docking areas. Residences in these areas often align with environmental hazard exposure.
- The proposed JLG route crosses some segments of the currently zoned industrial and with the change to open space, should have a positive impact on environmental hazards.

Opportunities

- Use vacant land to create natural buffers between housing and industry
- Incentivize ISO 14001 environmental management systems certification for all industrial facilities to help build robust protocols that reduce environmental impact of facility operations
- Areas with higher environmental hazard exposure should have less residential land

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LAND USE

UPCOMING

Plan
DETROIT

CITY VOICES TOUR

Your voice, our future!
Let's talk, Detroit.



**FORWARD
TOGETHER**

WHAT IS IT?

A series of engagement pop-ups in the neighborhoods to talk about the Master Plan at existing events, meetings, and community hubs.

Conversations will help create the Plan's framework—vision, values, and focus areas.

Dates: July 17th – October 11th

Format: Pop-up table with boards, worksheets, and other quick activities.
No formal presentations or Q&A.

I will see _____ in my neighborhood.

I will get around by _____.

In 20 years, Detroit will be

I will see enjoy visiting the new
 _____.

I will feel _____ to be from Detroit!

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Grab a block and help us fill in the blank!

In 20 years, Detroit will be

Pull out a block and write your response on it. When you are done, add your block to the tower.

Homeowner and Renter Supports

Providing programs and resources that help Detroiters stay in and maintain their homes.

Active and Vibrant Places

Creating vibrant places with a mix of shops, restaurants, parks, and other services near people's homes.

Community Land Stewardship

Acknowledging and supporting community-led activation and stewardship of vacant land.

Diverse Economy & Livable Wages

Creating an economy where people of all skill levels can find good paying jobs in many different industries.

Safe Streets for All

Building streets that are safe for all users, no matter how they get around.

Water & Sewer Management

Investing in water, sewer, and green stormwater infrastructure upgrades to manage flooding.

Quality Housing for All

Ensuring all Detroiters have access to safe, affordable, and quality housing.

Historic Preservation

Preserving Detroit's history and historic places.

Vacant Land Transformation

Transitioning vacant land into productive open space or new development.

Plan Detroit is building on previously completed plans and many past conversations with residents about the future of Detroit. As we reviewed the work that came before us, three values came up repeatedly. Help us create a shared definition for each value by telling us what they mean to you.

VALUE 1 HEALTH & PROSPERITY	VALUE 2 EQUITY & EMPOWERMENT	VALUE 3 RESILIENCE & SUSTAINABILITY
What does a healthy & prosperous Detroit look like to you?	What does an equitable & empowered Detroit look like to you?	What does a resilient & sustainable Detroit look like to you?
_____	_____	_____
_____	_____	_____
_____	_____	_____

Besides the above, what other values are important to you?

Do you want to stay involved? Write in your email.

EXAMPLE TOUR STOPS (CONFIRMED SO FAR)

- **District 1:** Freedom Arts Festival, Crowell Recreation Center
- **District 2:** Freedom Arts Festival, Adams Butzel Summer Closing Party
- **District 3:** DON Community Meeting, Imperial Market
- **District 4:** East Warren Farmers Market, AB Ford Recreation Center,
- **District 5:** MJ's Northend Ice Cream Parlor, Senior Friendship Day, Eastern Market After Dark
- **District 6:** Freedom Arts Festival, Class Act Detroit Block Party
- **District 7:** Freedom Arts Festival, Cody Rouge Family Fun Day

CDO STAKEHOLDER INTERVIEWS

- July 12th: CDAD Youth Partners
- July 26th: CDO Executive Directors (CDAD)
- Topics:
 - Discuss key community challenges/priorities
 - Identify common goals
 - Partner on engagement

EQUITY & RESILIENCY CONTRACT (CDBG-DR)

- Additional professional services to:
 - Bolster the plan's focus on and integration of sustainability, resiliency, hazard mitigation, and disaster recovery planning – particularly related to land use recommendations
 - Add to PDD's community outreach + engagement efforts
- Targeting approval before recess

Plan
DETROIT



THANK YOU!

**FORWARD
TOGETHER**



Julie Connochie, AICP

Planner IV, Planning & Development Department
Detroitmasterplan@detroitmi.gov | 313-628-0221



Instagram @detroit_PDD



Facebook @DetroitPlanning



Website plandetroit.com