

# Community Meeting: Zoning and Land-Use Draft Plan Emerging Ideas

I-375 Neighborhood Framework: Zoning and Land-Use

June 26, 2025

The City of Detroit Planning & Development Department



# WELCOME





# RUN OF SHOW

**5:30pm Doors Open**

**6:00pm Presentation**

- Framework Team – Presenters:
  - Alexa Bush, Ebony Payne, Kemba Braynon
- Project Context
- Recap: Community Meeting #2
- Zoning and Land-Use Draft Plan
- Urban Analysis

**6:25pm Survey and Exhibit**

- Zoning and Land-Use Draft Plan
- Intro to History, Art, and Culture

**7:25pm Closing Comments**



# PROJECT CONTEXT





# FRAMEWORK OVERVIEW

The Neighborhood Framework...

- Complements 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.*





# I-375 PROJECT GIVENS WHAT WE KNOW...



- I-375 is past it's useful infrastructure life – no matter what, significant investment is necessary
- Complex project with many parts – however, room to improve process
- Different valid perspectives – the plan can mediate shared solutions

# FRAMEWORK / PROJECT IMPACT



**I-375  
Roadway Project**



**Excess Land Creation  
and Disposition**



**Future Development**

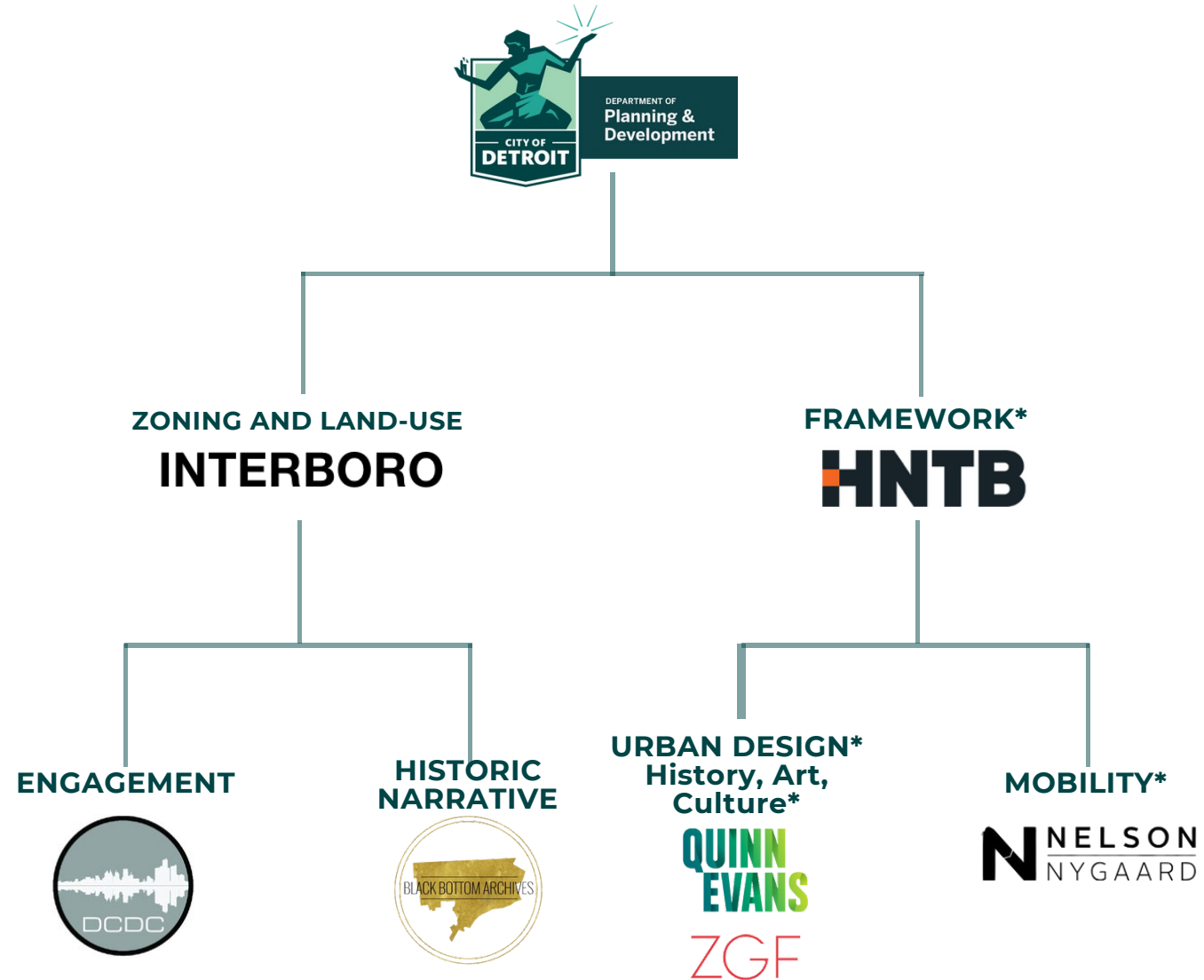


**Framework Vision:  
Completed Fall 2025  
Influences Roadway Design**

**Future development guided  
by 2025 Framework Vision**

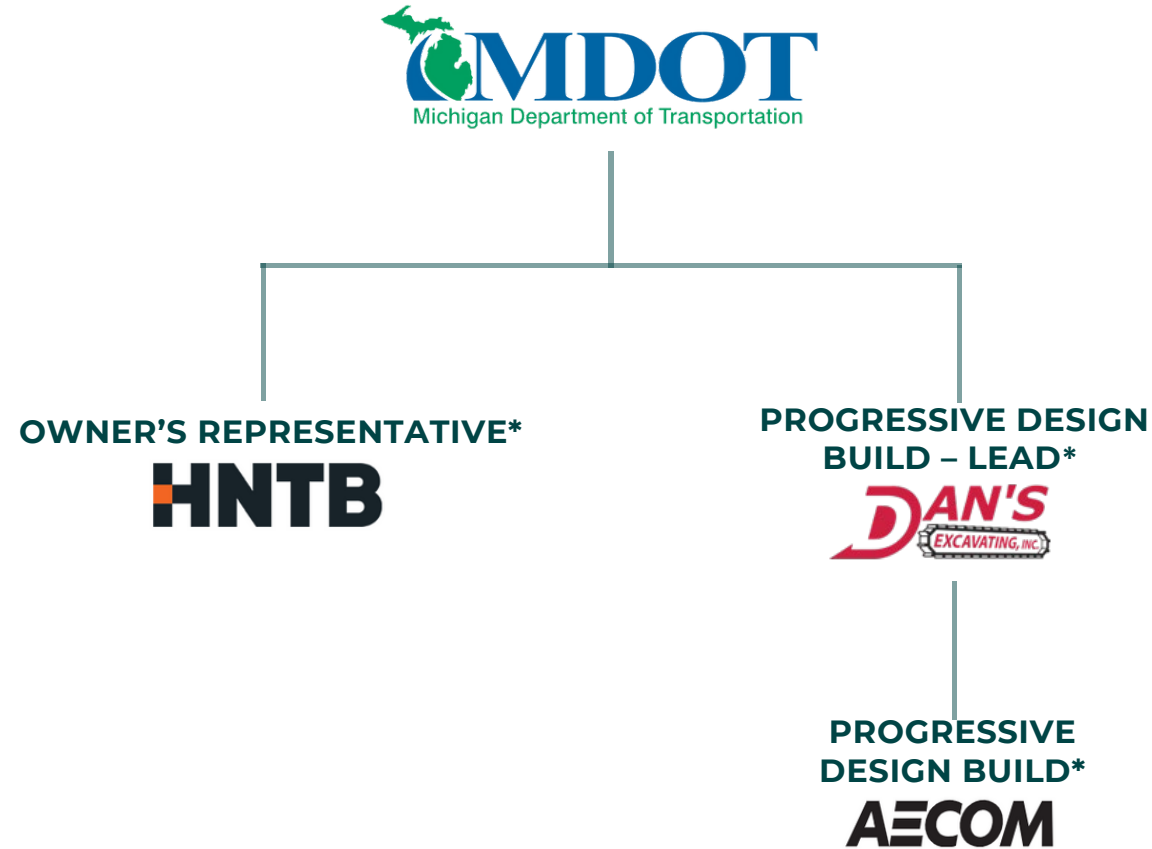


# I-375 NEIGHBORHOOD FRAMEWORK TEAM

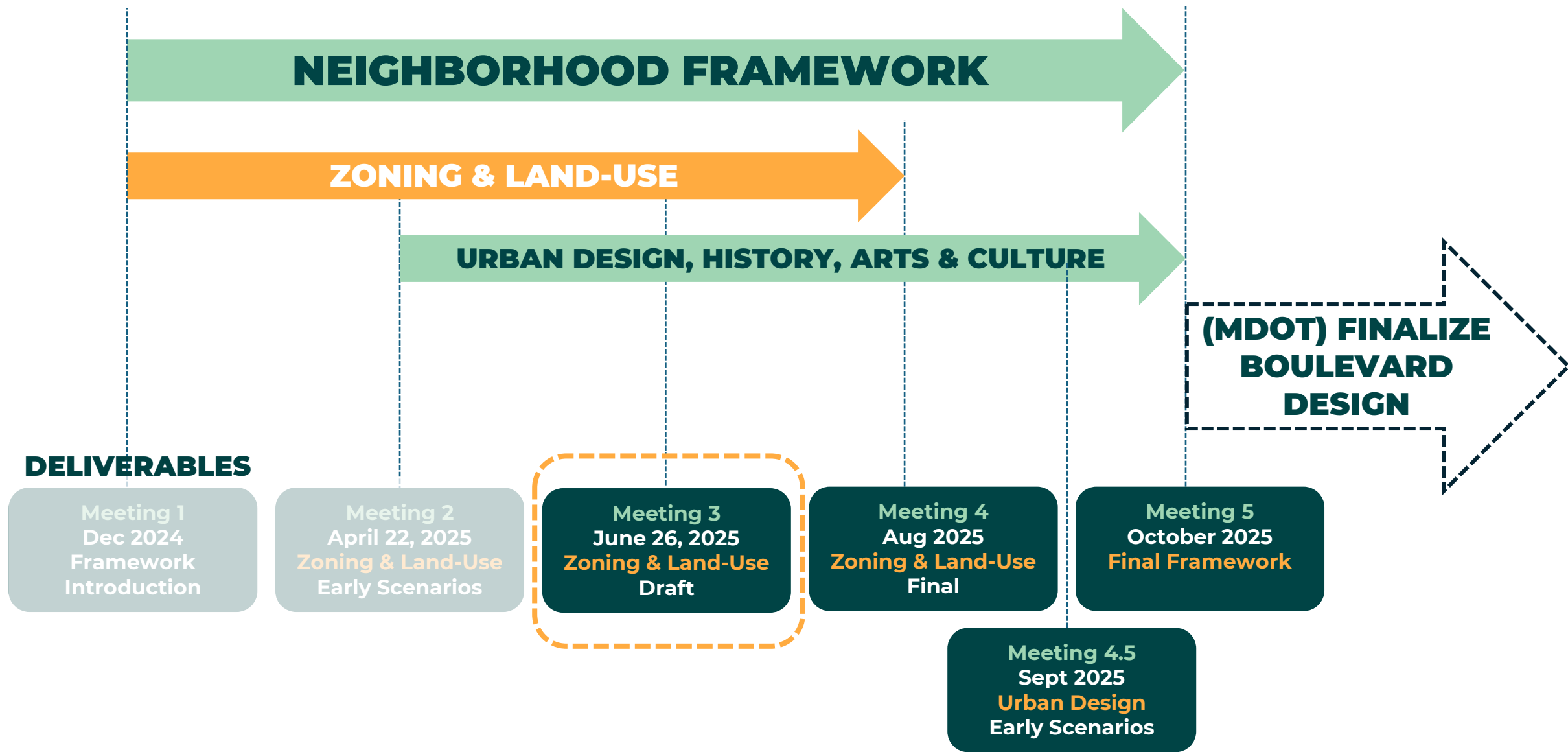


\*MDOT CONTRACTED CONSULTANTS

# I-375 BOULEVARD DESIGN/ CONSTRUCTION TEAM



# FRAMEWORK TIMELINE





# WHAT MAKES UP A FRAMEWORK?

## **COMMUNITY INPUT (Ongoing)**

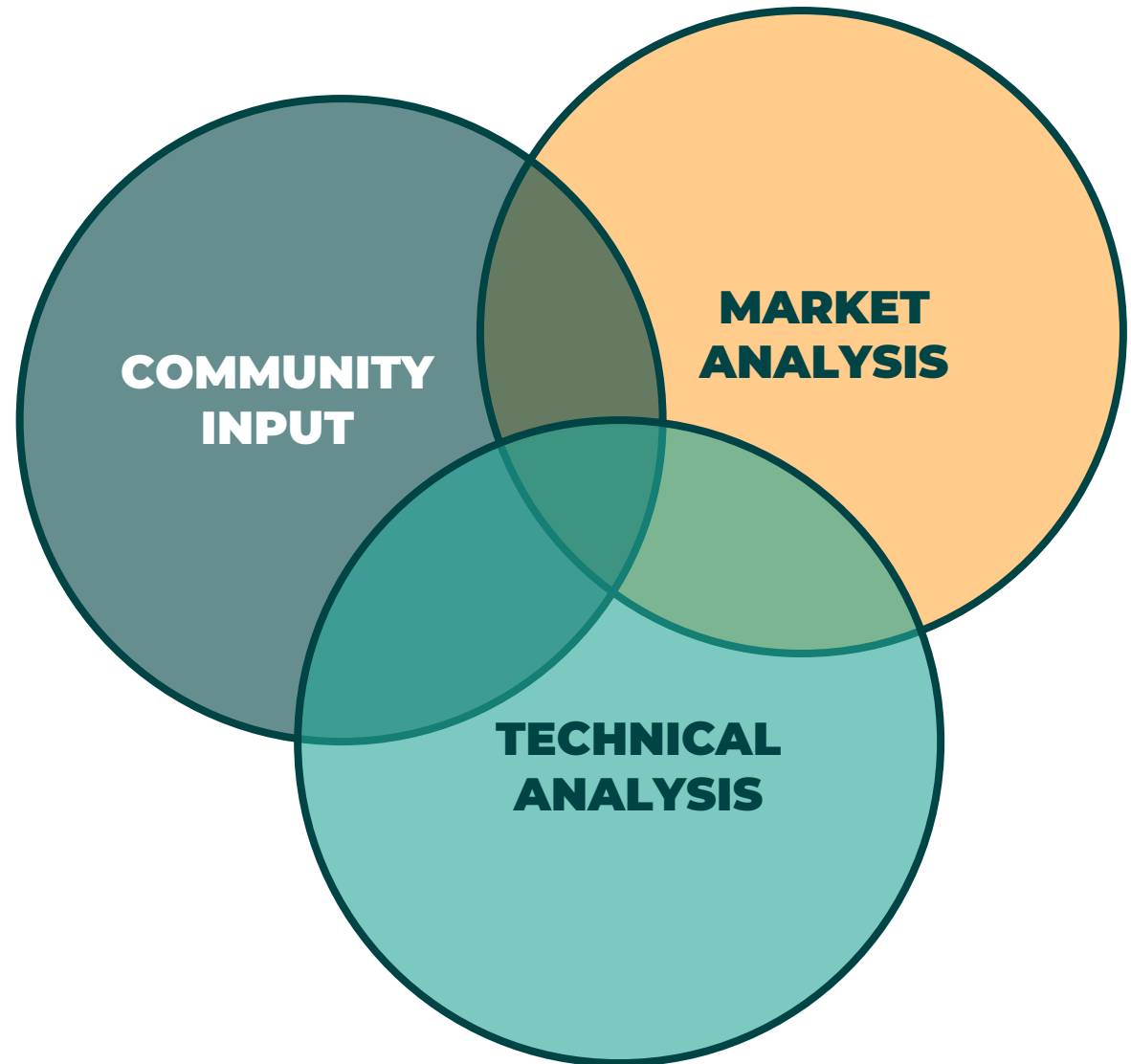
Outreach and feedback on ideas and challenges that inform the plan

## **TECHNICAL ANALYSIS (Ongoing)**

Determining what is physically and legally possible and how can future opportunity be supported

## **MARKET ANALYSIS (Coming soon!)**

Level-set what can be expected in capacity and time in future development



# ABOUT LAND USE & ZONING

## **LAND USE:**

the definition or vision of the activities and purposes that can be developed on a given parcel

## **ZONING:**

the regulations that allow or deny uses, and other qualities, such as density, heights, and setbacks

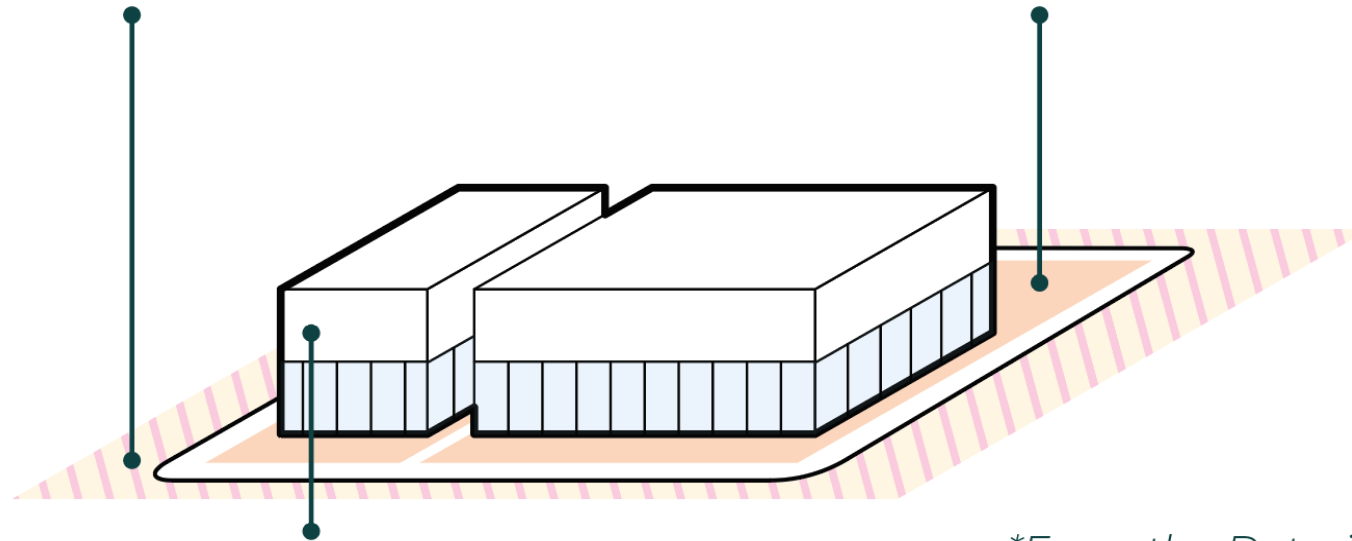
# ABOUT LAND USE & ZONING

## Underlying Land Use Policy

MRC: Mixed Use  
Residential-Commercial\*

## Zoning Designation

SD4: Special  
Development District,  
Riverfront Mixed Use†



## Specific Land Use

Mixed-use building with  
ground floor retail &  
housing above

*\*From the Detroit  
Master Plan of Policies*

*†From the Detroit  
City Code, Ch. 50 - Zoning*



# ZONING & LAND USE PLANNING PROCESS

## MEETING #1

Introduce Zoning &  
Land Use Team &  
Scope

## MEETING #2

Engage  
Community on  
Desired Land Uses  
for Each Parcel

## MEETING #3

Confirm Desired  
Land Uses

Introduce Zoning  
Principles and  
Other Policy  
Considerations

## MEETING #4

Share Refined  
Recommendations  
for Land Use,  
Zoning, & Policy  
Considerations



# COMMUNITY MEETING #2 RECAP AND ANALYSIS





# RECAP – SCENARIO WORKSHOP

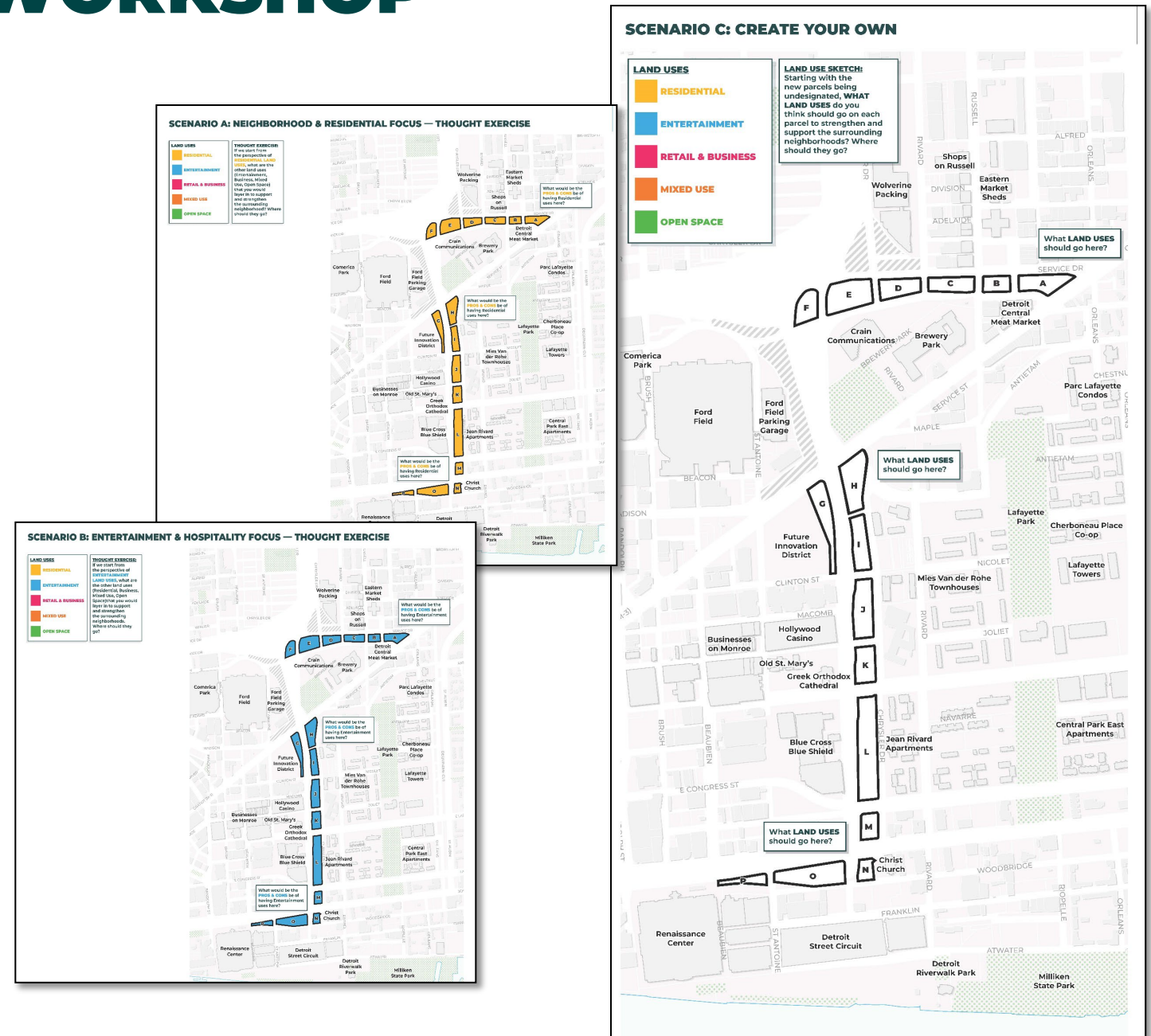
28 Discussion Tables

16 Parcels Labeled A-P

5 Land Use Types:

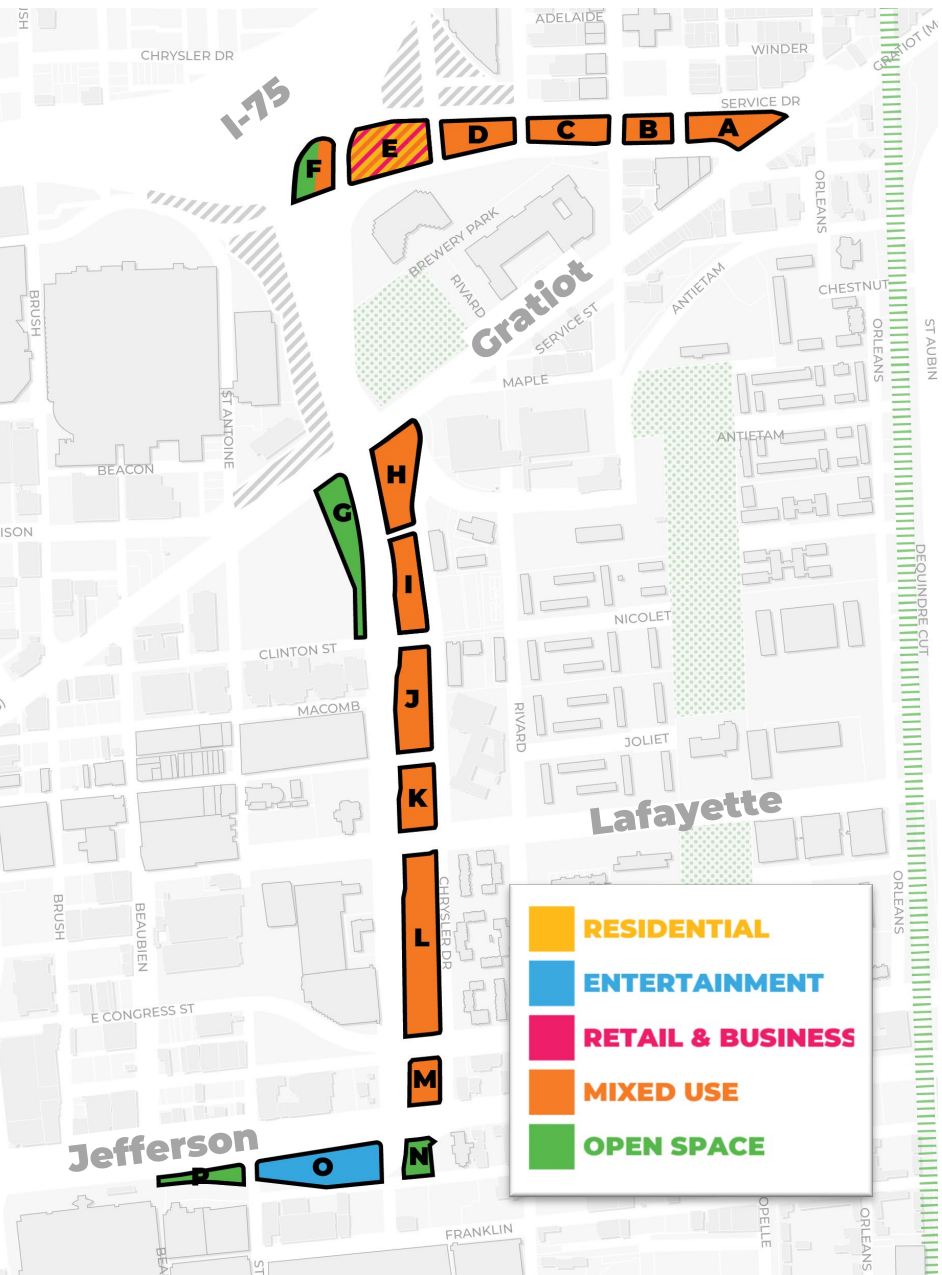
- Residential
- Entertainment
- Retail & Business
- Mixed Use
- Open Space

Each table used sticky dots and shared comments to indicate what land uses they would like to see on each parcel.

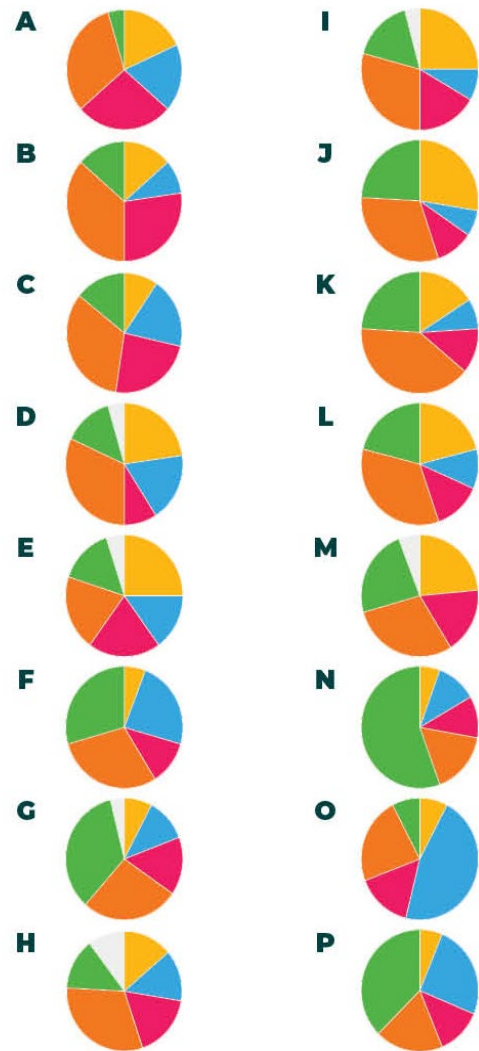




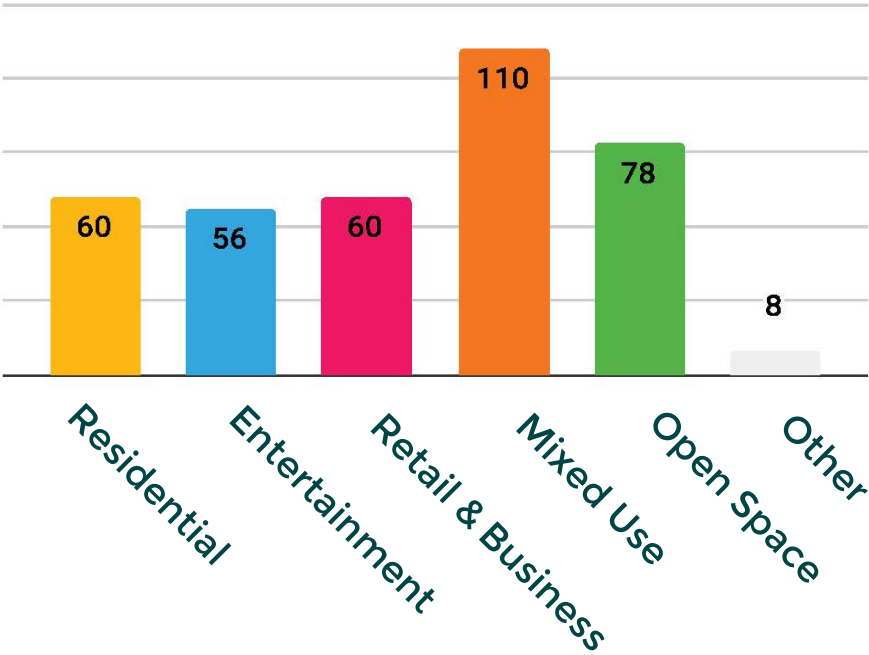
# WHAT WE HEARD: A PREFERENCE FOR MIXED USE



Land Use Preference by Parcel

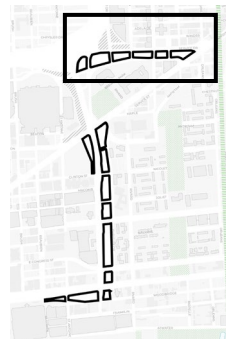


Overall Tally by Land Use

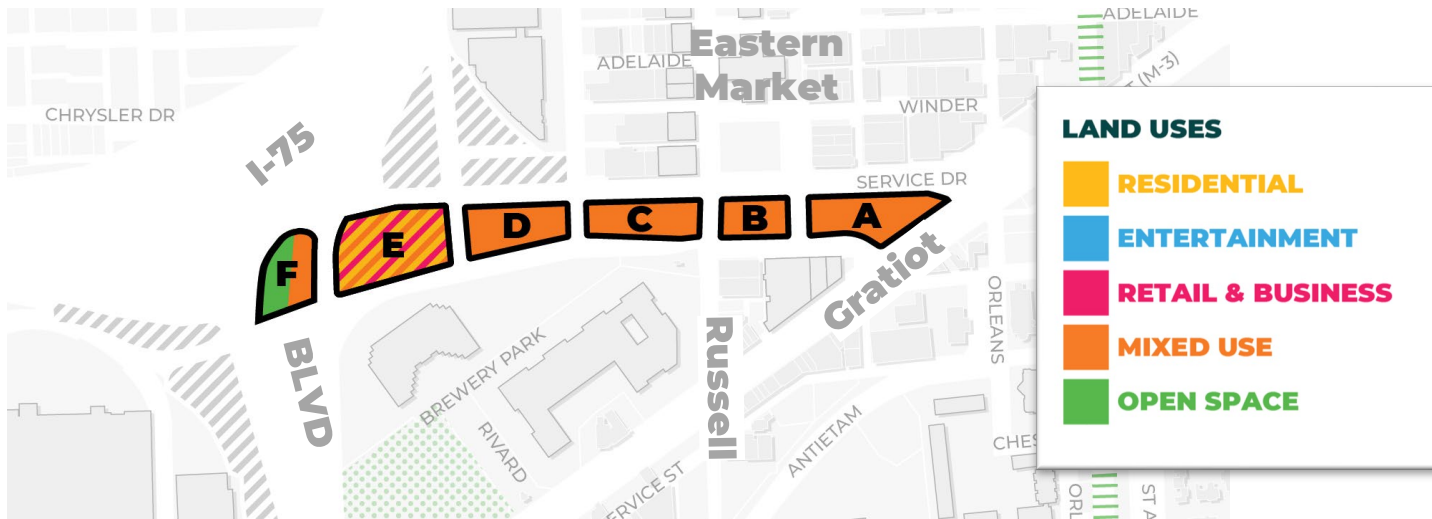


# WHAT WE HEARD

## BY GEOGRAPHY: NEAR EASTERN MARKET



### Land Use Preference

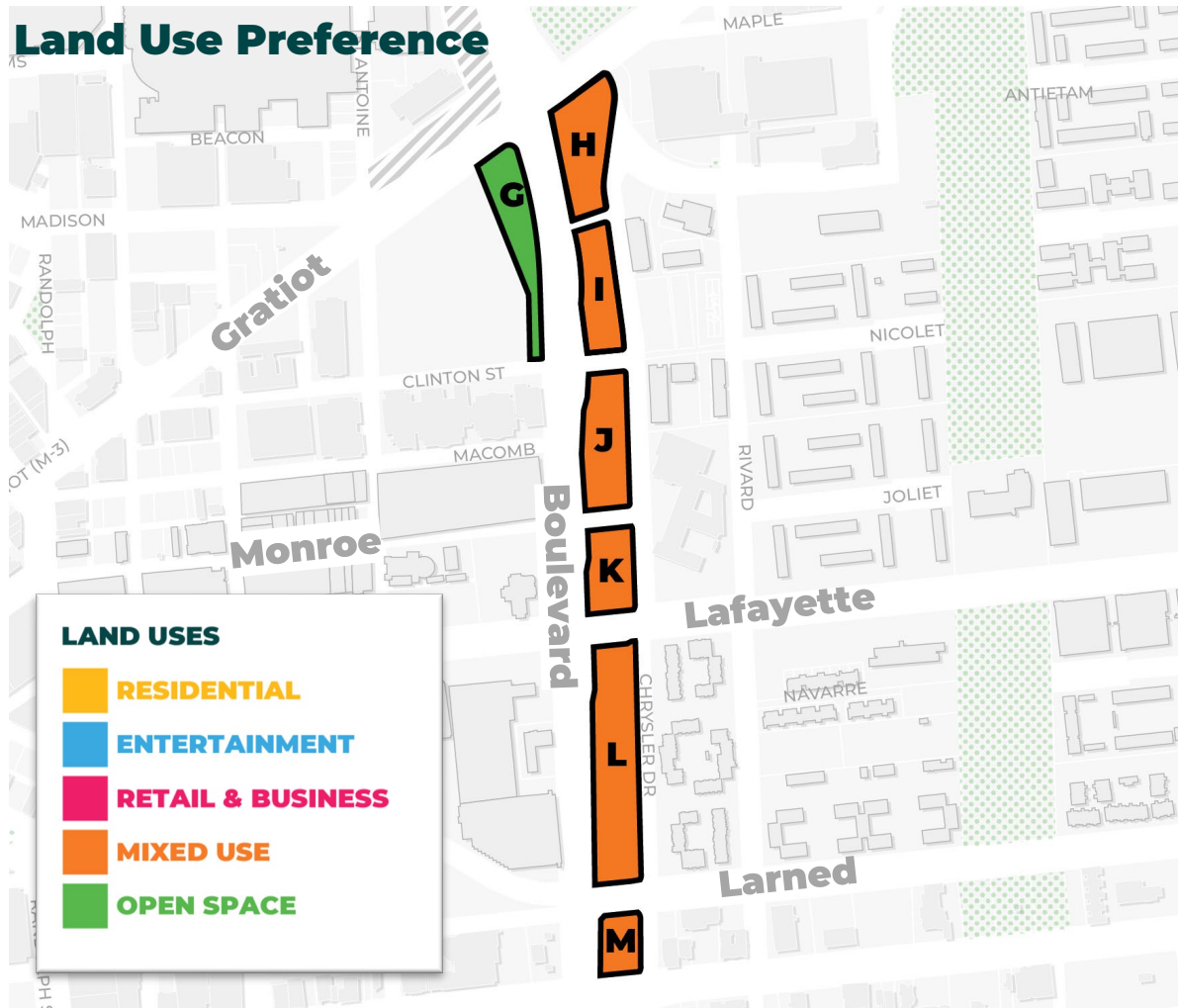
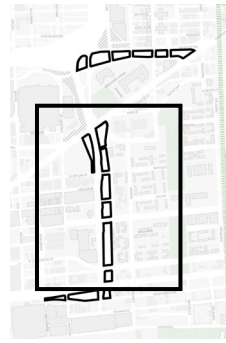


### Summary & Additional Comments

- Mixed-use
- Food-related business
- Opportunities for entrepreneurship and local businesses
- Open space that supports views and access to the Market
- Affordable housing w/ ownership opportunities
- Neighborhood-scale entertainment, such as a movie theater or preferably venues that honor Black Bottom's legacy

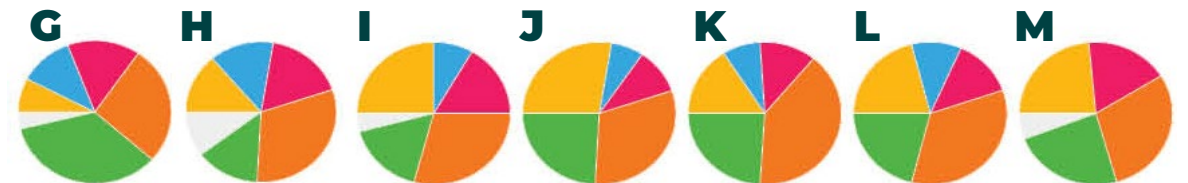
# WHAT WE HEARD

## BY GEOGRAPHY: ALONG THE BOULEVARD



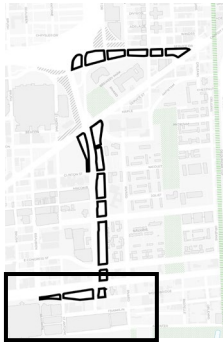
### Summary & Additional Comments

- Mixed-use
- Affordable housing, workforce housing, mix of scales
- Small retail & neighborhood entertainment
- Museums, shops, spaces to hang out.

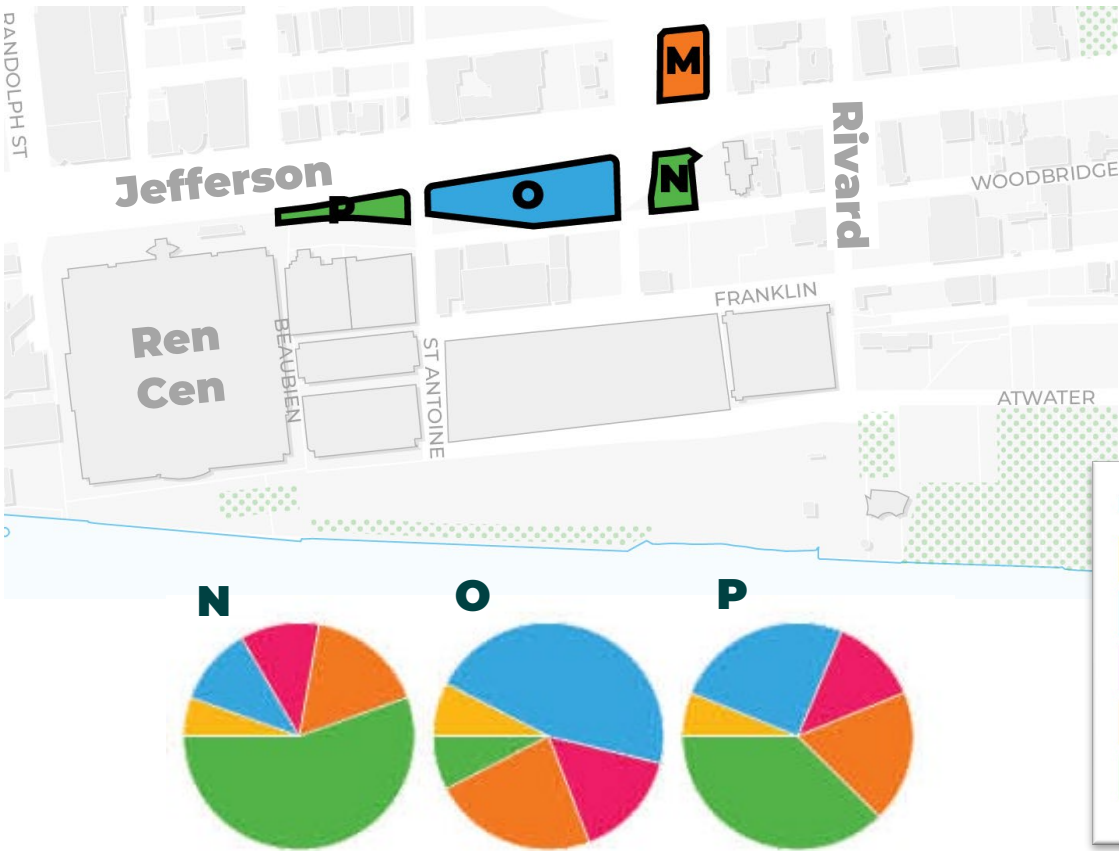


# WHAT WE HEARD

## BY GEOGRAPHY: NEAR THE RIVERFRONT



### Land Use Preference



### Summary & Additional Comments

- Open space
- Entertainment uses similar to Downtown
- Mixed-use retail
- Higher-density housing





# TRENDS, PREFERENCES & INTERESTS

- **Mixed use** with ground level retail and housing above.
- **Retail that is neighborhood-scale** and local or BIPOC-owned.
- **Retail that supports adjacent uses:**
  - *Food industry near Eastern Market*
  - *Neighborhood services and shops near Lafayette Park*
- **Neighborhood-scale entertainment:**
  - *Movie theaters, bowling alleys, roller rinks, mini golf, etc.*
- **Civic, institutional, and cultural uses**, such as museums and art galleries, especially that honor Black Bottom.
- **Open spaces placed throughout**, such as pocket parks, playgrounds, or bandshells.



**While we cannot guarantee what future development will be, we can create a plan that incorporates desired uses as opportunities arise.**

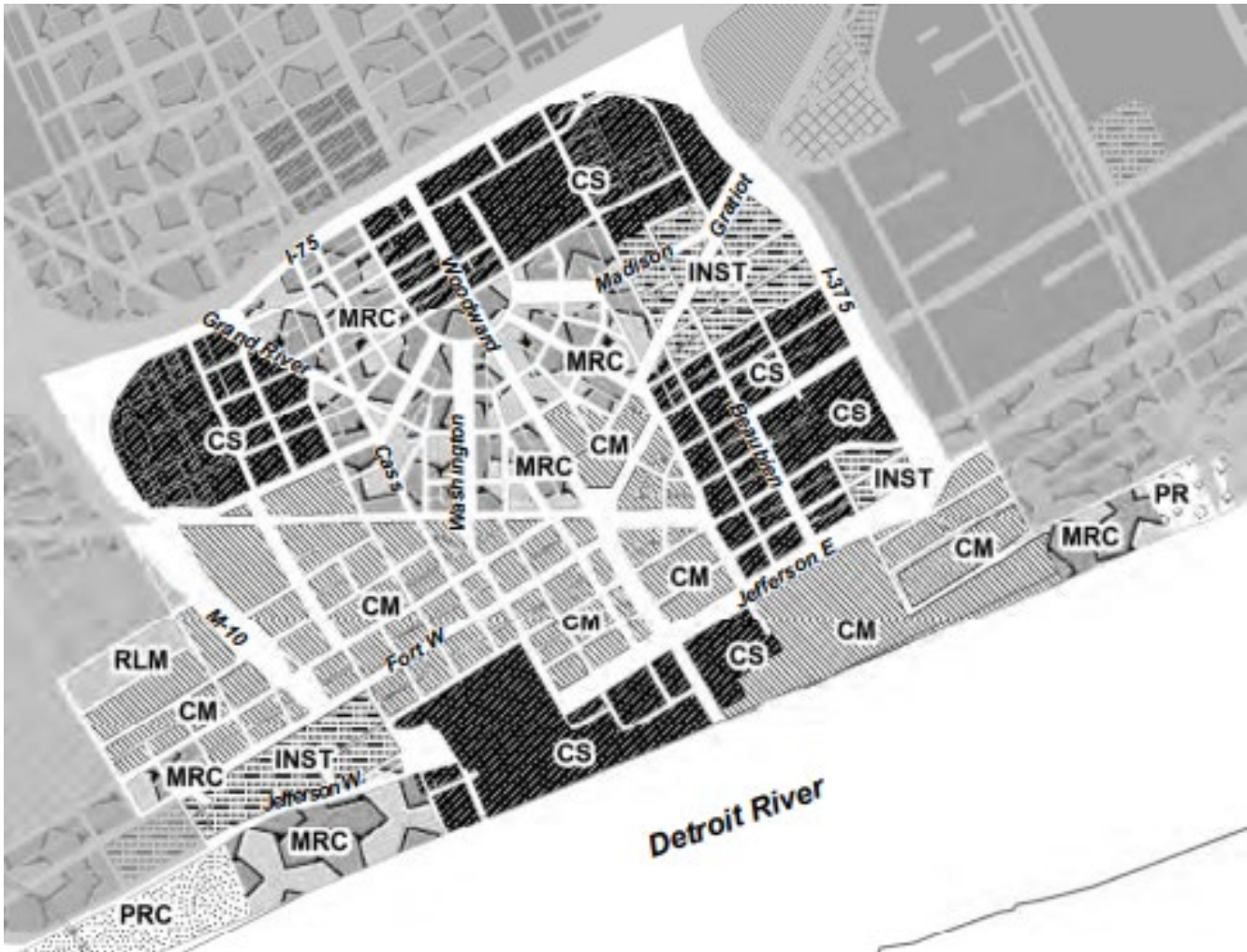
# DRAFT LAND USE – MASTER PLAN ANALYSIS

Based on the feedback, we recommend a Draft Land Use Plan that **uses the Mixed Use Designations from the current City of Detroit Master Plan of Policies (MPP)** as a starting point and qualifies them to support adjacent areas:


*The mixed-use categories recognize the development patterns of older urban areas. The city's older areas have not developed with strict development guidelines, often resulting in a mixture of land uses. The mixed-use categories also recognize the importance of accommodating new residents with various lifestyles and occupations (such as individuals running small businesses from their residences, or artists that carry on their trade at home).*
























# DRAFT LAND USE – MASTER PLAN ANALYSIS



**Map 4-1B**  
**City of Detroit**  
**Master Plan of**  
**Policies**  
  
**Neighborhood Cluster 4**  
**Central Business District**



Future Land Use	
 Low Density Residential (RL)	 Distribution / Port Industrial (IDP)
 Low / Medium Density Residential (RLM)	 Mixed - Residential / Commercial (MRC)
 Medium Density Residential (RM)	 Mixed - Residential / Industrial (MRI)
 High Density Residential (RH)	 Mixed - Town Center (MTC)
 Major Commercial (CM)	 Recreation (PRC)
 Retail Center (CRC)	 Regional Park (PR)
 Neighborhood Commercial (CN)	 Private Marina (PRM)
 Thoroughfare Commercial (CT)	 Airport (AP)
 Special Commercial (CS)	 Cemetery (CEM)
 General Industrial (IG)	 Institutional (INST)
 Light Industrial (IL)	



# DRAFT LAND USE – MASTER PLAN ANALYSIS




**Map 4-4B**






















City of Detroit  
Master Plan of  
Policies

**Neighborhood Cluster 4**

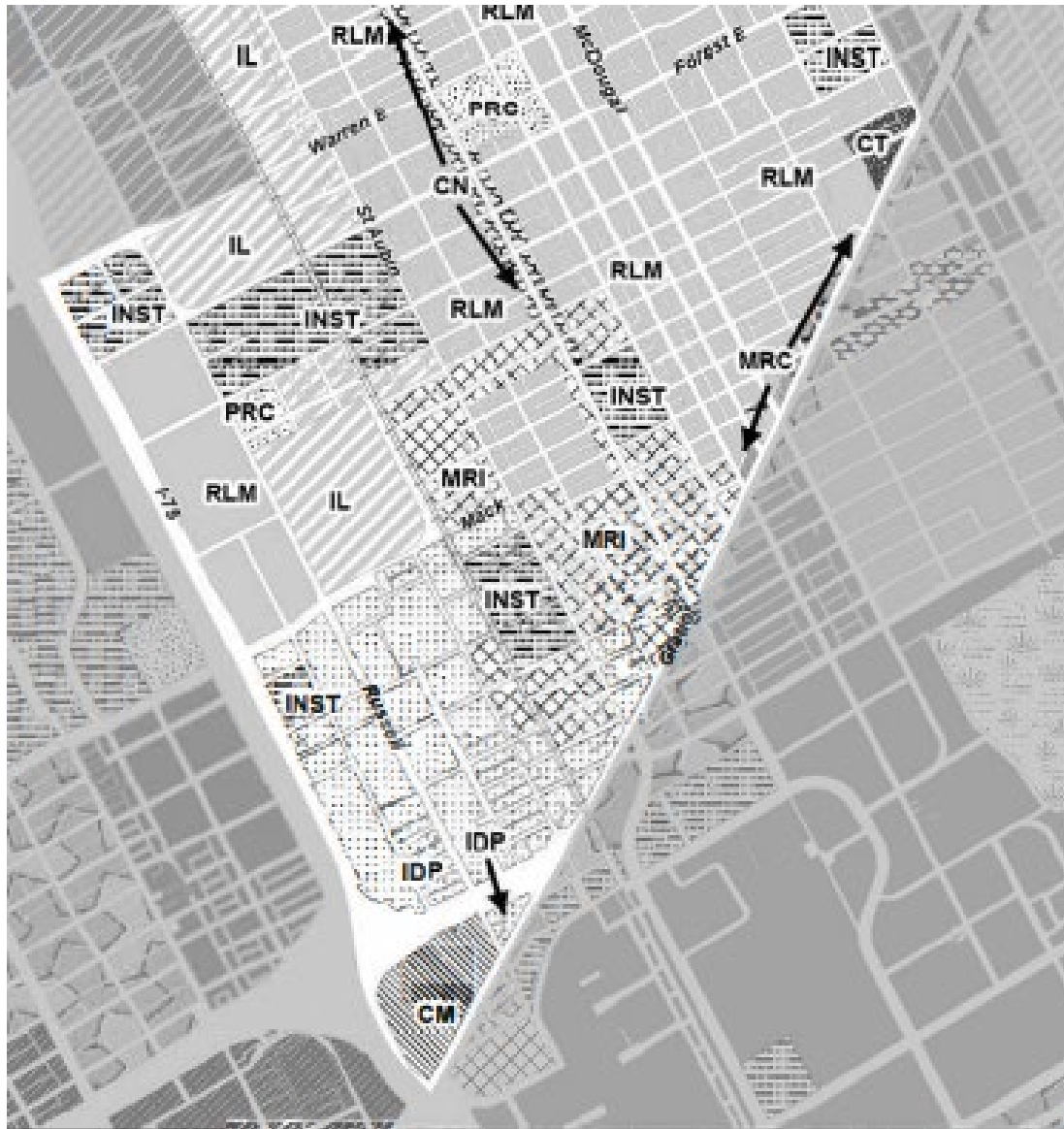
**Lower East Central**



**Future Land Use**

 Low Density Residential (RL)	 Thoroughfare Commercial (CT)	 Mixed - Town Center (MTC)
 Low / Medium Density Residential (RLM)	 Special Commercial (CS)	 Recreation (PRC)
 Medium Density Residential (RM)	 General Industrial (IG)	 Regional Park (PR)
 High Density Residential (RH)	 Light Industrial (IL)	 Private Marina (PRM)
 Major Commercial (CM)	 Distribution / Port Industrial (IDP)	 Airport (AP)
 Retail Center (CRC)	 Mixed - Residential / Commercial (MRC)	 Cemetery (CEM)
 Neighborhood Commercial (CN)	 Mixed - Residential / Industrial (MRI)	 Institutional (INST)

# DRAFT LAND USE – MASTER PLAN ANALYSIS



Map 4-6B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Middle East Central



### Future Land Use

	Low Density Residential (RL)		Thoroughfare Commercial (CT)		Mixed - Town Center (MTC)
	Low / Medium Density Residential (RLM)		Special Commercial (CS)		Recreation (PRC)
	Medium Density Residential (RM)		General Industrial (IG)		Regional Park (PR)
	High Density Residential (RH)		Light Industrial (LI)		Private Marina (PRM)
	Major Commercial (CM)		Distribution / Port Industrial (IDP)		Airport (AP)
	Retail Center (CRC)		Mixed - Residential / Commercial (MRC)		Cemetery (CEM)
	Neighborhood Commercial (CN)		Mixed - Residential / Industrial (MRI)		Institutional (INST)

# DRAFT LAND USE – MASTER PLAN ANALYSIS

## **MRC: Mixed Use Residential-Commercial**

areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city

## **MRI: Mixed Use Residential-Industrial**

## **MTC: Mixed-Use Town Center**



# DRAFT LAND USE – MASTER PLAN ANALYSIS

**MRC: Mixed Use Residential-Commercial**

**MRI: Mixed Use Residential-Industrial**

areas offer live-work opportunities for artists and trades-people to create a lively mixture of new residential, commercial, light industrial and/or entertainment opportunities. This designation is especially appropriate for historically industrial areas that may be suited to loft conversions.

**MTC: Mixed-Use Town Center**

# DRAFT LAND USE – MASTER PLAN ANALYSIS

**MRC: Mixed Use Residential-Commercial**

**MRI: Mixed Use Residential-Industrial**

**MTC: Mixed-Use Town Center**

are activity centers for a neighborhood or Cluster. They are often located at the intersection of two major thoroughfares. Land uses include a commercial, entertainment and/or institutional anchor with a mix of support uses including or in close proximity to residential land uses. Town Centers are distinguished from other activity centers by an emphasis on pedestrian orientation with wide sidewalks, building facades built up to the lot line, street-front access to buildings and landscaping

# DRAFT LAND USE – MASTER PLAN ANALYSIS

## MRC: Mixed Use Residential-Commercial

R5: Medium Density Res  
R6: High Density Res  
B5: Major Business  
SD1: Small-Scale, Mixed-Use  
SD2: Mixed-Use  
SD4: Riverfront mixed use

PD: Planned Development  
PCA: Public Center Adjacent  
PC: Public Center District  
P1: Open Parking District

## MRI: Mixed Use Residential-Industrial

B6: General Services  
M1: Limited Industrial  
M2: Restricted Industrial  
M3: General Industrial

TM: Transitional Industrial District  
SD1: Small-Scale Mixed Use  
SD2: Mixed-Use  
MKT: Market and Distribution

## MTC: Mixed-Use Town Center

R2,R3,R4,R5: Low to Med Res  
B1: Residential Business  
B2: Local and Res Business  
PD: Planned Development

SD1: Small-Scale, Mixed-Use  
SD2: Mixed-Use  
P1: Open Parking District



# DRAFT LAND USE – MASTER PLAN ANALYSIS

## **MRC: Mixed Use Residential-Commercial**

areas consist predominantly of medium-to-high density housing (low to high rise) developed compatibly with commercial and/or institutional uses

## **MRI: Mixed Use Residential-Industrial**

areas offer live-work opportunities for artists and trades-people to create a lively mixture of mixed-use residential, commercial, light industrial and/or entertainment opportunities.

## **MTC: Mixed-Use Town Center**

a commercial, entertainment and/or institutional anchor with a mix of support uses including or in close proximity to residential land uses (low rise, and less dense housing)



# WHAT IS PLAN DETROIT?



# DRAFT LAND USE – MASTER PLAN ANALYSIS

## **MRC: Mixed Use Residential-Commercial**

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a commercial, entertainment and/or institutional anchor with a mix of support uses including or in close proximity to residential land uses (low rise, and less dense housing)



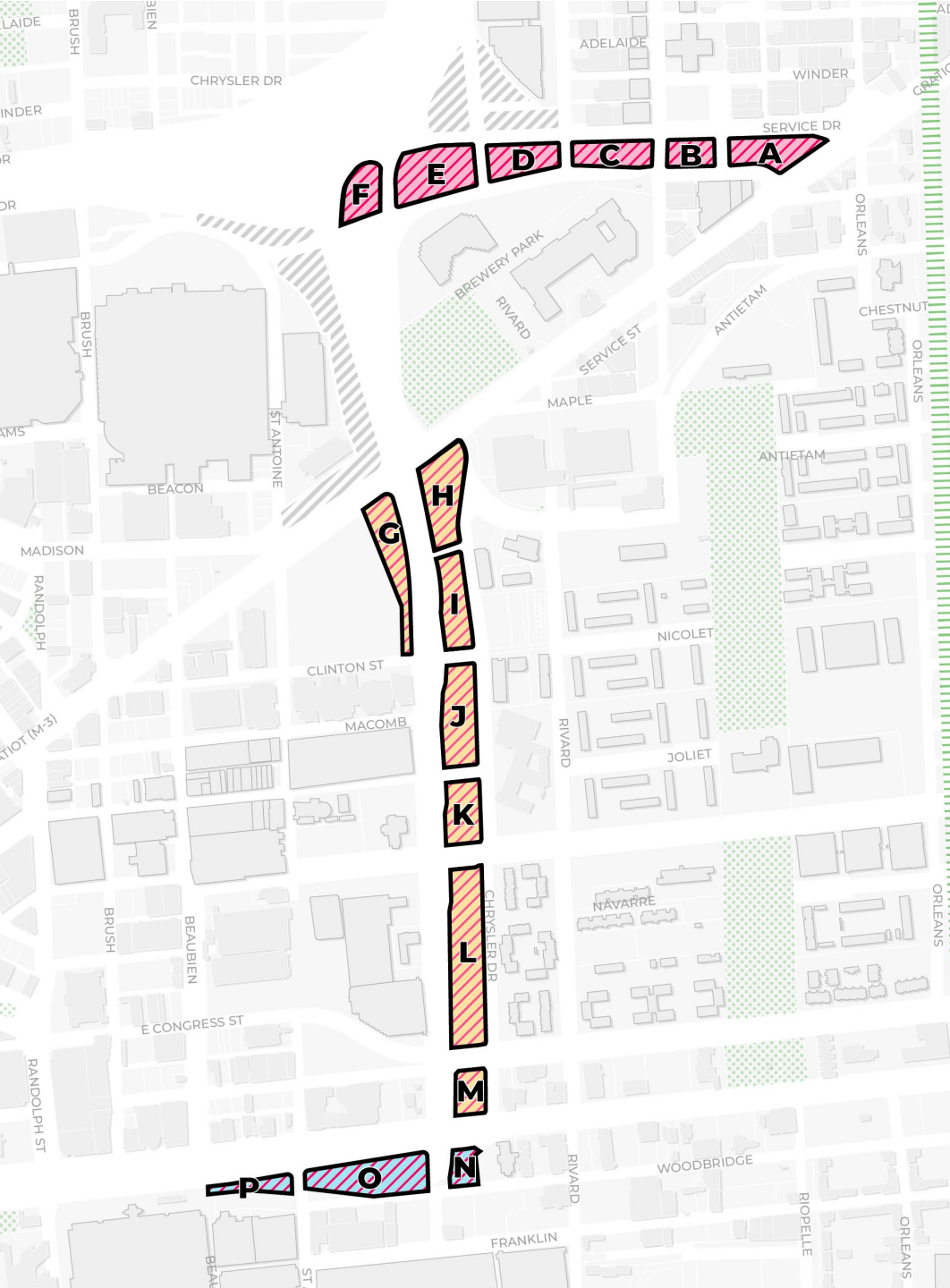
# **DRAFT ZONING AND LAND-USE PLAN**



# DRAFT ZONING PRINCIPLES

## The future zoning should:

1. **Allow for a flexibility** of land uses.
2. **Encourage density** to ensure a range of uses and support economic development.
3. **Encourage street-level activity** and quality urban environments.



# DRAFT LAND USE PLAN

Based on the feedback, we recommend a Draft Land Use Plan that uses the Mixed Use Designations from the current City of Detroit Master Plan of Policies (MPP) as a starting point and qualifies them to support adjacent areas.

- **Parcels Near Eastern Market**  
**MRI: Mixed Use Residential-Industrial**
- **Parcels Along Boulevard**  
**MRC: Mixed Use Residential-Commercial**
- **Parcels Along Jefferson**  
**MTC: Mixed-Use Town Center**





# DRAFT LAND USE PLAN: PARCELS NEAR EASTERN MARKET

## MRI: Mixed Use Residential-Industrial

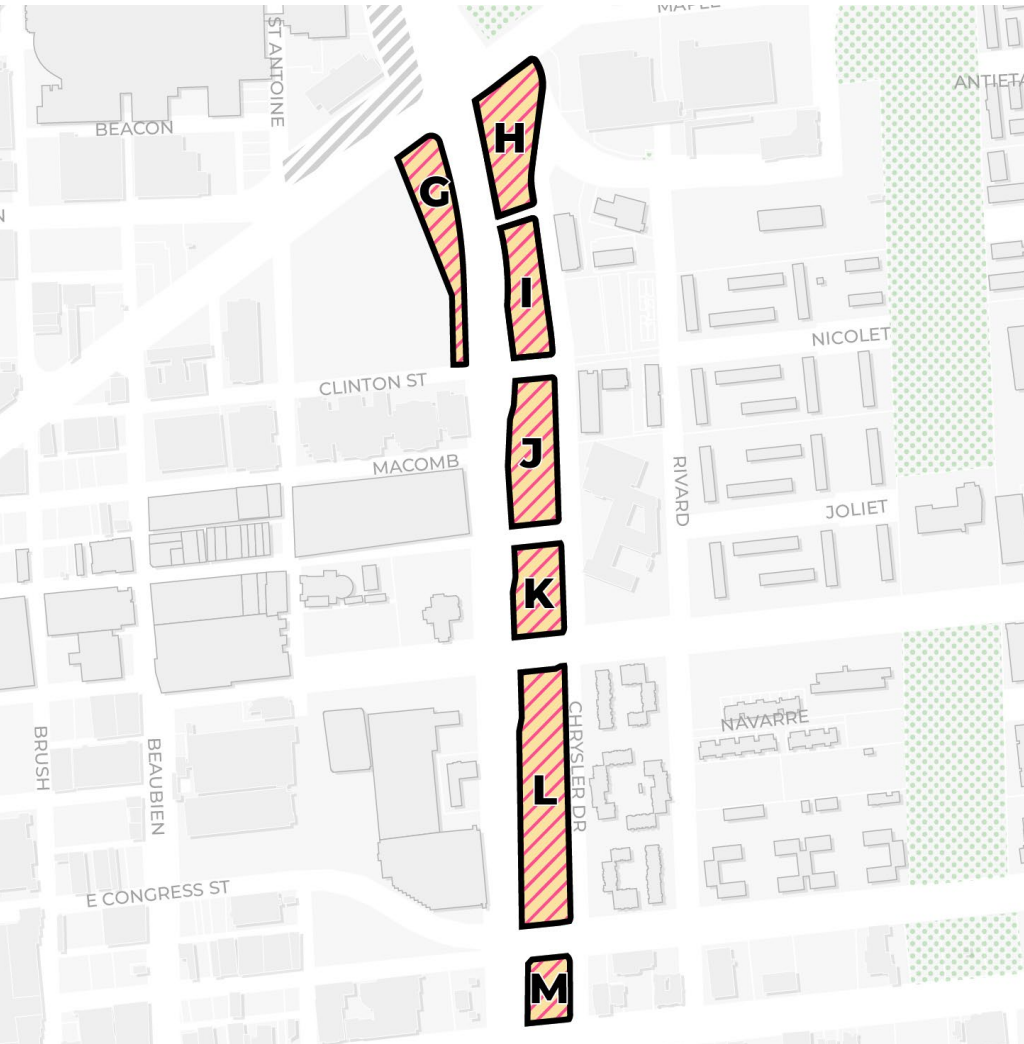
- Offers live-work opportunities for artists and trades-people to create a lively mixture of new residential, commercial, light industrial, and/or entertainment opportunities.
- Eastern Market adjacent (food production, retail, and loft residential)
- Current truck freight routes
- Pedestrian corridor from Lafayette Park



# DRAFT LAND USE PLAN: PARCELS ALONG THE BOULEVARD

## MRC: Mixed Use Residential-Commercial

- Consists primarily of medium-to-high density housing developed compatibly with commercial and/or institutional uses.
- Lafayette Park/ Downtown adjacent
- High pedestrian/ bike traffic

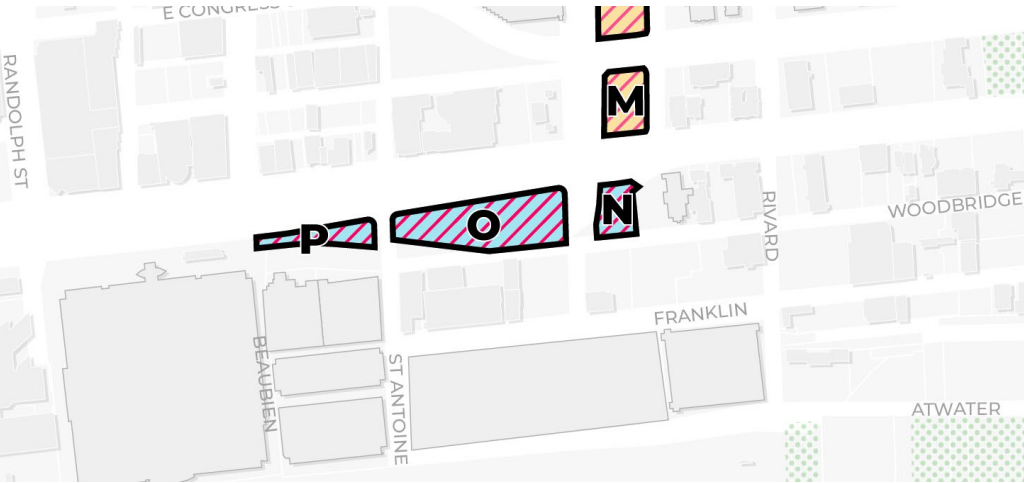




# DRAFT LAND USE PLAN: PARCELS NEAR THE RIVERFRONT

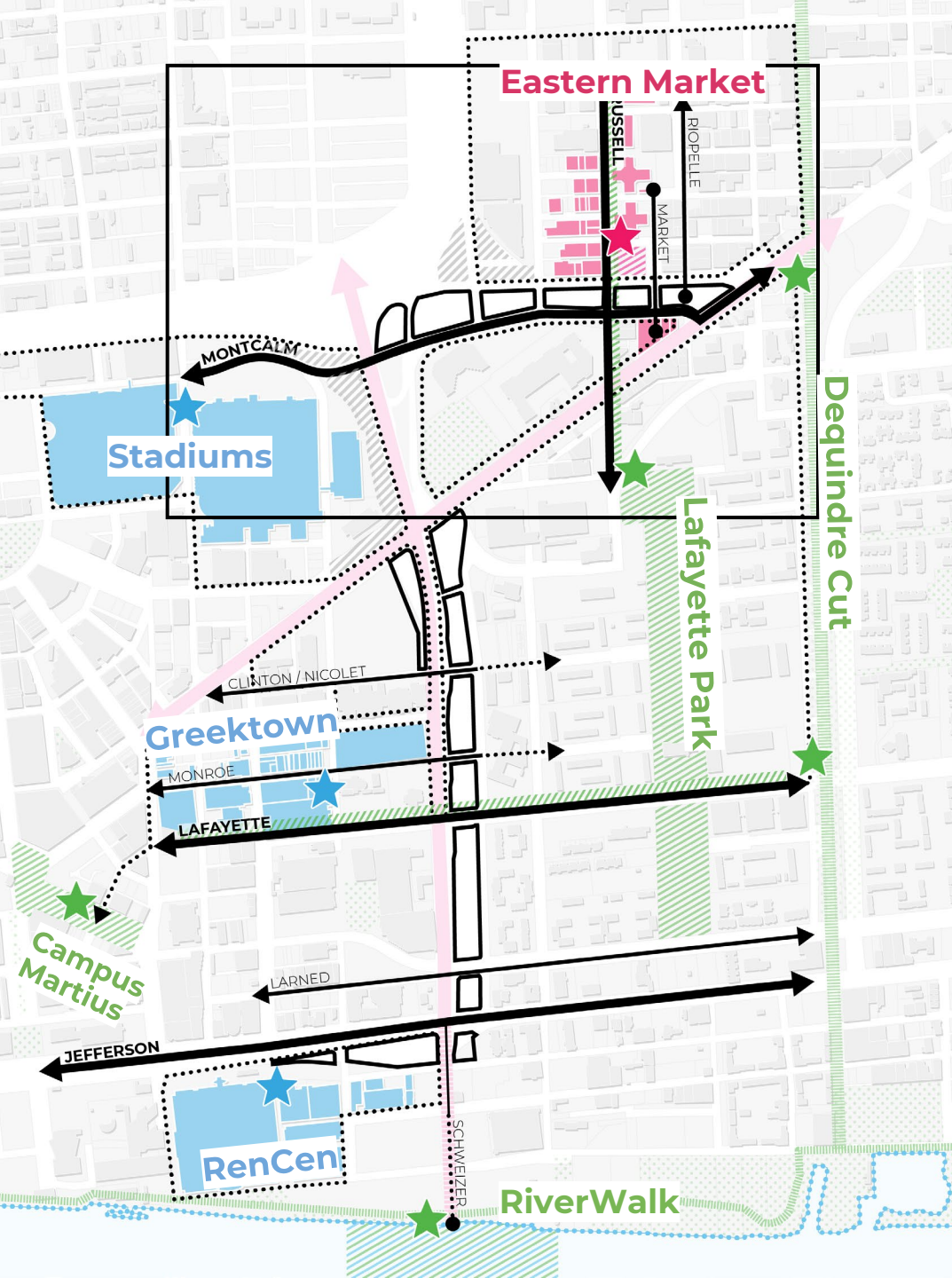
## MTC: Mixed-Use Town Center

- Land uses include a commercial, entertainment and/or institutional anchor with a mix of support uses including or in close proximity to residential land uses.
- Downtown/ Christ Church
- Riverfront proximity
- Jefferson Intersection

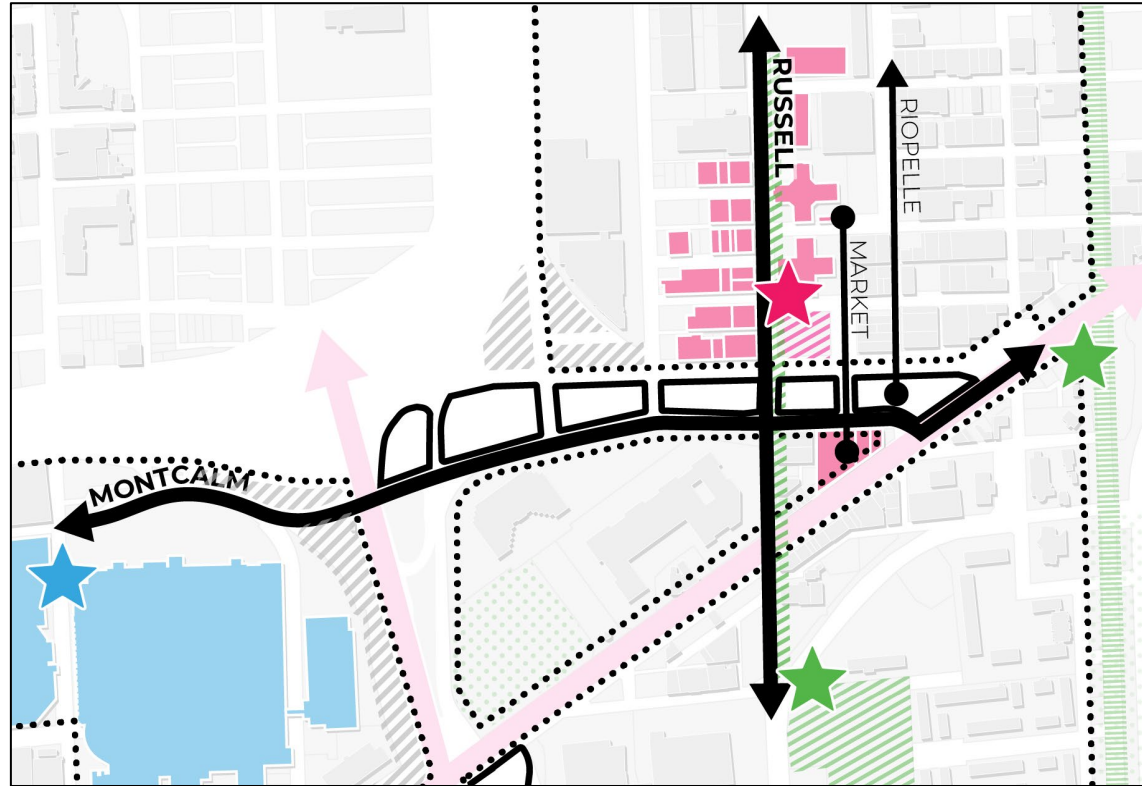








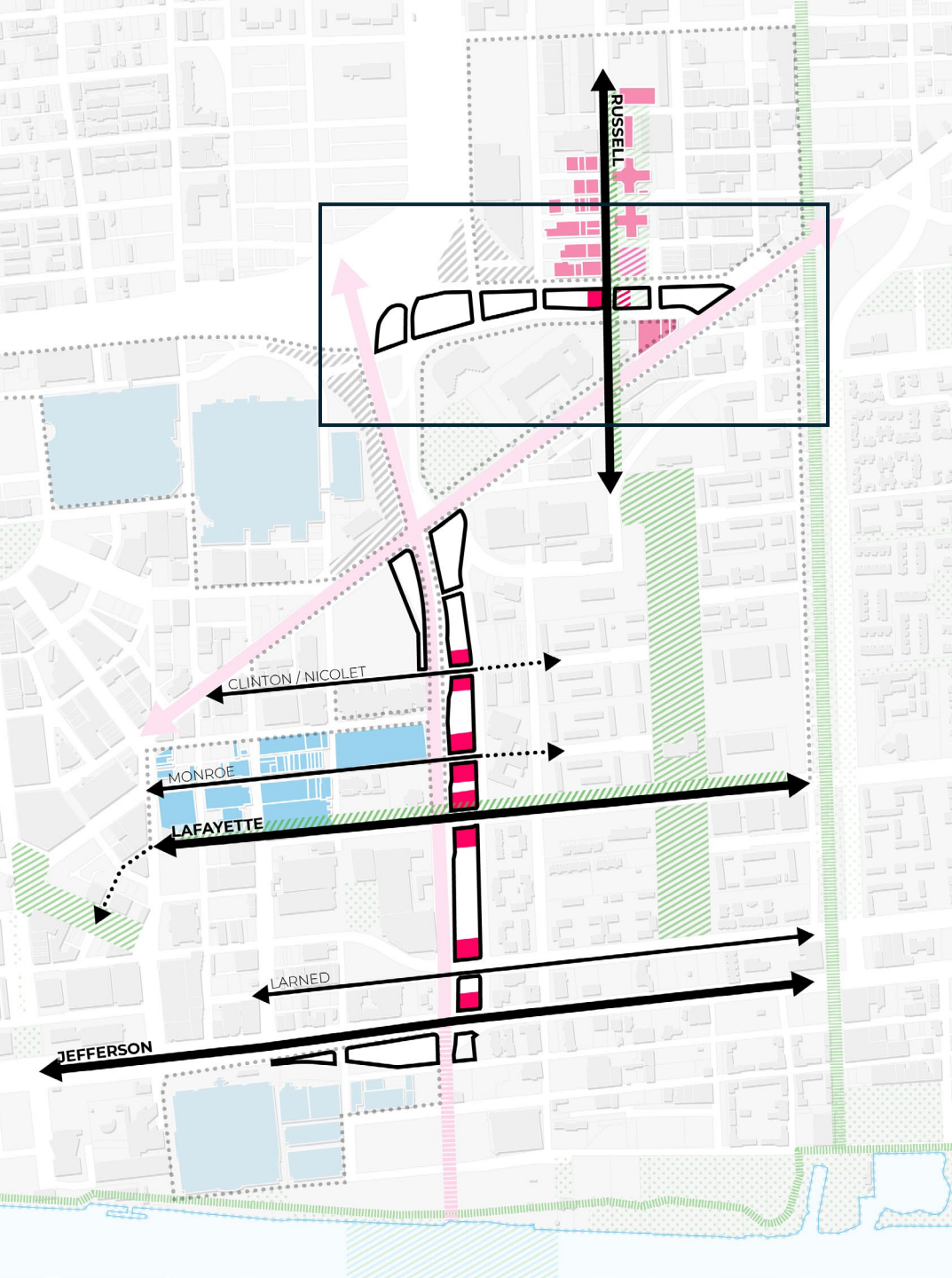
# IMPROVE CONNECTIONS



Expand and improve multimodal connectivity (auto, bus, bike, pedestrian)



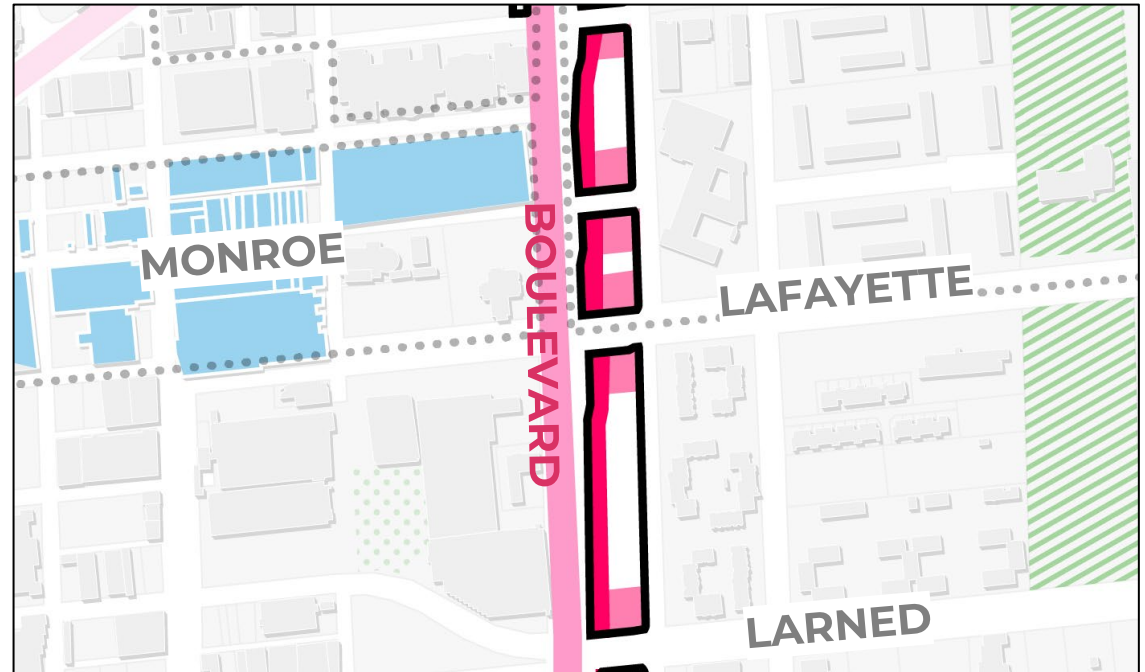
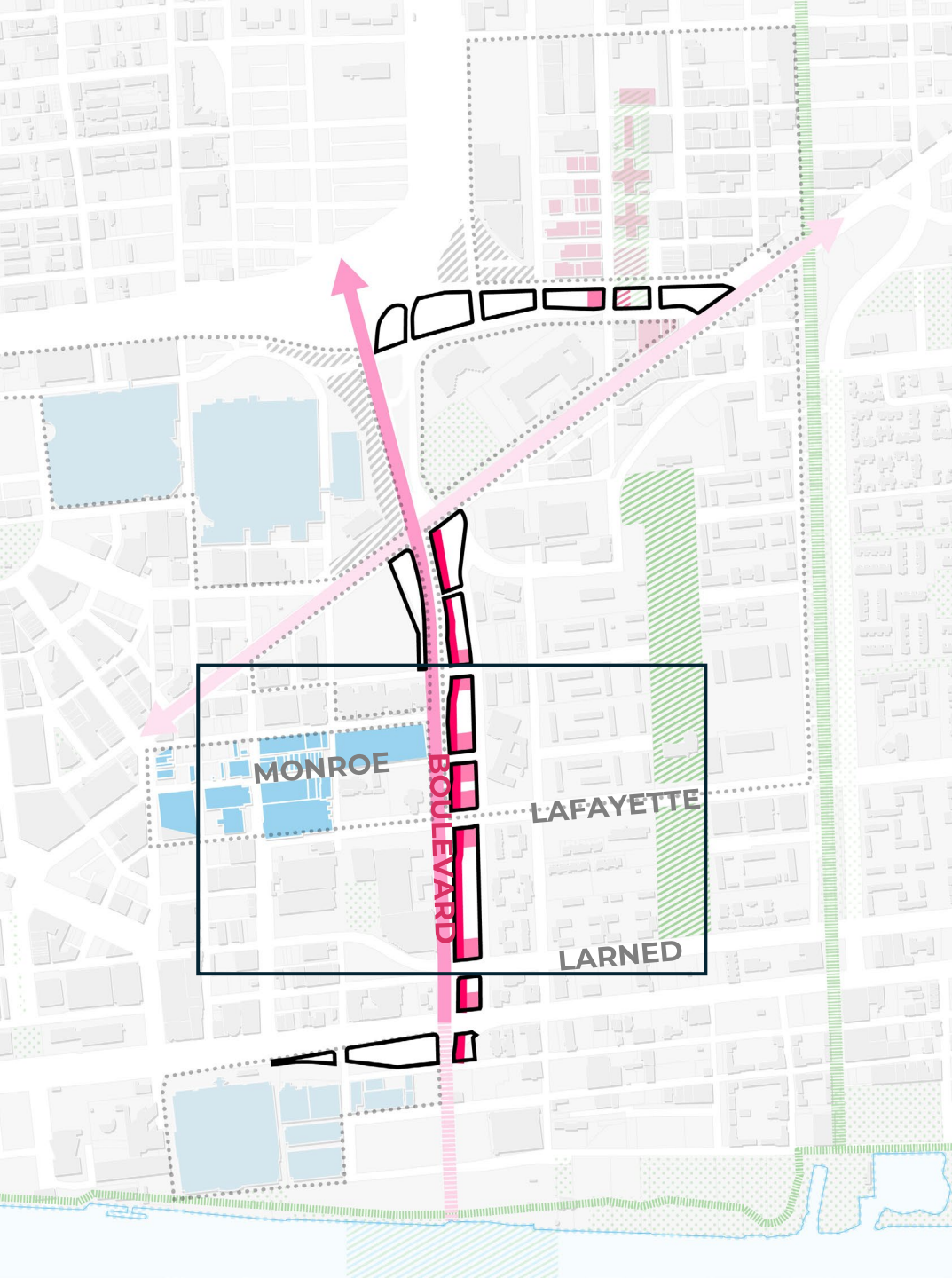
# ACTIVATE CROSSINGS



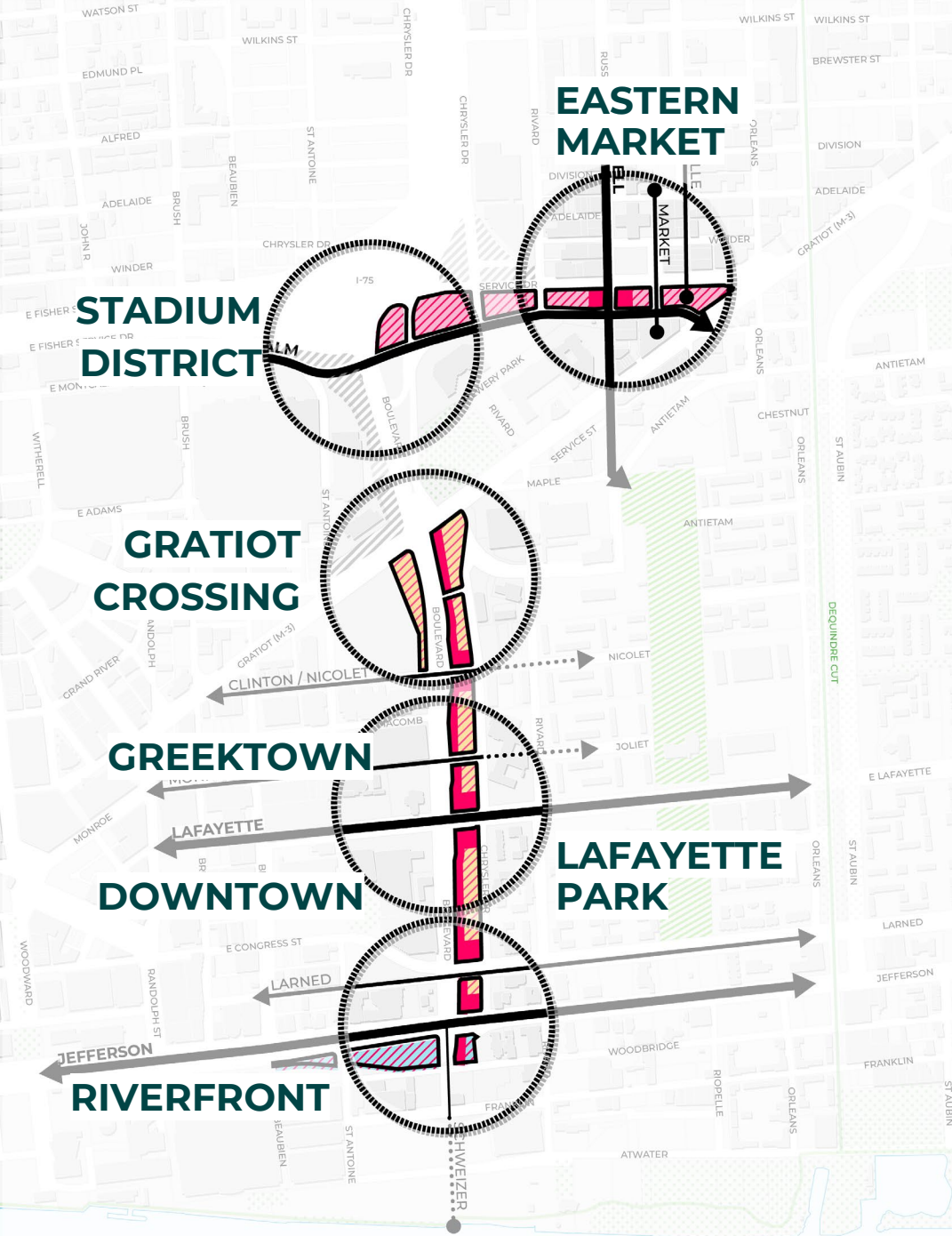
Start with the development of ends of parcels that face and will activate major crossings.



# ACTIVATE THE STREET WALL



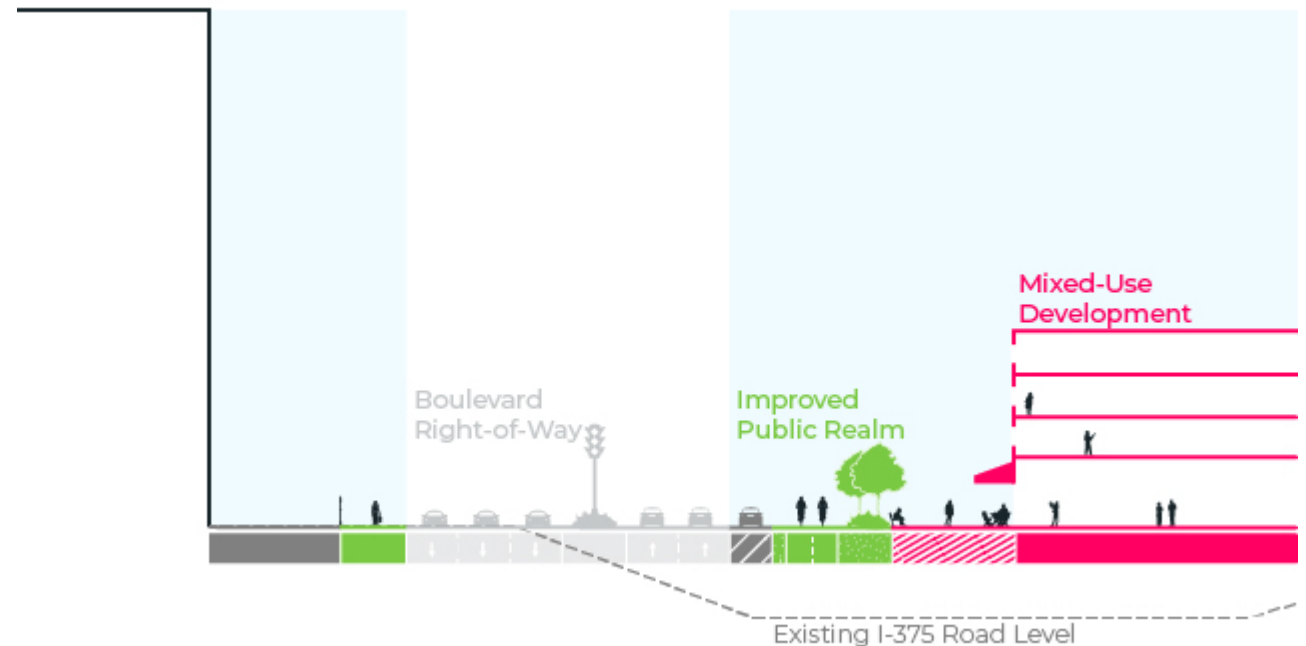
Encourage development up to the lot line to create an active streetwall.



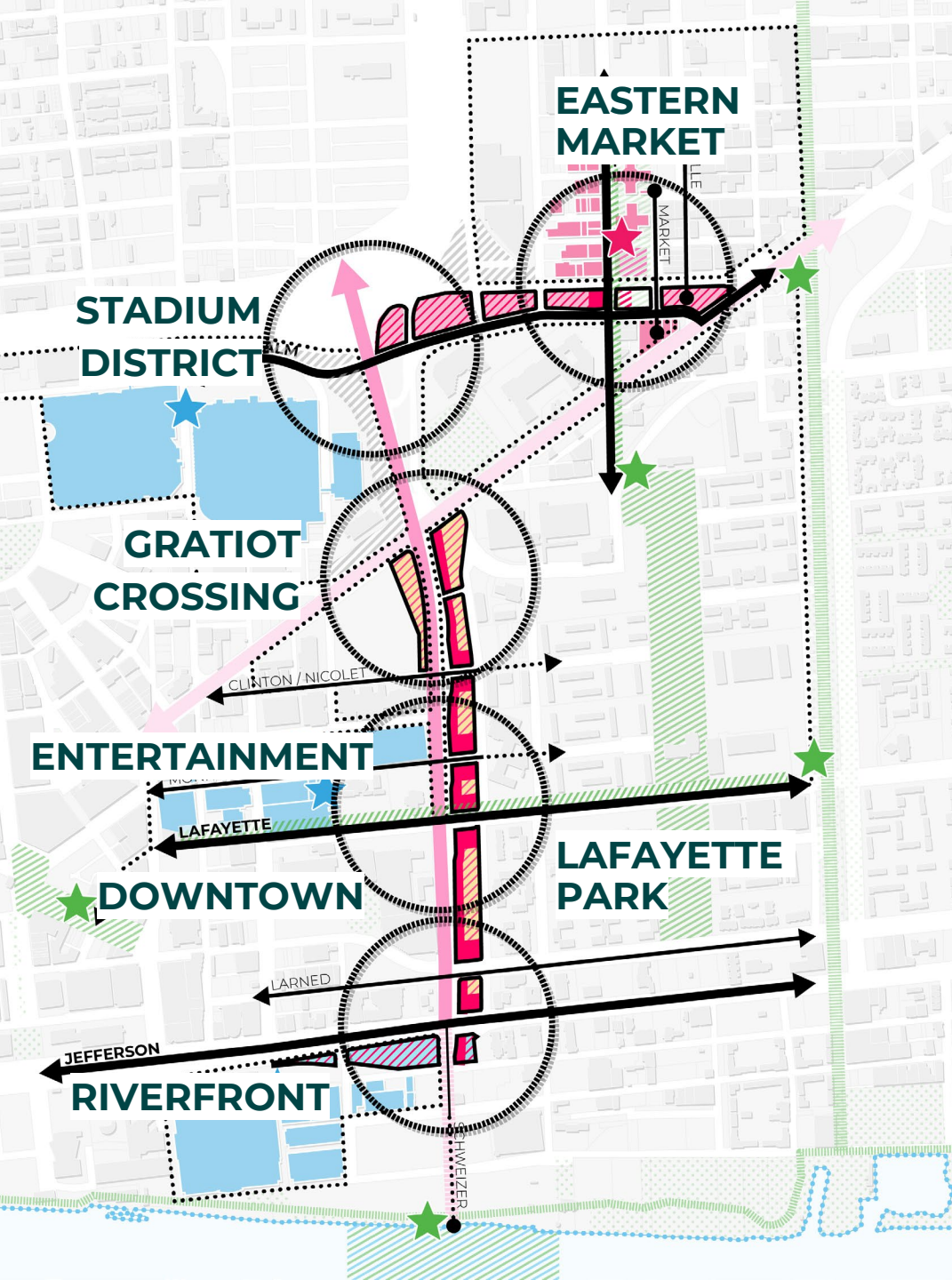
# STRENGTHEN UNIQUE URBAN IDENTITIES AT EACH NODE

Encourage future investments at each node to reflect the unique histories and urban qualities of each area.

## Lafayette Section







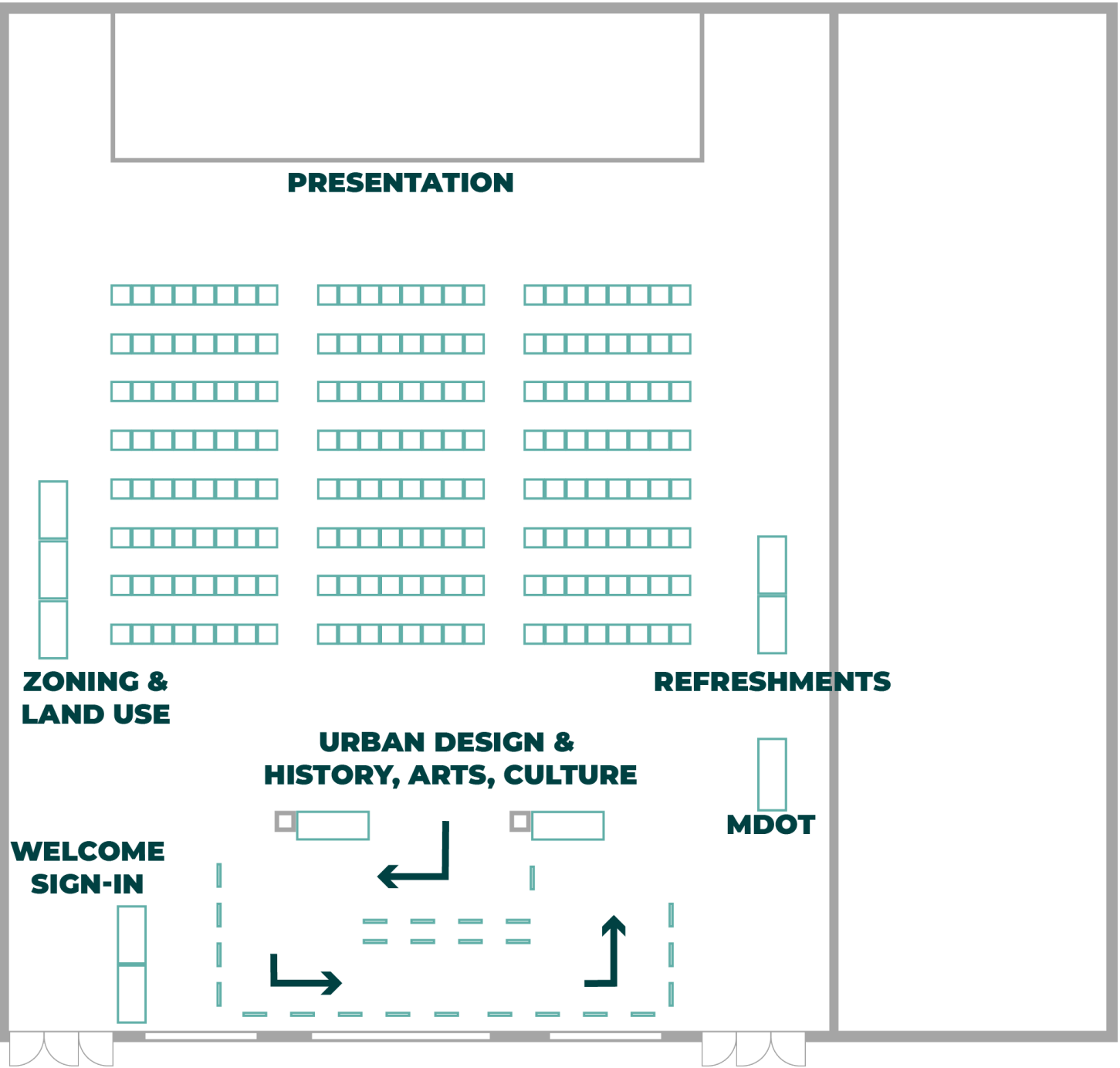
# SUMMARY

- Improve Connections
- Activate the Crossings
- Reinforce the Streetwall
- Strengthen Unique Urban Identities at Nodes

# **EXHIBIT EXERCISE**

## Zoning and Land-Use





# Land Use Draft Zine:

## ZONING & LAND USE LAND USE DRAFT!

I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #3 | JUNE 26, 2025

### ABOUT LAND USE & ZONING

**LAND USE** refers to the underlying categories of uses (i.e. Residential, Retail & Business, Institutional) and the specific types of buildings (i.e. Townhouse, Coffee Shop, Library) that can be developed on a parcel.

**ZONING** refers to the regulations that determine which specific land uses are allowed on a given parcel. Zoning can also determine other qualities of development, such as density, maximum height, and setback requirements.

**Broad LAND USE categories inform the ZONING regulations, which determine the SPECIFIC TYPES OF BUILDINGS that can get built.**

**WHY IS THIS IMPORTANT?**  
This planning process is and has been focused on the Zoning & Land Use for the new parcels (highlighted on the map) that will be created as a result of the I-375 Boulevard construction.

So far, we have asked questions about the **land uses** that community members would like to see on the excess property. We have also asked about the **qualities and characteristics** that people would like to see in future development.

Based on this feedback, the team is working to determine the **zoning designation(s)** that will allow the development of the land uses that people want, while also promoting the qualities and characteristics of development that people prefer.

Determining the right zoning will also lay the groundwork for the Urban Design, History, Arts, & Culture component of the Framework.



# Feedback Handouts:

### SHARE YOUR FEEDBACK

**Draft Zoning Principles**  
Based on the summary of preferred land uses and qualities, we recommend using the following principles to select the zoning designation(s) for the new parcels. **Please indicate your thoughts on these principles and/or write any additional adjustments you would make.**

1. The zoning should allow for a flexibility of **land uses**.

2. The zoning should encourage **density** to encourage economic development.

3. The zoning should encourage **street-level active environments**.

Do you agree with what was shared about the additional thoughts you may have.

I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #3 | JUNE 26, 2025

### TELL US MORE

Aside from Zoning, here are some of the other important recurring themes about the future land. Tell us more about your priorities in preparation for the Urban Design, History, Arts & Culture Framework. **What do these ideas mean to you?**

*Honoring and celebrating history*

*Affordability across income brackets*

*Ownership and development opportunities*

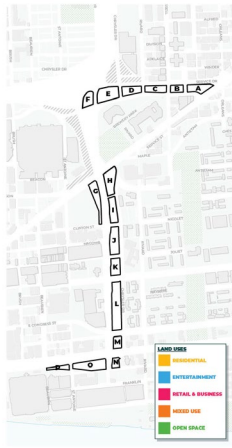
*Fostering community and neighborhood growth*

*Accessibility of future development*

I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #3 | JUNE 26, 2025

### ADDITIONAL THOUGHTS?

If you haven't already shared your ideas about what land uses you would prefer on each parcel, or if you have additional thoughts that differ from the summary that was shared, please use this page or the back of this sheet to respond!



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I-375 NEIGHBORHOOD FRAMEWORK  
COMMUNITY MEETING #3 | JUNE 26, 2025

# HISTORY, ARTS & CULTURE





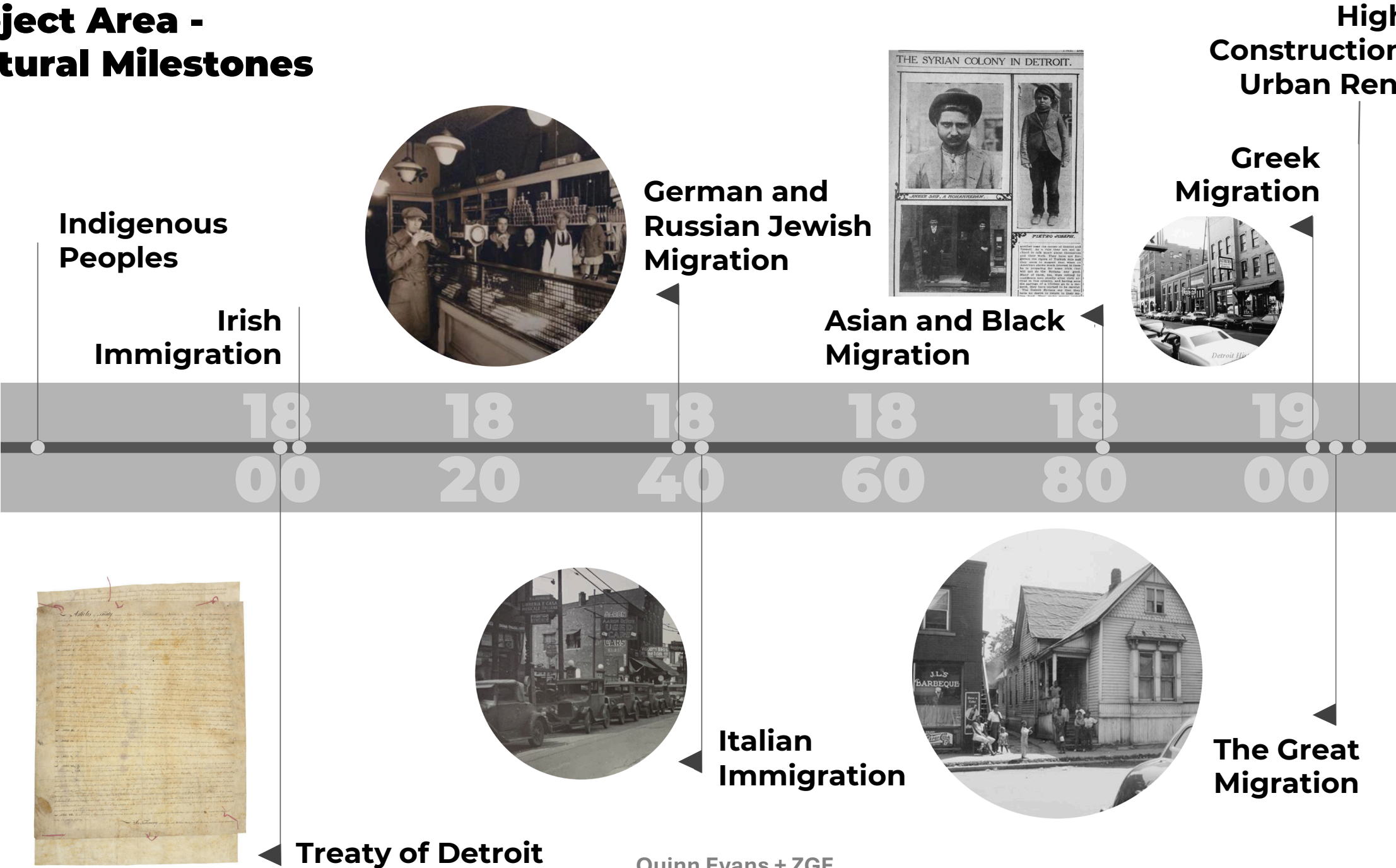


**The area known as Black Bottom and Paradise Valley was urban, dense, and intense. It was Detroit's Harlem – mecca for those coming into the city from the great migration from the south with the promise of a better life.**

**Hastings Street and the urban grid was the connection from the neighborhood to the center of Detroit. Its fabric is a sort of precedent that had the mixture of housing, commerce, industry, and institutions serving the community and beyond.**

**Taking a deeper dive into history, it is the fabric where we can draw inspiration; not to replicate but to think anew.**

# Project Area - Cultural Milestones





Artist  
Advisors



Community  
Advisors



MDOT  
Engagement



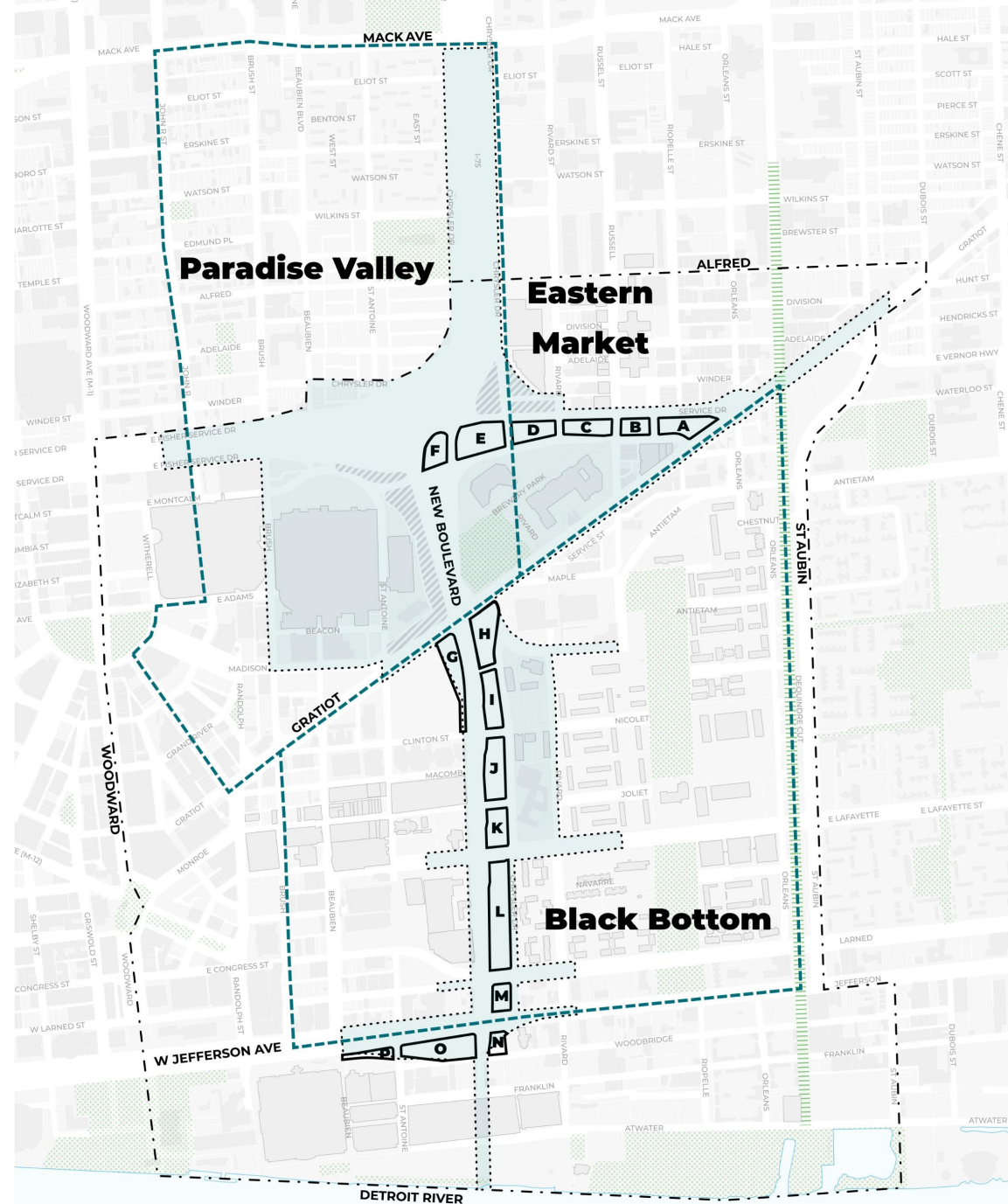
City of Detroit  
Framework  
Engagement

**ARTS, HISTORY, CULTURE, AND URBAN DESIGN  
ENGAGEMENT APPROACH**



# Community members identified themes that tie together stories of the historic neighborhoods:

- *Immigration + Integration*
- *Black-Owned Businesses*
- *Impact of Urban Renewal*
- *Art, Music, Culture*
- *Diversity of Religion*



# Community members identified **themes** that tie together stories of the historic neighborhoods:

- *Immigration + Integration*
- *Black-Owned Businesses*
- *Impact of Urban Renewal*
- *Art, Music, Culture*
- *Diversity of Religion*

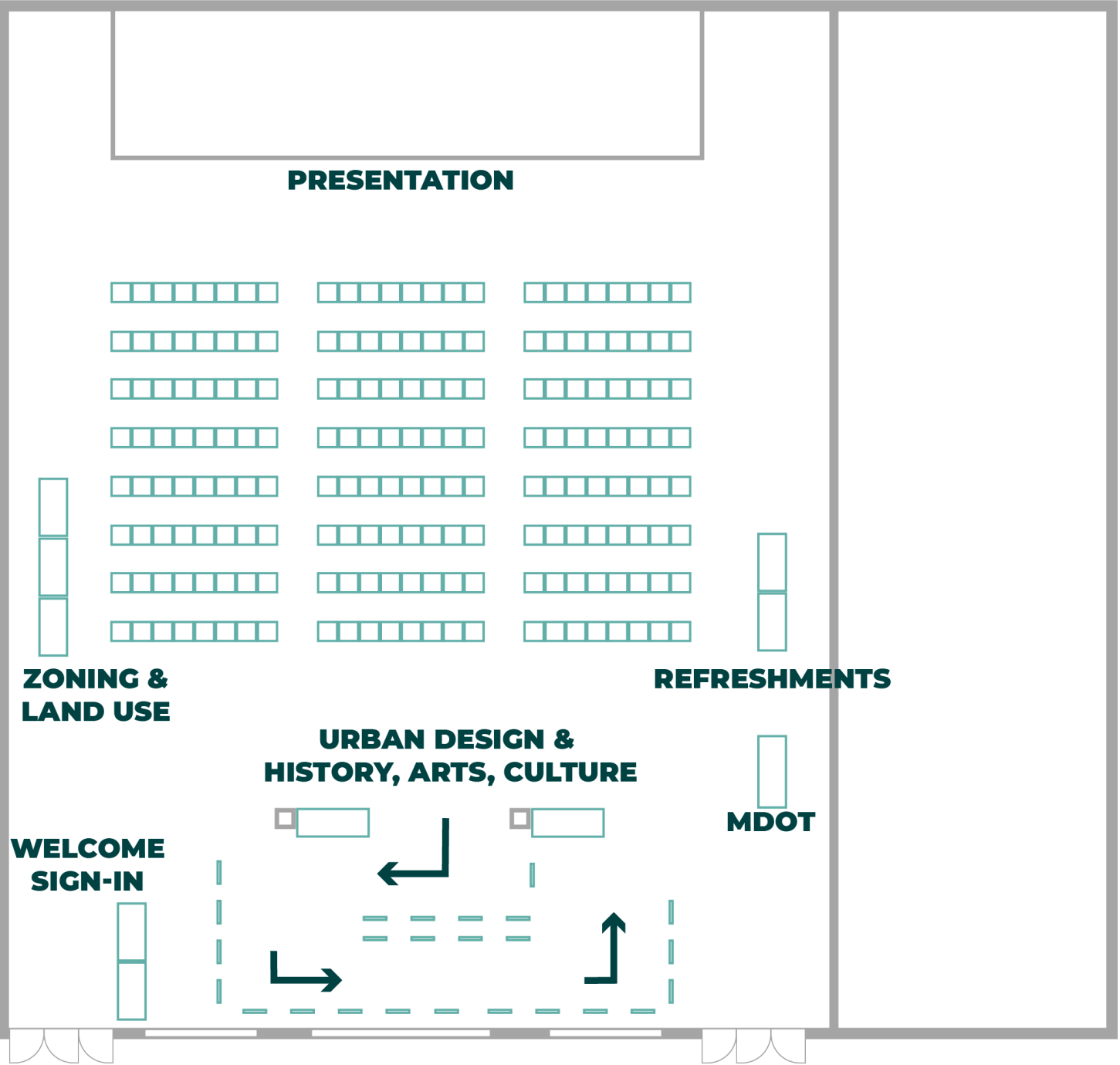
**Stories reflect neighborhood culture and connect new places with memories.**



# **EXHIBIT EXERCISE**

History, Arts,  
Culture





# Stories + Themes Stroll




Exhibit important stories and themes to provide a basis to **recognize history** in the future of the I-375 Boulevard Plan.

**In the past**, the city grid had increased density and mixed use.

While we can't recreate Black Bottom and Paradise Valley, **we can understand the past to inform the future**

IMMIGRATION + INTEGRATION




Eastern Market - 1912  
Source: Historic Designation Advisory Board

### Eastern Market

- Eastern Market is the oldest continually operating public market in the State of Michigan.
- The market parallels the growth of Detroit and was shaped by the city's ethnic groups.
- The first Eastern Market vendors sold their produce and goods from their wagons on the streets, until Shed 1 was built in 1889, and then rebuilt in 1891 after the original building was destroyed by a windstorm.
- Shed 1 was demolished in 1967 when the East Fisher Freeway was constructed.


BLACK OWNED BUSINESSES



SOME OF BARTHWELL'S EMPLOYEES


### Fountain and Food Service

- Sidney Barthwell owned the largest black-owned drugstore chain in the country, including 13 stores in Detroit.
- The Barthwell Pharmacy in Black Bottom, near Lafayette and Orleans, sold ice cream and soda.
- The freeway construction and national chains eventually drove Barthwell Drugs out of business.



Barthwell Drugs Ice Cream Counter  
Source: WSU Article / Burton Historical Collection


CULTURE / ARTS / MUSIC



Dizzy Gillespie - 1959  
Source: The Guardian

### Detroit's Black + Tan


- In the mid 1920s and 30s, black residents of Black Bottom and Paradise Valley established their own YMCA and YWCA on East Elizabeth St. near St. Antoine.
- The buildings provided amenities for residents including swimming pools, cafeterias, auditorium, banquet hall, gymnasium, barbershop for men, garden, chapel, and housing for Black residents.
- The YMCA even had a housekeeping suite for teaching household arts.



An Invitation to Paradise Valley Detroit's Newest, Finest Black & Tan  
CLUB EL SINO  
1730 ST. ANTOINE PHONE: CL 1730  
COMING JUNE 6 DIZZY GILLESPIE AND HIS 17-PIECE ORCHESTRA  
DANCING EVERY NIGHT. NO COVER, NO MINIMUM, NO ADMISSION CHARGE

Club El Sino Advert - 1947  
Source: The Concert Database

IMPACT OF URBAN RENEWAL




Chrysler Freeway Construction - 1960  
Source: Detroit News Archive

### Chrysler Freeway / Interstate 375

- Freeway route introduced in 1954.
- Beginning at Jefferson Avenue between St. Antoine Street and Beaubien Street, the freeway route runs east, before turning north at the former location of Hastings Street and ends at an interchange with the Fisher Freeway (I-75), approximately 1-mile in length.
- Families living with the path of the freeway, as well as businesses, were given 30 days to vacate upon receiving notice.
- Construction of the freeway broke ground on January 30, 1959

DIVERSITY OF RELIGION



Temple Beth El - 1900s  
Source: Jewish Historical Society of Michigan

### Temple Beth El - Judaism

- Congregation Beth El (Temple Beth El) was the first Jewish congregation in Detroit in 1850, at the following locations:
  - Met in the home of Isaac and Sarah Cozens at Congress and St. Antoine Streets, then moved to a room above the Silbermann & Hersch store on Jefferson Avenue prior to 1859
  - In 1861, the congregation got its first permanent home in the former French Methodist Church on Rivard Street between Monroe and Lafayette transitioned from Orthodox to Reform Judaism.
  - Moved out of the Black Bottom area in 1903

# Table Activity

Explore historic businesses on Hastings Street and add your comments.



## History on Hastings Street



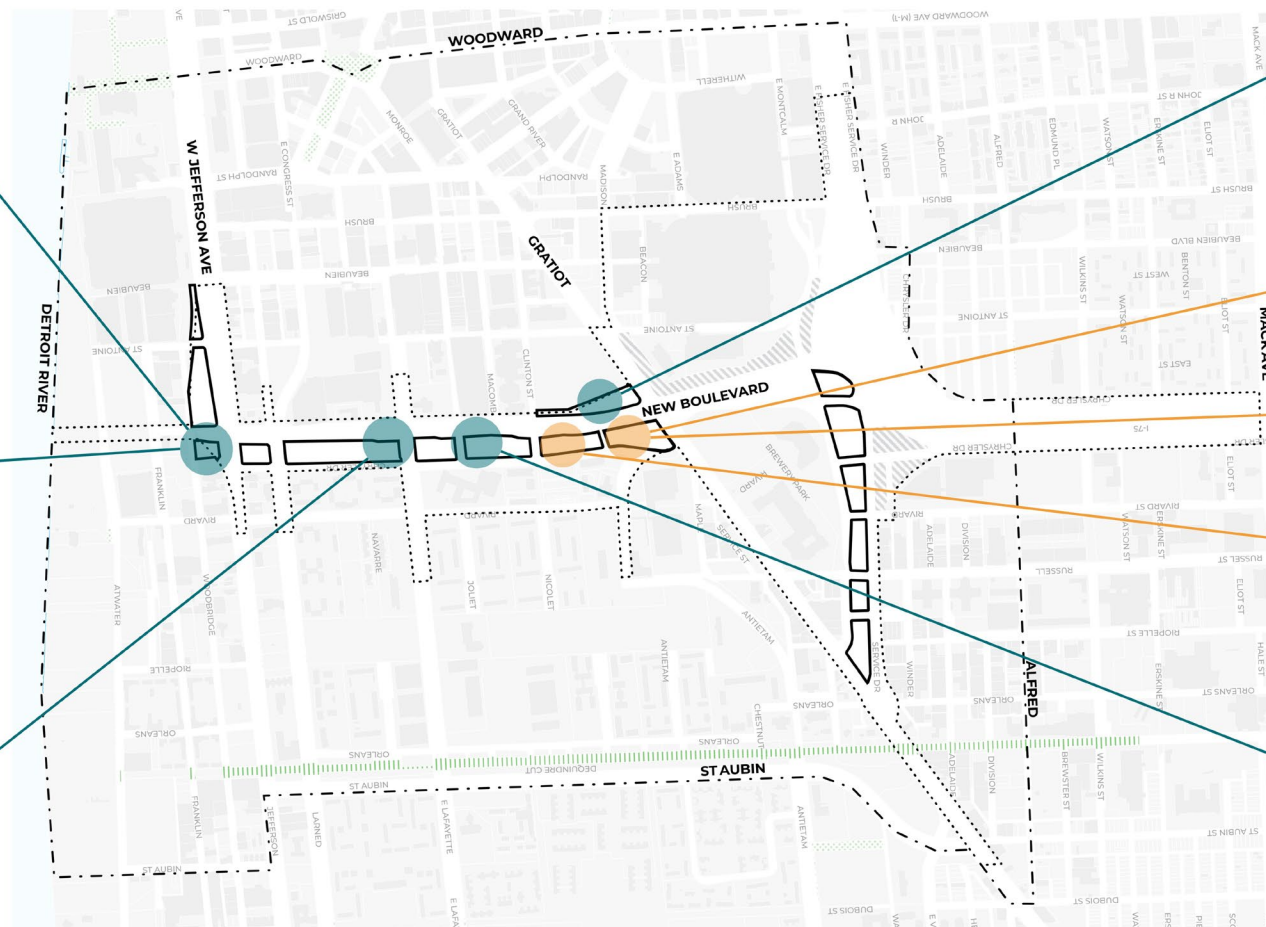
**Schatzman and Handler Deli** - 378 Hastings St.  
Jewish-Owned deli



**Lash Bros. Dairy Restaurant** - 381 Hastings St.  
Jewish-Owned restaurant



**Grocery Store** - 1054-58 Hastings St.  
We want to learn more about this grocery store.  
Do you have any information?



**Jake's Bar** - 1670 Hastings St.  
Jewish-owned bar, established by Jacob Chafetz

**Bill's Recreation - Billiards** - 1738 Hastings St.  
We want to learn more about this Black-Owned Business. Do you have any information?

**Whitney's Cleaners** - 1712 Hastings St.  
We want to learn more about this Black-Owned Business. Do you have any information?

**Riley Day, Barber** - 1520 Hastings St.  
We want to learn more about this Black-Owned Business. Do you have any information?



**Mercy General Hospital** - Macomb & Hastings St.  
Founded in 1917, Mercy Hospital was the first African American hospital in Detroit





# Thank You!

## NEIGHBORHOOD FRAMEWORK

**For questions or comments:**

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