

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

2025 2026 2027 2028 2029 2030 +

Roadway Design + Construction

Land Creation

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

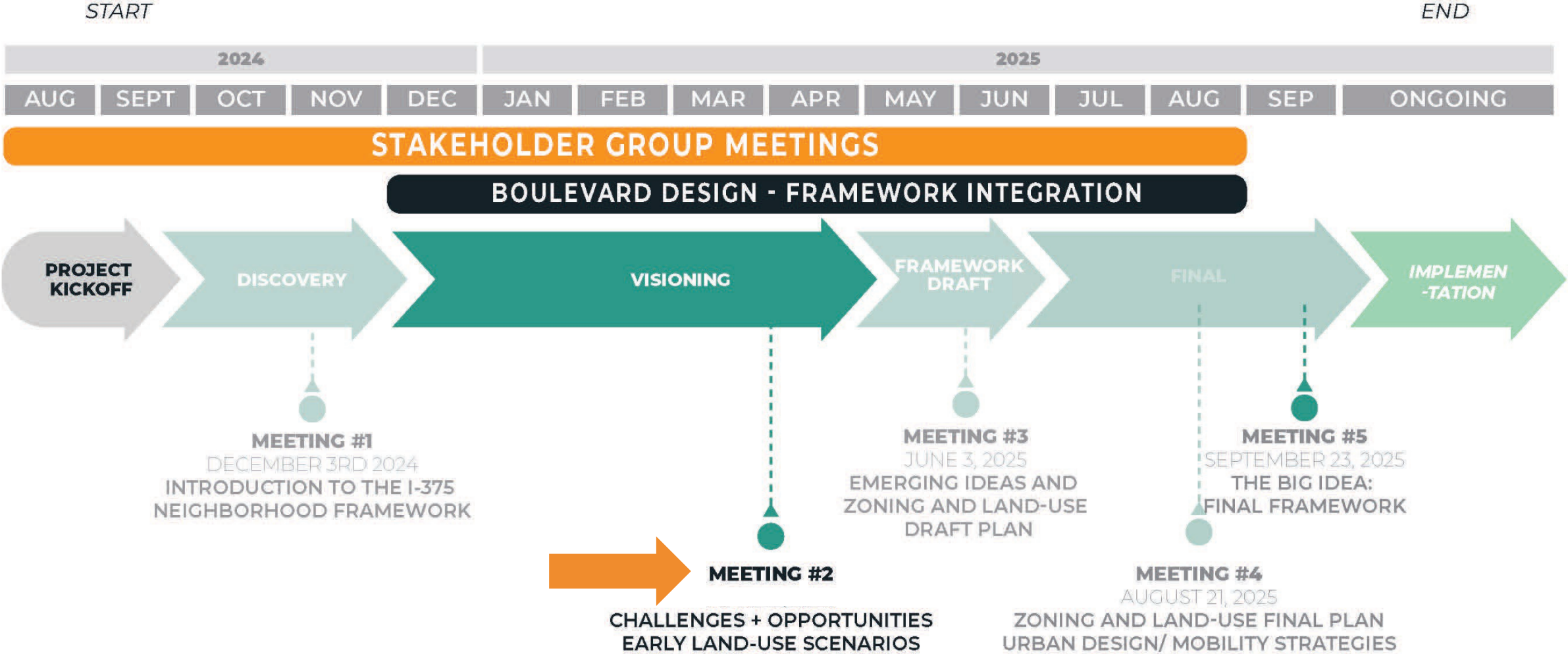
The Neighborhood Framework...

- 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?



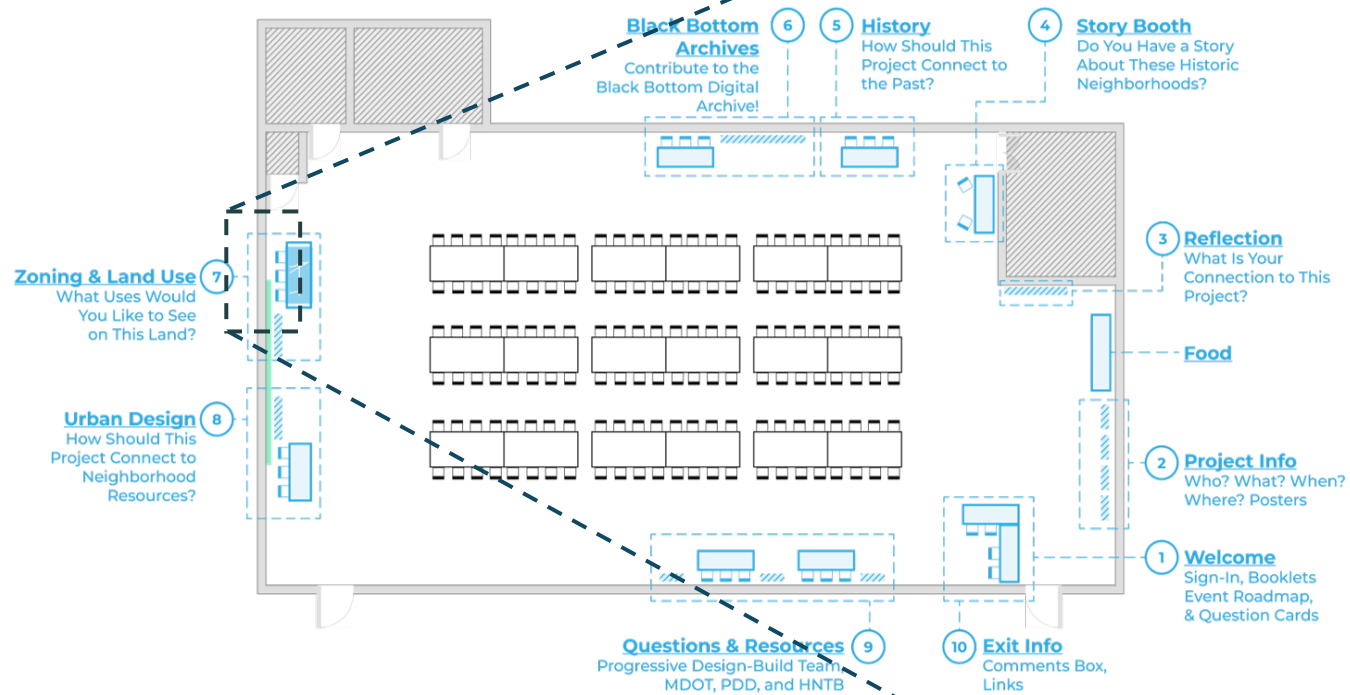
COMMUNITY MEETING #1 RECAP

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

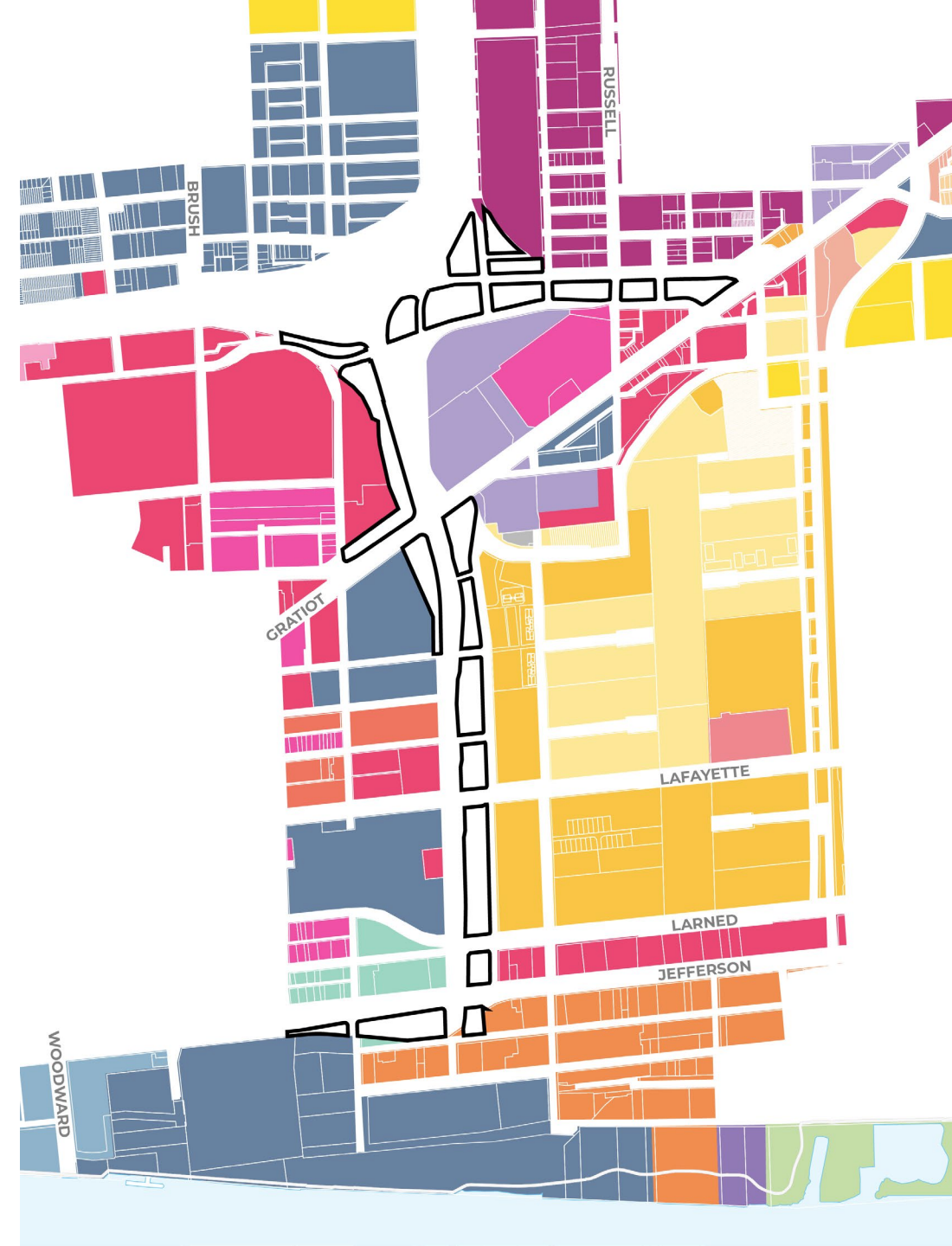
LAND USE & ZONING PLAN



OUR FOCUS TONIGHT...

Zoning and Land Use

What should go on the new land?



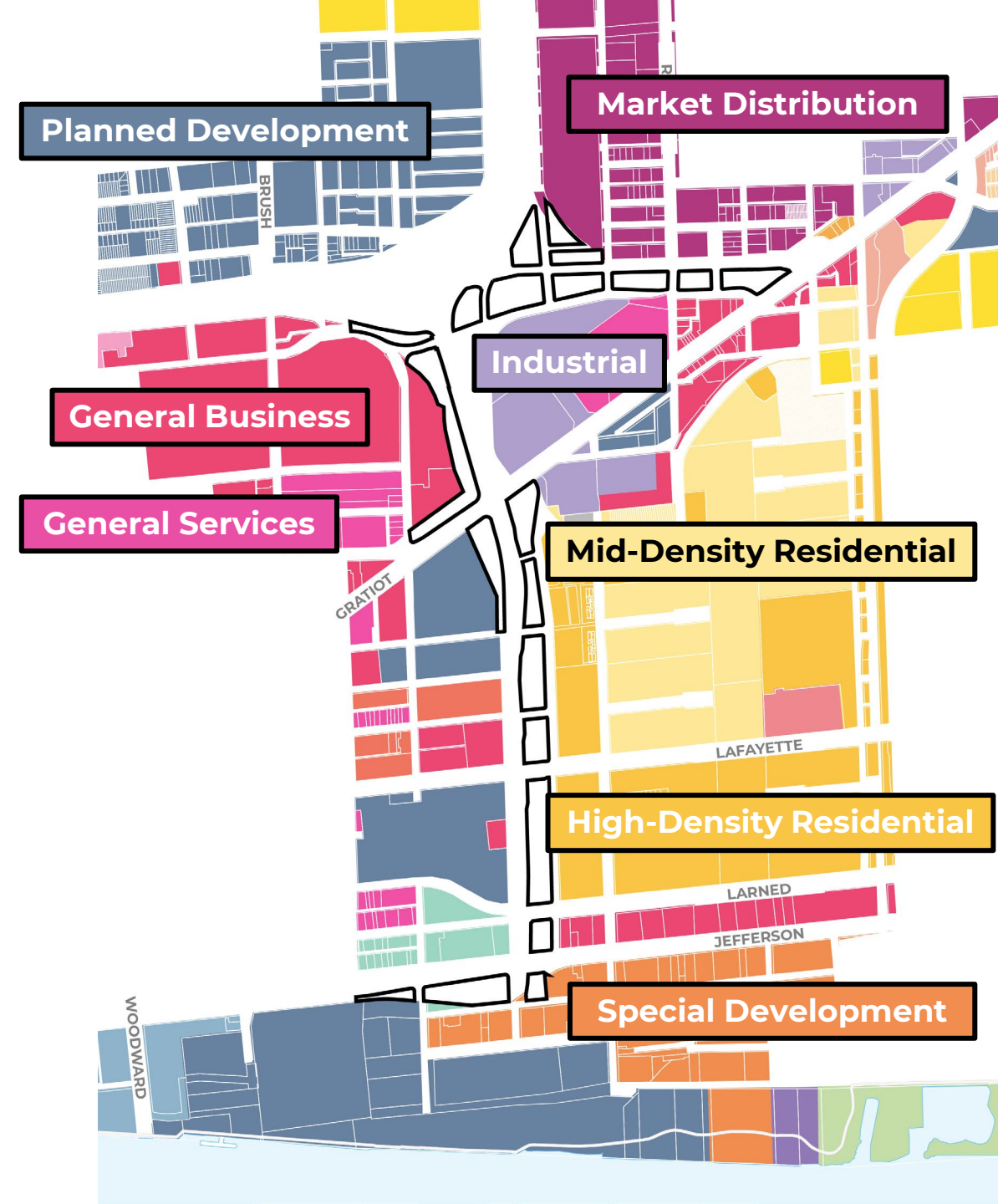
What is **Zoning** and **Land-Use**?

Zoning regulates what is and is not permitted on land...
And it can:

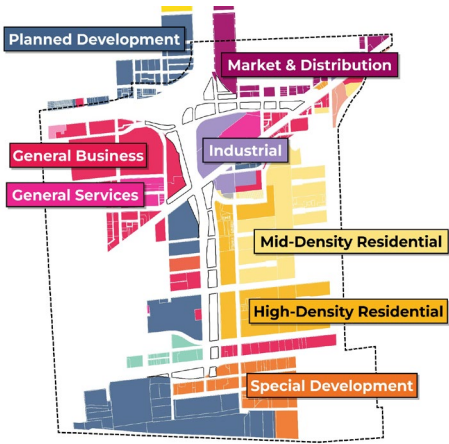
- Preserve your area's unique character to achieve the community's vision for the future
- Promote compatible uses to a neighborhood
- Delineate parks and open space
- Prevent incompatible uses in a neighborhood
- Guide future development

EXISTING: ZONING & LAND USE

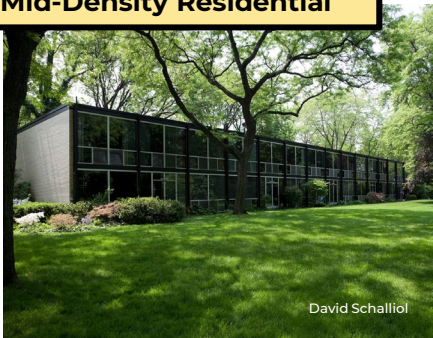
- The new land borders a mix of residential, retail, business, market and distribution, industrial, planned development, and special development zones.
- Looking at the adjacent zoning districts can help us understand unique character surrounding the new land.



EXISTING: ZONING & LAND USE



Mid-Density Residential



Lafayette Park Town Houses

High-Density Residential



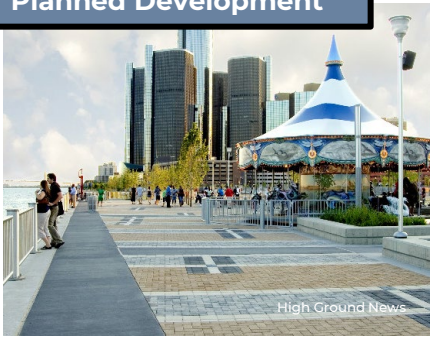
1300 Lafayette East Cooperative

Special Development



Atwater Brewery

Planned Development



GM Plaza Promenade

General Business



Shinola Hotel

General Services



Astoria Pastry Shop

Market & Distribution



Eastern Market

Industrial

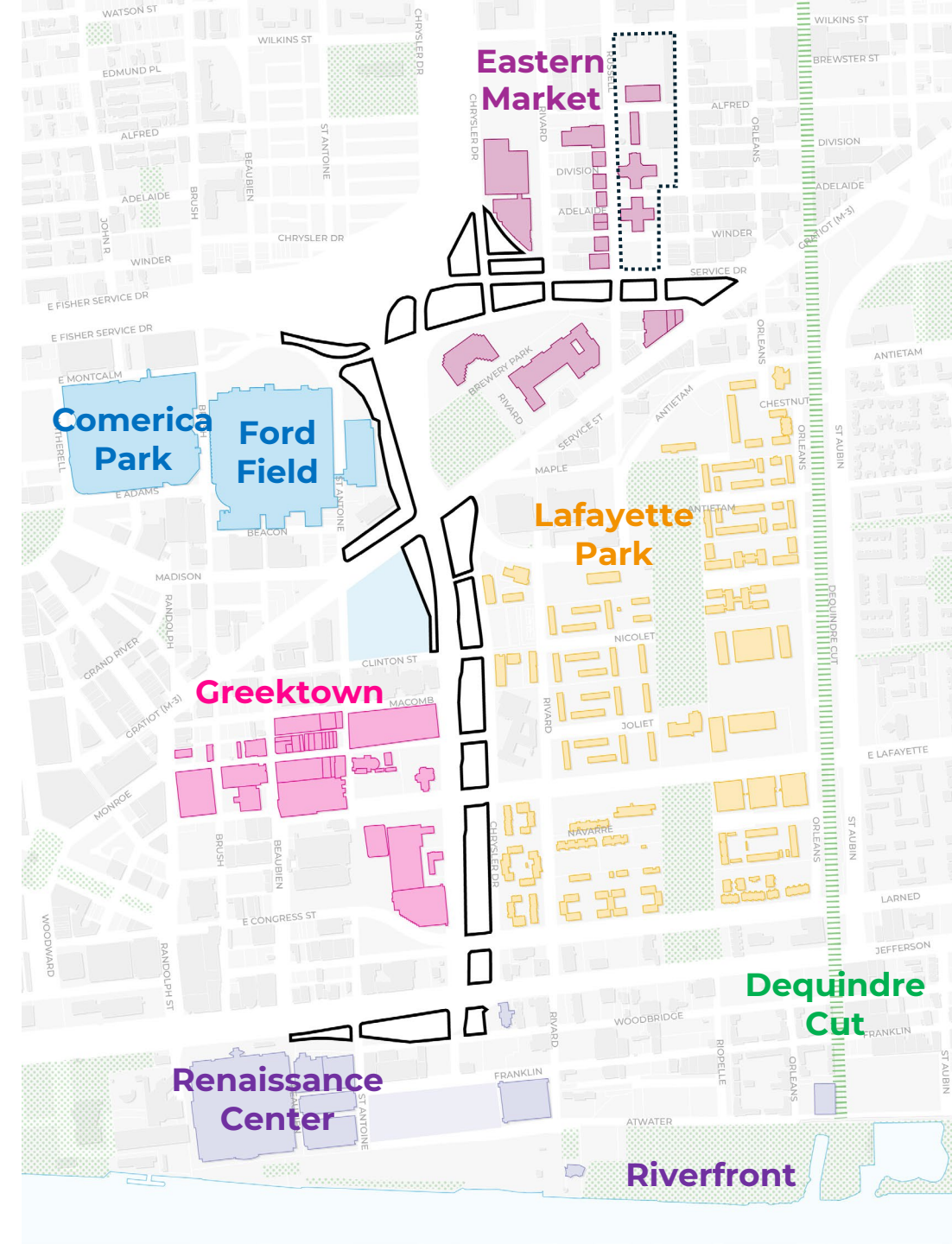


Crain Communications

EXISTING: NEIGHBORHOOD ASSETS

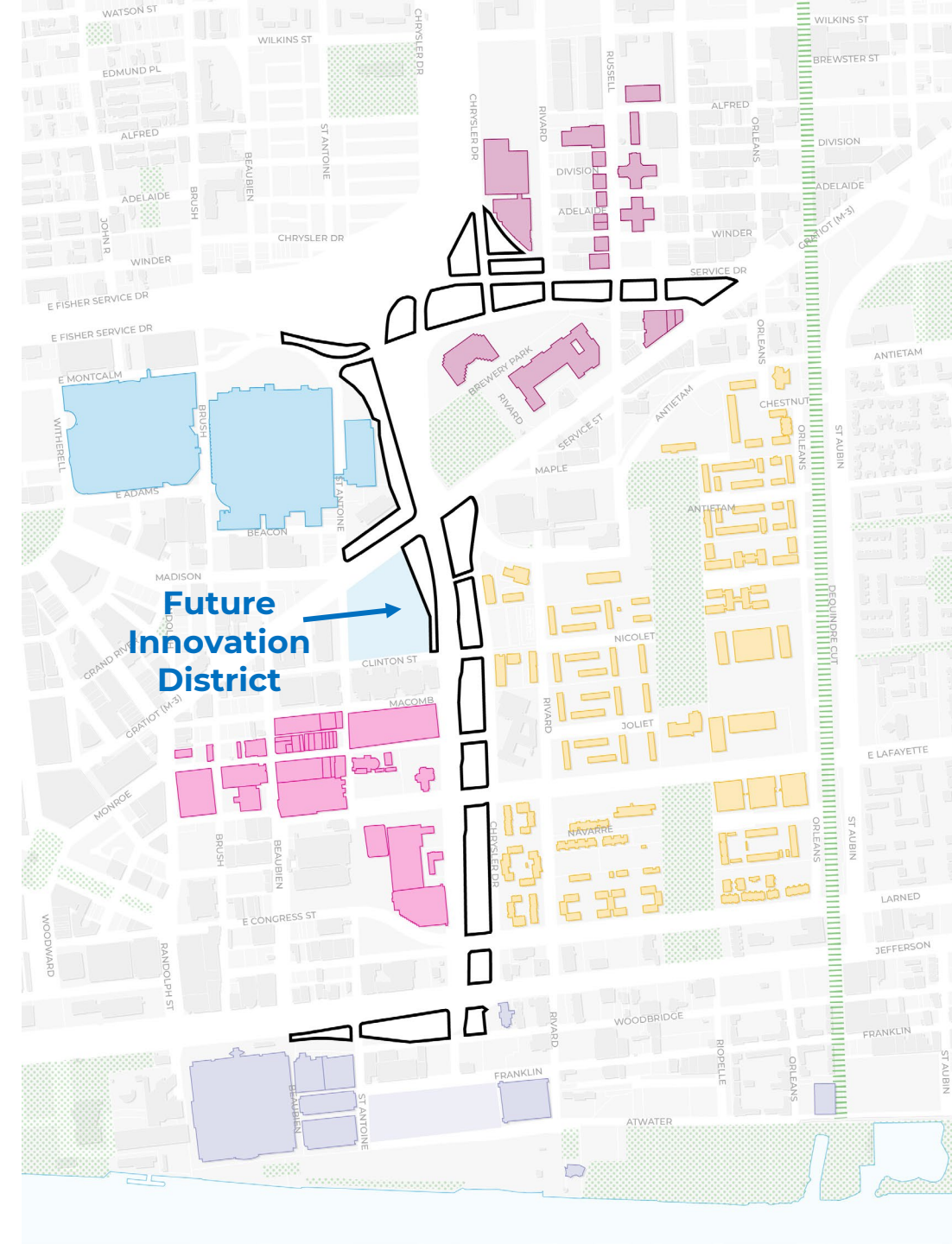
The Framework seeks to strengthen and preserve assets in the project area

- 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)



EXISTING: TRENDS & INCOMING PROJECTS

- Downtown residential population is steadily growing
- High demand and growth in entertainment district, with new events incoming (Final Four 2027)
- New Life Sciences Innovation District is being planned at the intersection of Gratiot & the Boulevard
- On the other hand, the demand for office spaces has not rebounded since COVID



ACTIVITY INTRODUCTION & GOALS



ACTIVITY INTRODUCTION

At each table, there are two sets of maps that we'll be using to discuss *what land uses* should go on *which new parcels*.

We'll be looking at 5 land use types,
**Residential, Entertainment, Retail &
Business, Mixed Use, and Open
Space.**

We'll be using color-coded sticky dots and colored pencils matching the land use colors to record our responses.

SCENARIO A: NEIGHBORHOOD & RESIDENTIAL FOCUS — THOUGHT EXERCISE

LAND USES

RESIDENTIAL

ENTERTAINMENT

RETAIL & BUSINESS

MIXED USE

OPEN SPACE

THOUGHT EXERCISE:

If we start from the perspective of **LAND USES**, what are the other land uses that you would want to support the surrounding neighborhoods? Where should they go?

1-375 NEIGHBORHOOD FRAMEWORK
COMMUNITY MEETING #2

SCENARIO B: ENTERTAINMENT & HOSPITALITY FOCUS — THOUGHT EXERCISE

LAND USES

RESIDENTIAL

ENTERTAINMENT

RETAIL & BUSINESS

MIXED USE

OPEN SPACE

THOUGHT EXERCISE:

If we start from the perspective of **ENTERTAINMENT & HOSPITALITY**, what are the other land uses that you would want to support the surrounding neighborhoods? Where should they go?

1-375 NEIGHBORHOOD FRAMEWORK
COMMUNITY MEETING #2

SCENARIO C: CREATE YOUR OWN

LAND USES

RESIDENTIAL

ENTERTAINMENT

RETAIL & BUSINESS

MIXED USE

OPEN SPACE

LAND USE SKETCH:

Starting with the new parcels being undesignated, **WHAT LAND USES** do you think should go on each parcel to strengthen and support the surrounding neighborhoods? Where should they go?

1-375 NEIGHBORHOOD FRAMEWORK
COMMUNITY MEETING #2



THOUGHT EXERCISE: SCENARIOS A & B

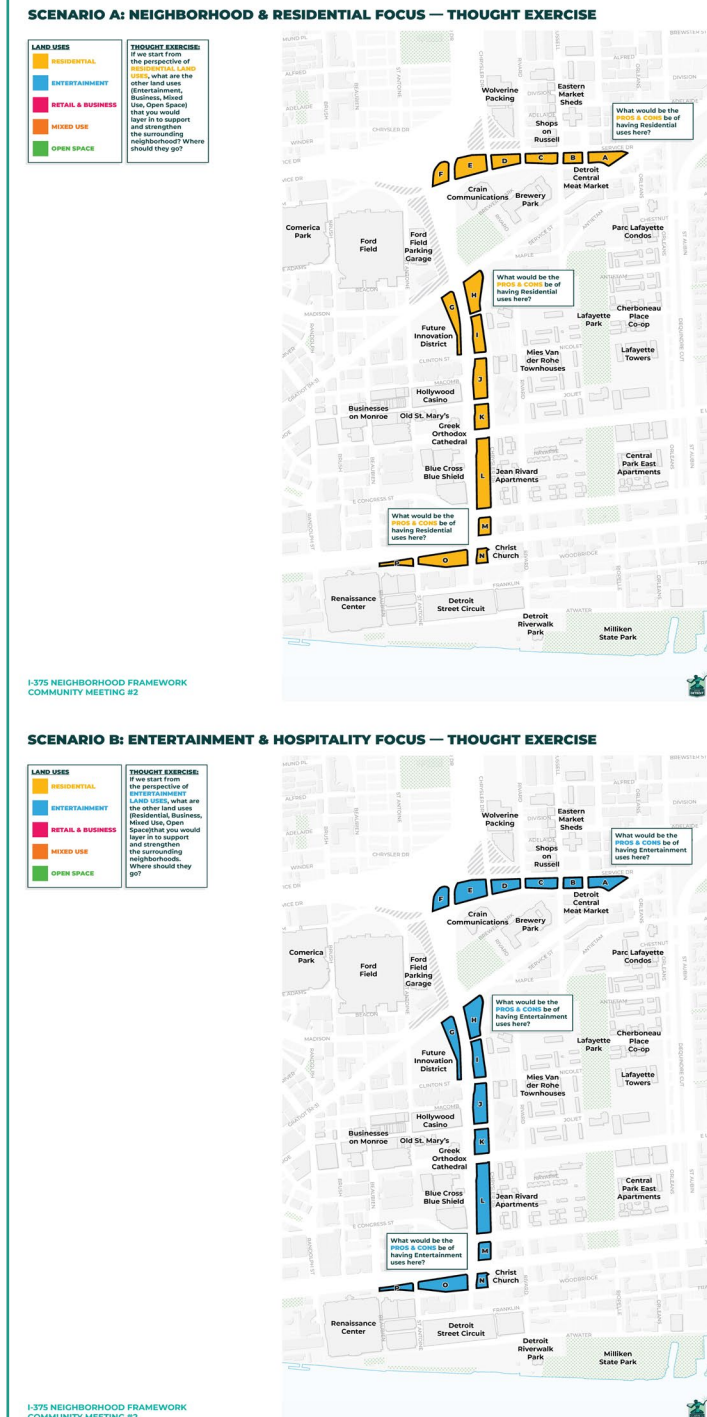
The first half of the activity will focus on two thought exercise scenarios:

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**.

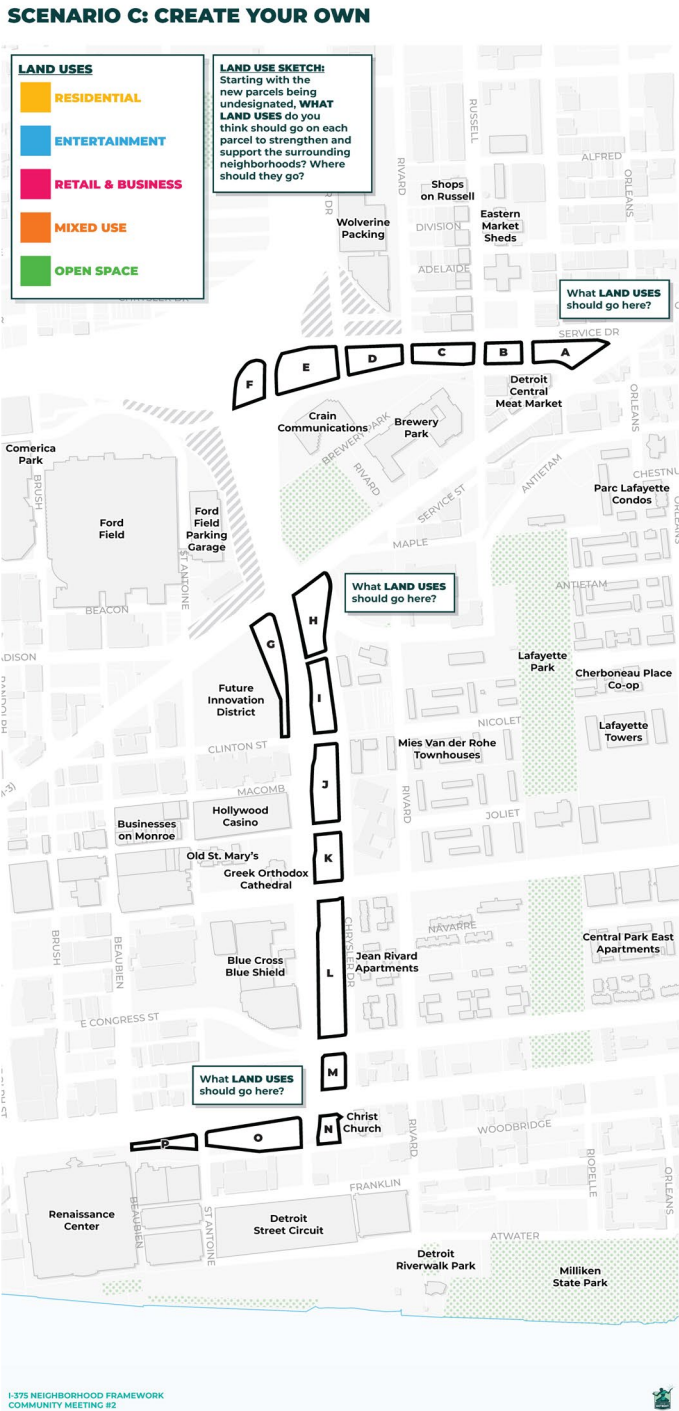
TOTAL TIME: 20 MIN



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



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

To subscribe for more information:

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

Thank You!

BOULEVARD DESIGN

- **Email:** mdot-i-375corridor@michigan.gov
- **Website:** www.michigan.gov/i375
- **Comment:** bity.ly/i375subscribe
- **Subscribe:** bity.ly/i375subscribe
- **Contact:** 855-375-MDOT(6368)