

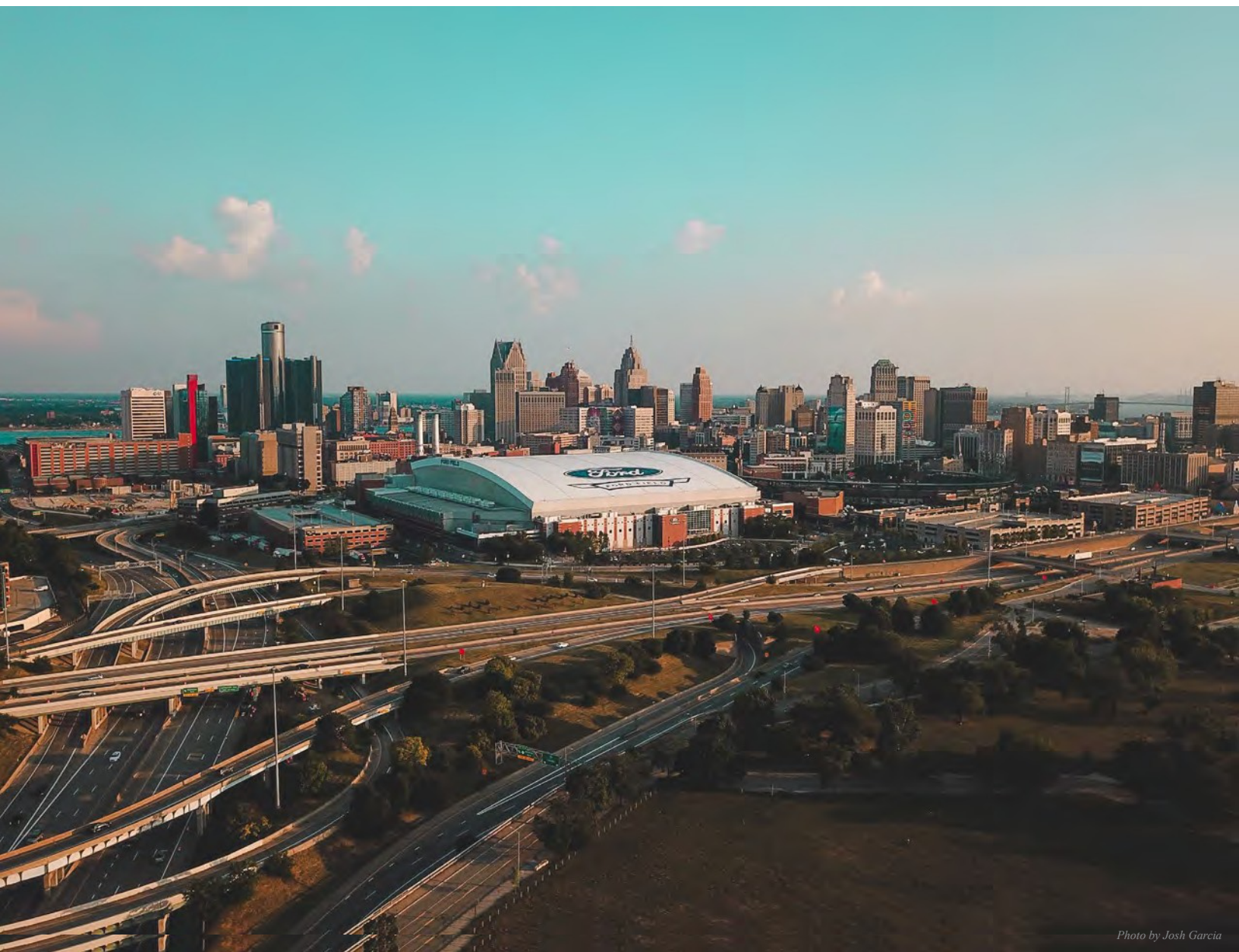


## MISSION

The City of Detroit's Planning and Development Department (PDD) aims to build a city **secure in its future, grounded in its roots and hopeful in its present state**. PDD's vision is to create a healthy and beautiful Detroit, built on inclusionary growth, economic opportunity, and an atmosphere of trust.

The Planning and Development Department currently manages many exciting initiatives which directly contribute to the creation of a healthy and beautiful City that is inclusive in its development of the Greater Downtown and its diverse array of neighborhoods. The work of the Department strives to lift up the following principles:

- That every citizen has the right to live in a socially, environmentally, and economically healthy community.
- That Detroit is blessed with a rich history and tremendous physical assets with opportunities for historic and environmental preservation.
- That the potential of the City will be best realized by embracing the broadest, most far-reaching and inclusive vision of what is possible.
- That citizen engagement strengthens decisions and generates confidence in the future and should also inform the vision of the city, and the planning framework



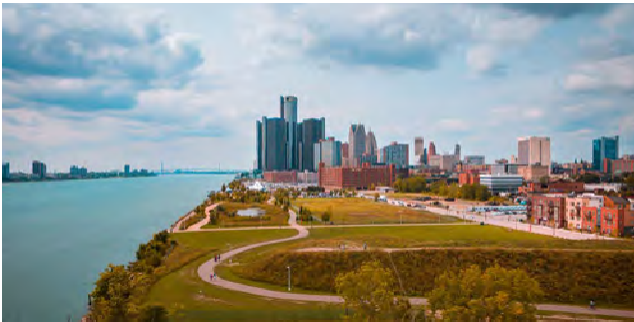
## EVENTS



In April 2024 Detroit will host the NFL Draft, a large event which will bring 500,000 visitors to downtown Detroit. In addition, in 2027, Detroit will host the NCAA Final Four another major sporting event. These events will be catalysts for the continued redevelopment of Downtown Detroit, a chance to showcase Detroit to the world while enhancing amenities and opportunities for all Detroiters.

## KEY ASSETS AND INITIATIVES

The City of Detroit has countless historic and cultural assets, but it is worth highlighting a few where the Planning Department has recently completed and/or contributed to strategic planning efforts, and will require ongoing vision and support:



*Photo by Kahari King*

### THE DETROIT RIVERFRONT

Managed by the Detroit Riverfront Conservancy, Detroit's Riverfront serves as an open space anchor for economic activity in Detroit, a recreational asset for Detroiters and Southeast Michigan, and a threshold of interaction with the larger ecological, economic, and social ecosystem that is supported by the Great Lakes and the St. Lawrence River watershed. As its potential has grown over the years, it stands to serve a regional leadership role as:

- An innovative community example for the 21st century
- A demonstration of good stewardship of the built environment and water resources
- Connecting Detroiters back to nature and a broader ecosystem



*Photo from BuroHappold*

### EASTERN MARKET

Detroit's Eastern Market presently covers 43 acres and is the largest historic public market district in the United States. Unlike many outdoor markets in urban areas, Eastern Market has remained an active and significant food production and processing district for over 150 years. A variety of local shops and the continued operation of the market sheds in the historic center lend the area an unparalleled authenticity. As much as the produce from local growers or the smell of sausage from Detroit Sausage Company, people are drawn to Eastern Market because of the deep sense of community that is shared by everyone. Eastern Market is unique; similar historic market entities are rarely found in U.S. cities, and none at this scale.



## THE JOE LOUIS GREENWAY

Named after legendary boxer and Detroiter, the Joe Louis Greenway is a proposed 27.5-mile pathway for walkers, joggers, and cyclists. It will connect to existing paths like the Dequindre Cut and the RiverWalk and provide a safe loop around the city. The greenway will also connect neighborhoods and the cities of Dearborn, Hamtramck, and Highland Park. The Joe Louis Greenway will provide community spaces and outdoor activities for all Detroiters.

With support from the Planning Department, the City's General Services Department completed an extensive framework study for construction of the citywide greenway in 2020, and construction is currently underway. The Planning Department is currently engaged in a study for all the neighborhoods adjacent to the Greenway.

## I-375 CONVERSION

Plans are moving forward to remove the I-375 Expressway downtown and replace it with an at-grade boulevard. This will result in 30+ acres of developable land and present an unprecedented urban design opportunity. The project will help us identify development opportunities with a focus on diversity, equity, and inclusion that connects the city and honors the past.



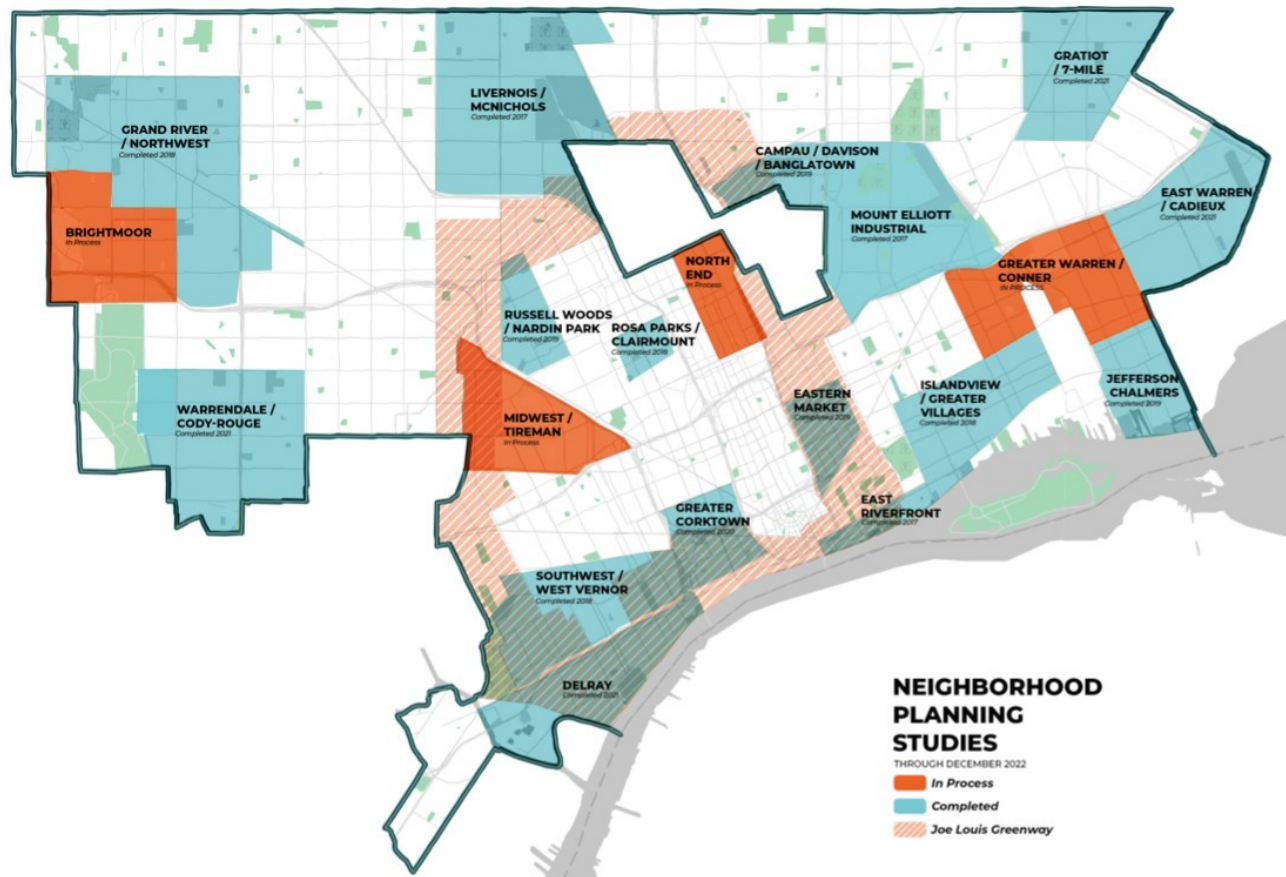
## STRATEGIC NEIGHBORHOOD FUND:

The City of Detroit has also launched several key planning and implementation initiatives in the past five years, chief among them, the City's Strategic Neighborhood Fund.

Mayor Mike Duggan has made neighborhood revitalization a top priority for the City, consistent with a vision of "One Detroit. For All of Us." and commitment to an inclusive and equitable city. The Strategic Neighborhood Fund (SNF) was initiated in three neighborhoods in 2014, starting with \$42 million in contributions from public and private sources. In 2018, it was announced that SNF will be expanded to another seven neighborhoods with an additional \$130 million in public and private financial support. In addition, the City is currently planning for another round of SNF fundraising.

The Strategic Neighborhood Fund is a partnership between the City of Detroit, the Detroit-based CDFI Invest Detroit, neighborhood residents and corporate donors. SNF funds community-driven projects in four specific areas - park improvements, streetscape improvements, commercial corridor development, and affordable single-family home stabilization. Each project begins by soliciting input from residents with support and oversight from the City's Planning and Development Department and the Department of Neighborhoods. Improvements funded through SNF are already underway in multiple neighborhoods.

In addition to the SNF neighborhoods, the department is currently engaged in additional Neighborhood Planning Studies, notably in the areas adjacent to the Joe Louis Greenway:



## POSITION DESCRIPTION

The City of Detroit is currently searching for a Deputy Director of Planning & Development Department. This position serves as the chief strategist for development and growth for the City of Detroit. S/He develops and helps implement large transformative ideas and will help lead large initiatives. These ideas will help set broad and high reaching goals for the City's built environment and their positive impact on Detroit's residents. It is her/his strategy, leadership and ability to execute that advances the Mayor's goals for growing and beautifying the City's many neighborhoods. He/she also possesses the political acumen to gain support (local, public, and private) behind their strategic goals and direction.

Largely this role will focus on Detroit residential neighborhood and help tackle major issues, such as the strategic disposition and development of vacant land, equitable development surrounding the Joe Louis Greenway and the continued revitalization of neighborhood commercial districts.

In particular, The City has already taken steps to focus its investments into strategic commercial corridors and adjacent residential neighborhoods throughout the City. Planning in all of these corridors have similar tenets: vacant land use strategy, building neighborhood connections, access to alternative mobility options, streetscapes that activate the commercial corridor, and a diversity of safe, high-quality and affordable housing options. More of the City's opportunities and exciting development focus areas are outlined in the accompanying prospectus.

The Deputy Director will be expected to work with planning staff and forge public and private relationships, to craft an ongoing revitalization strategy that is inclusive and equitable. Additionally, the ideal Deputy Director would have categorical experience with planning and activation of vacant land and open spaces at a large scale.

The ideal candidate is a proven strategic thinker, transformational leader, innovative, and pragmatic. She/He must be politically astute, culturally competent, decisive in their decision-making and have strong technical expertise in the processes and relationships which govern land use planning, architecture, landscape architecture, design and development. This position will call on the candidate to have excellent communication skills, both oral and written/visual. Additionally, the future Deputy Director will be a skilled collaborator, community-minded and can build strong working relationships with all levels of government, City Council, Detroit residents, City departments, boards and commissions, other public agencies and the private sector to effectively manage the city of Detroit's growth and development.

A demonstrated knowledge and strategic experience with the large-scale transformation of vacant land and abandoned structures into social, environmental and economic assets for the city is highly desirable.

## KEY RESPONSIBILITIES

- Create a strategic plan through implementation projects and coordination, which will realize the City's growth and development vision. This includes assuring the vision is appropriately advanced by receiving strategic approvals through governmental and quasi-governmental boards, including but not limited to: Detroit City Council, Board of Zoning Appeals, City Planning Commission, Historic District Commission.
- Plan, prioritize and provide overall strategic direction to the work of the Department.
- Develop a framework for the activation and use of open space.
- The position also provides strategic assistance, directly or through subordinate staff, to a variety of citizen boards and commissions, including the Board of Zoning Appeals, Historic District Commission, City Planning Commission, and Design Review Staff. The Deputy Director may regularly appear before the City Council, Council Committees, City Planning Commission, public agencies, community groups, and other organizations regarding the City's strategic planning needs, goals and policies, and is expected to be visible and maintain successful working relationships with all City stakeholders.
- The Deputy Director works closely with the Mayor, the Group Executive of Planning Housing and Development, City Council, City Departments, boards and commissions, other public agencies and the private sector in developing a comprehensive, integrated and equity-focused approach to formulating specific strategies.

### *THE CITY OF DETROIT PLANNING AND DEVELOPMENT DEPARTMENT:*

This role is an extraordinary opportunity for an individual to make an immediate and lasting impact in one of America's most iconic cities. The City of Detroit stands at a critical moment in its history. With more than 1/3 of the City's 139 square miles in public ownership, architectural design, urban planning and land use are vital components to determining the city's future. The individuals who are best suited for this role will have an outstanding track record of strategic success with plan implementation in other urban centers, strong leadership and project management skills, and a deep conviction that Detroit has a bright future.

The Deputy Director reports directly to the Director of Planning and Development. S/He will be charged with creating and coordinating delivery of a strategic planning vision for Detroit as defined by the Mayor and Planning Director, and informed by citizens, to ensure all residents have a growing choice of safe, attractive housing options with easier access to jobs and shopping in vibrant commercial corridors and downtown. The Deputy works in close partnership with the department's Chief of Staff, who oversees the department's staffing and operations. Together, they manage the work of the department's Associate Directors to ensure each division is strategically aligned in pursuit of the City's planning vision.

The Planning Department is comprised of about 40 planners, urban designers and managers who direct, plan, and coordinate neighborhood planning initiatives; coordinate and manage the implementation work of City partners and external stakeholders in realizing the full potential of corridor activations; develop standards to guide industrial development and buffering; and partner with the State and federal agencies to ensure the City has a voice in planning for state/federal investment projects. The Planning Department oversees the City's Master Plan and updates, as well as development reviews and zoning changes/innovations needed to achieve the strategic vision. In addition, staff manage the City's Community Benefits process; and provide support for the Historic District Commission and regulations.

*OFFICES WITHIN THE PLANNING AND DEVELOPMENT DEPARTMENT INCLUDE:*

- ▶ **PLANNING** provides planning, design and implementation coordination in East, Central and West regions, to achieve neighborhood stabilization and revitalization and support population and job growth. This includes project management of neighborhood, commercial, business, industrial, historic district and neighborhood plans; engaging local communities and leaders in workshops and presentations; developing urban design guidelines; designing improvements for parks, streetscapes, open spaces, public art; identifying development sites and supporting parcel assembly and historic building-reuse scenarios.
- ▶ **DESIGN AND DEVELOPMENT INNOVATION** translates City and neighborhood plans into regulatory language, zoning changes, ordinances and initiatives that guide development efforts; performs design review; and oversees the Sign Waiver Request processes. This includes working with the City Planning Commission and City Council and master plan interpretations.
- ▶ **HISTORIC PRESERVATION** develops regulatory language, ordinances and initiatives that guide development, environmental protection, and preservation of historic assets. Staff support the Historic District Commission in enforcement of Historic District codes; review permit applications; conduct historic district reviews; investigate complaints; and ensure National Environmental Policy Act (NEPA) compliance. Staff are liaisons with the City Planning Commission (CPC), Historic Designation Advisory Board (HDAB), and city departments.
- ▶ **EQUITABLE DEVELOPMENT AND LEGISLATIVE AFFAIRS** manages the Community Benefits Ordinance process. Serves as the primary departmental liaison with City Council, assists in managing City Council agenda items and develops the overall legislative strategy.
- ▶ **ADMINISTRATION** manages personnel, operations and operating budget, grants, and contracts; partnerships with key vendors, foundation and university partners; and large-scale community communications, meetings, and workshops. The Admin manages foundation requests and relationships including grant writing and reporting. Coordinates and manages special projects and major professional events.

## **MINIMUM QUALIFICATIONS**

Graduation from a college or university with major course work in planning, business, architecture, landscape architecture, urban design, or a closely related field; equivalent experience considered. Minimum 10 years full-time experience in urban planning with responsibility for providing strategic direction to at least some of the following: building and zoning code administration, planning studies, transportation development. At least five (5) years of this experience must have been at a managerial level with responsibility for program planning and development, supervision of a large professional and technical staff, as well as experience in budget preparation and management. Experience with federally funded programs and with citizen or quasi-governmental boards is required.

### **COMPENSATION & BENEFITS**

Salary range is \$133,407 to \$150,081. Starting salary will be commensurate with experience and skills. The City of Detroit offers a rich and comprehensive benefits package including medical, dental, vision, pension plan, flexible work options and generous paid time off including paid holidays, vacation, and sick leave.

### **APPLICATION PROCESS**

Recruitment for the City of Detroit's Deputy Director of Planning and Development will be conducted nationally. Those who are deemed qualified will be determined by a steering committee led by the City's Group Executive of Planning, Housing and Development. It is the City's desire to identify 10 top candidates for the position. Once the 10 candidates are selected, interviews will be scheduled, and a recommendation of the lead candidate will be made by the Mayor to Detroit's City Council.

Applications will be accepted until the position is filled. Applicants should send their resume and cover letter describing their qualifications and interest in the Deputy Director of Planning and Development position to [DeputyDirectorPDD@detroitmi.gov](mailto:DeputyDirectorPDD@detroitmi.gov).

### ***PLANNING AND DEVELOPMENT DEPARTMENT DELEGATED AUTHORITY***

The Planning and Development Department is created through Article 6. Chapter 2. of the 2012 Detroit City Charter. of the City of Detroit Charter. The City of Detroit provides a comprehensive and robust set of services to its Detroit residents <https://detroitmi.gov/>. The City often works in collaboration with the City of Detroit's Housing and Revitalization Department in implementing neighborhood development. Both the Housing and Revitalization Department and the Planning and Development Department are under the direction of the City's Group Executive of Planning, Housing and Development.



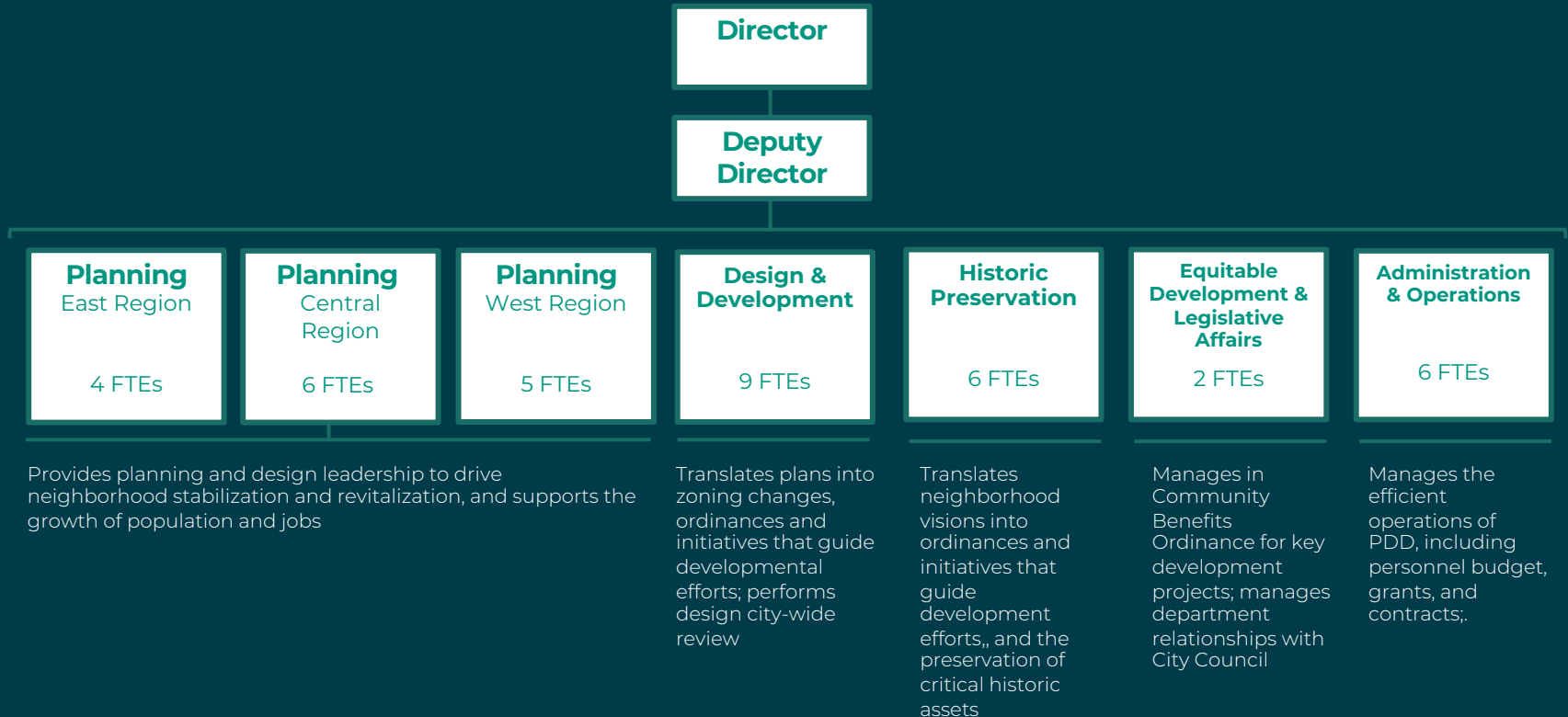
# **PLANNING & DEVELOPMENT DEPARTMENT**

# Mission Statement

The City of Detroit's Planning and Development Department (PDD) aims to build a city secure in its future, grounded in its roots and hopeful in its present state. The vision of PDD's mission is a healthy and beautiful Detroit, built on inclusionary growth, economic opportunity and an atmosphere of trust. We help plan for the city's future.

# PDD Organizational Structure

## Current State



# PDD Guiding Principles



## HISTORIC PRESERVATION

The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.



## ACTIVATE THE PUBLIC REALM

All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.



## MAINTAIN/INTEGRATE THE STREET GRID

Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid – not to create an isolated development site.



## STREET FRONTAGE

All new construction shall be designed along the front lot line of the property adjacent to the public right of way. Parking shall not be provided between the building frontage and the street edge.



## APPROPRIATE DENSITY

Any new building shall be appropriate in scale with surroundings.



## BUILDING FORM AND MATERIAL

The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.



## PEDESTRIAN EXPERIENCE

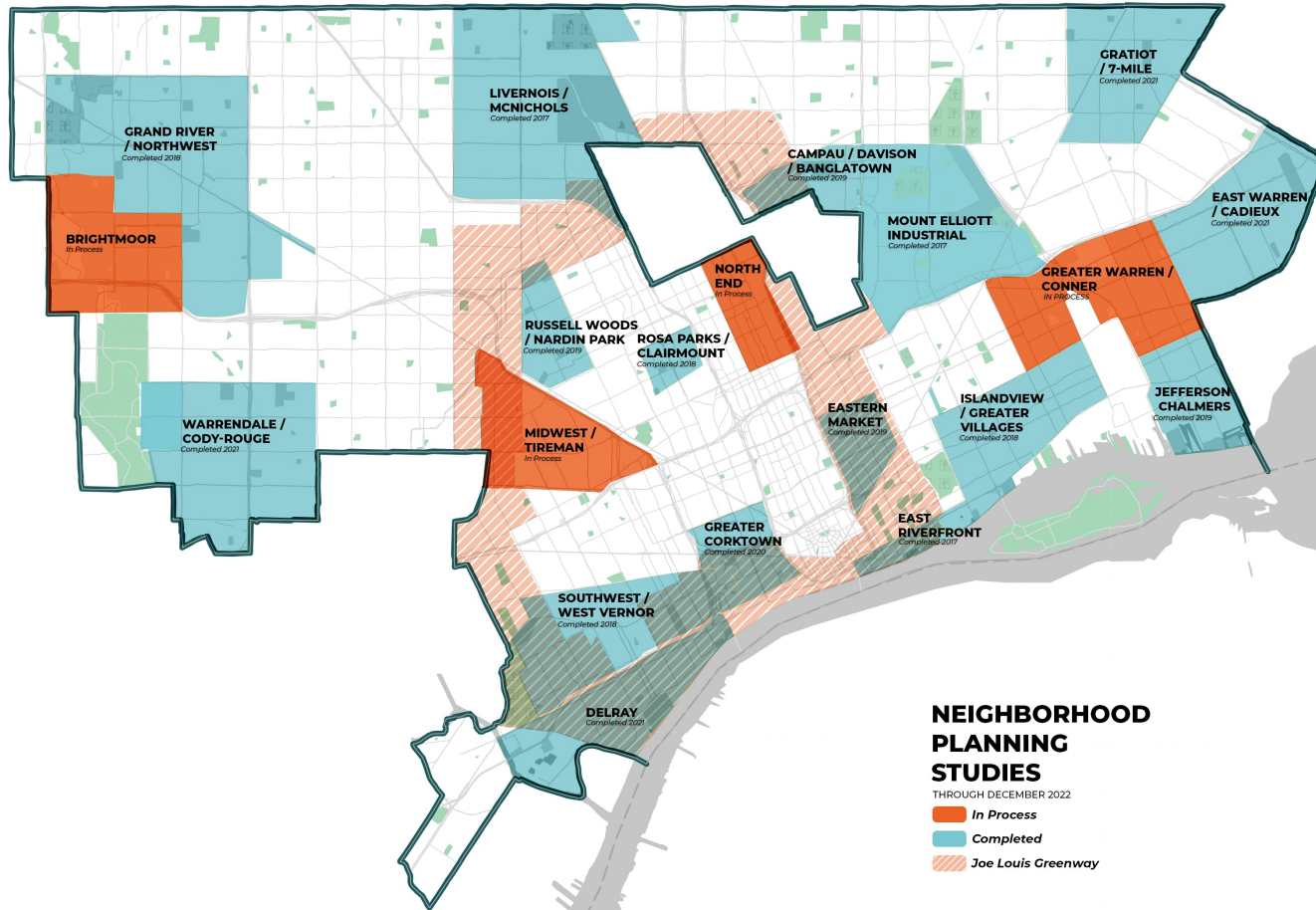
Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right of way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.



## PARKING AND ACCESS

All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.

# Neighborhood Planning



## NEIGHBORHOOD PLANNING STUDIES

THROUGH DECEMBER 2022

 In Process

 Completed

 Joe Louis Greenway

# Planning: West Region



# Planning: West Region

Sawyer Art Apartments  
McNichols Corridor



West Warren Streetscape  
Warrendale



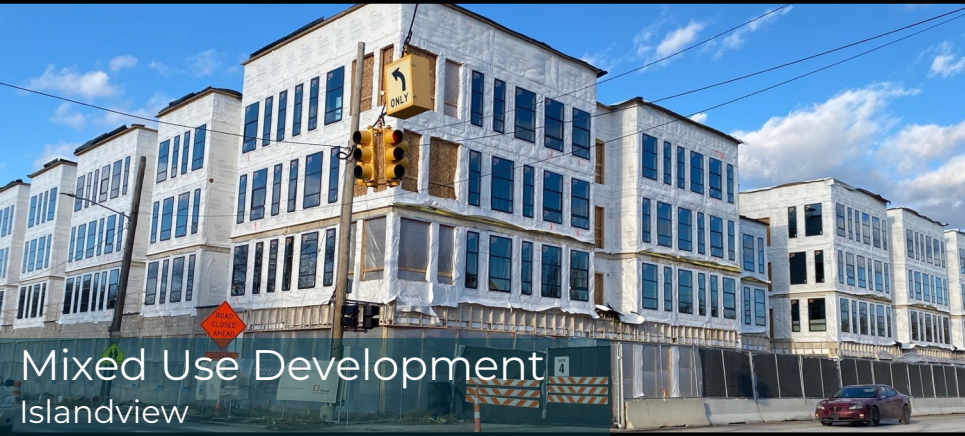
# Planning: West Region



# Planning: Central Region



# Planning: Central Region



# Planning: Central Region



# Planning: Central Region – I-375 Removal



# Planning: East Region



Conant Streetscape  
Campau/Davison/Banglatown



Jayne Park Improvements  
Banglatown



The Ribbon  
East Warren Corridor



Commercial Redevelopment  
Conant Corridor

# Planning: East Region



East Warren Streetscape Improvements  
East Warren/Cadieux

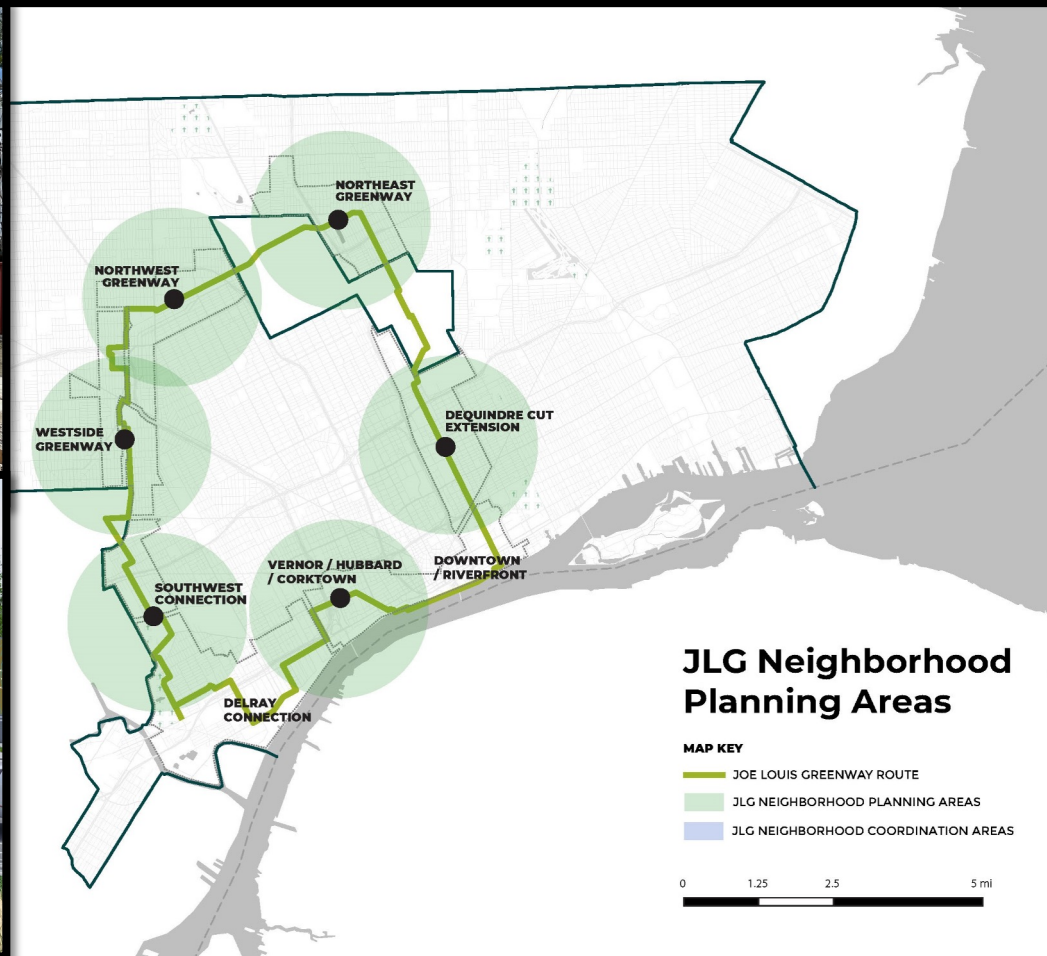


Commercial Redevelopment  
Jefferson Chalmers



Lenox Center / A.B. Ford Park  
Jefferson Chalmers

# Planning: Joe Louis Greenway



# Equitable Development: Community Benefits Ordinance



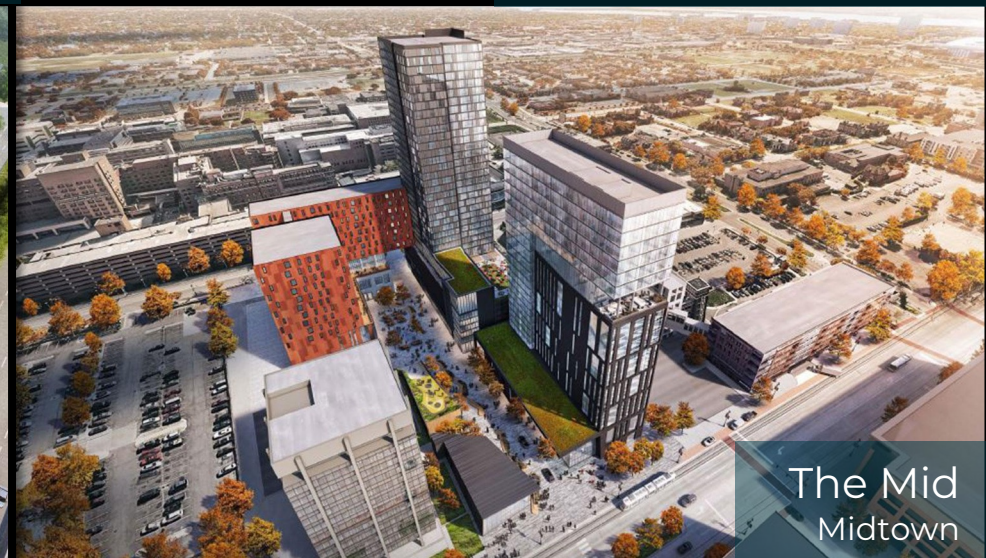
Fiat Chrysler Jefferson North Expansion  
Conner Creek



Hudson Building  
Central Business District



Wigle: Midtown West  
Midtown



The Mid  
Midtown

# Equitable Development: Community Benefits Ordinance



District Detroit  
Downtown



Michigan & Church  
Corktown

# Design Review



# Historic Preservation



Oakman Blvd



Arden Park



Jefferson Chalmers



Russell Woods



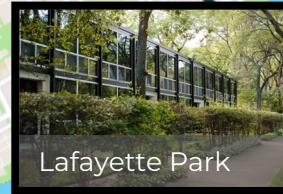
Boston Edison



Indian Village



Corktown



Lafayette Park