

MASTER PLAN UPDATE

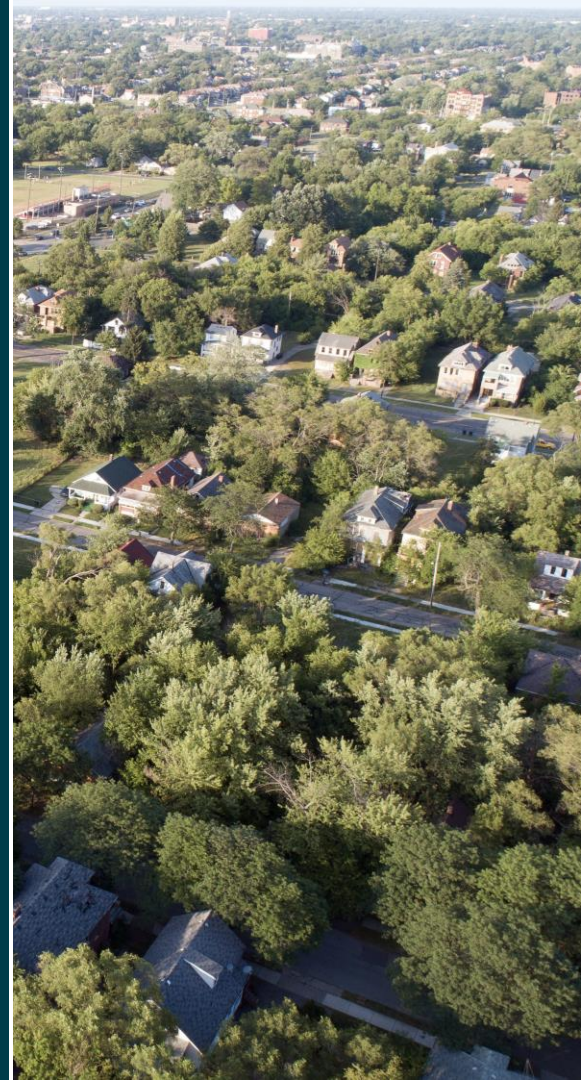
INTERNAL PRESENTATION – FEBRUARY 2, 2023

PLANNING & DEVELOPMENT DEPARTMENT



WHAT IS IT?

The Master Plan sets forth a **COMPREHENSIVE STRATEGY** for the City of Detroit. The document is intended to be both **LONG-RANGE & VISIONARY** that provides guidance for actions. The plan is **DESIGNED TO CHANGE** in response to new information and changing circumstances.



WHY ARE WE DOING IT?

- 1.** Michigan State Law (MPEA) indicates Master Plans should be updated every 5 years
- 2.** A master plan update was requested by City Council
- 3.** City Council allotted funds to complete a master plan update
- 4.** Federal grants are more favorable towards cities with updated master plans
- 5.** Desire for a Master Plan from city residents & even other departments

WHAT PURPOSE DOES IT SERVE?

PROVIDES GREATER PREDICTABILITY AND CERTAINTY IN THE CITY'S FUTURE

Developers, citizens and City agencies alike will benefit from greater clarity in land-use regulatory policies and easier access to information. The plan will support those seeking grants to carry out its purposes, provide protection of and encouragement for private investment and give greater predictability and certainty to the city's future. The administration, City Council and appointed boards, commissions and committees, as well as the general public, and other City agencies will give and receive guidance from this document and recommend amendments as needed.

WHO IS RESPONSIBLE?



THE PLANNING DEPT. **PREPARES**

Michigan planning enabling act (MPEA) 125.3849 Sec. 49. (1) This act does not alter the authority of a planning department of a city or village created by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to the planning commission, whether directly or indirectly as provided by charter.



THE PLANNING COMMISSION HOLDS HEARING, **RECOMMENDS**

125.3843 Sec. 43. (1) Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan.



THE CITY COUNCIL **APPROVES**

Detroit City Code Sec. 8-101 The Mayor shall propose and the City Council shall approve, with the modifications it deems necessary, a Master Plan of policies for the social, economic and physical development and conservation of the City, and the full range of transportation, access and mobility options ("Plan" or "Master Plan").

WHAT ARE THE GOALS OF THIS UPDATE PROCESS?

- 1.** Codify existing land use planning by multiple departments through a systematic review and proposed updates to the City of Detroit's Master Plan of Policies
- 2.** Provide alignment for long-range policies and action programs across departments with citywide plans
- 3.** Engage community stakeholders and act as a builder of consensus amongst city planning efforts
- 4.** Determine the mix of future land uses and their physical relationships
- 5.** Document and publicize the process & policy recommendations



**WE TALKED TO AND LEARNED FROM
OTHER CITIES.**

HERE'S WHAT WE LEARNED

CITY INTEREST

MILWAUKEE

Council member involvement is critical in getting people involved

PITTSBURGH

Planning Dept is relaunching master plan effort in 2023 – Mayor Ed Gainey wants one overarching plan. They are completing a strategic department plan first.

CHICAGO

"We Will Plan" acknowledges Chicago's past inequities. It's referred to as a 'citywide' plan... not a master plan.

COMMUNITY ENGAGEMENT

Civic literacy is a make-or-break goal for Milwaukee's plan

A project steering committee is being formed for shared ownership of the planning process

Conducted deep-dive planning with community group, prior to engaging larger public community. Each pillar of the plan is introduced with civic literacy.

OTHER NOTES

Wanted to use plan to leverage private investment

Step 1 for Pittsburgh is looking at open space and vacant property

"We Will Plan" implemented quick wins called POP! Program (public outdoor plaza)

The background of the slide is a dark teal color with a faint, light-colored map of a city grid. The map shows a dense network of streets and roads, with some larger, more prominent thoroughfares. The text is centered over this map.

CONSULTANT SCOPE & DELIVERABLES

SEEKING REAL ESTATE, LAND USE, AND URBAN PLANNING EXPERTISE

PROJECT ADMINISTRATION SERVICES

The project contractor team will first meet with PDD staff, and other stakeholders to establish project goals and objectives, milestones and to confirm the final deliverables for the Master Plan Update. PDD will host a kick-off meeting with the Contractor to define team roles, client team roles, stakeholder relationships, and communication protocols. It will also be at this stage of the process where PDD will provide access to relevant City data and existing conditions information to help inform the plan.

DELIVERABLES:

- Participate in a tour of the entire city of Detroit. The Contractor is expected to participate in further tours as necessary to gain proper perspective of the city's challenges and opportunities.
- Define and prepare a project role matrix of the Contractor with the identification of a main point of contact (to the City) to serve as the Project Manager.
- Provide project administration services



MEETINGS:

- The Project Manager for the Contractor team and PDD staff shall participate in weekly meetings (approximately 1hr).
- One team kick off meeting with the Contractor team and key City departments.
- At least two citywide tours with the PDD staff and key.

DATA COLLECTION & ANALYSIS

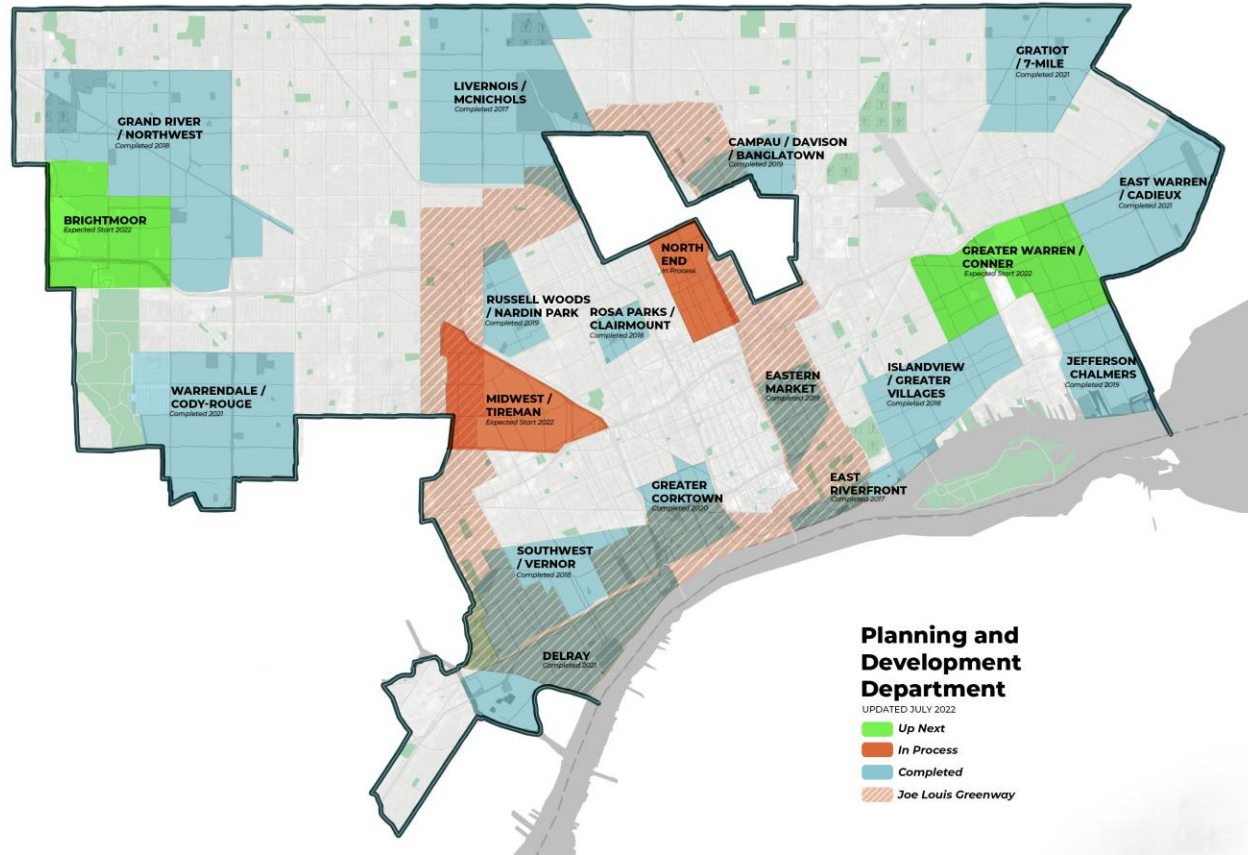
Contractor team will perform existing conditions analysis of neighborhoods in Detroit (especially in areas that have not been engaged in planning studies), conduct city wide analysis of current land use status, review all PDD Planning Documents for policy recommendations, review the updated Zoning Ordinance, and review the Future General Land Use map for updates.

DELIVERABLES:

- Provide a comprehensive, graphic report of existing conditions & trends throughout the city of Detroit which relate to Land Use and Economic Development elements of the Master Plan of Policies
- Creation of visually illustrative maps, charts, and graphs that depict the current trends and demographics.



PLANS THE CONSULTANT WILL REVIEW



MORE PLANS THE CONSULTANT WILL REVIEW

Parks & Recreation Strategic Plan, 2022-2032

Joe Louis Greenway Framework Plan, 2021 - 2025

Detroit Water & Sewage Comprehensive Water Master Plan, 2015 - 2035

Dept. Of Public Works Street Design Guide

Downtown Detroit Partnership, Transit Oriented Development Plan, 2014

PDD Vacant School Study

PDD Commercial Corridor Plan (Russell B.)

PDD Industrial Guidelines (Julie C.)

PDD Tree Canopy Plan (Dan R.)

PDD Traditional Main Street Overlay (Zoning)

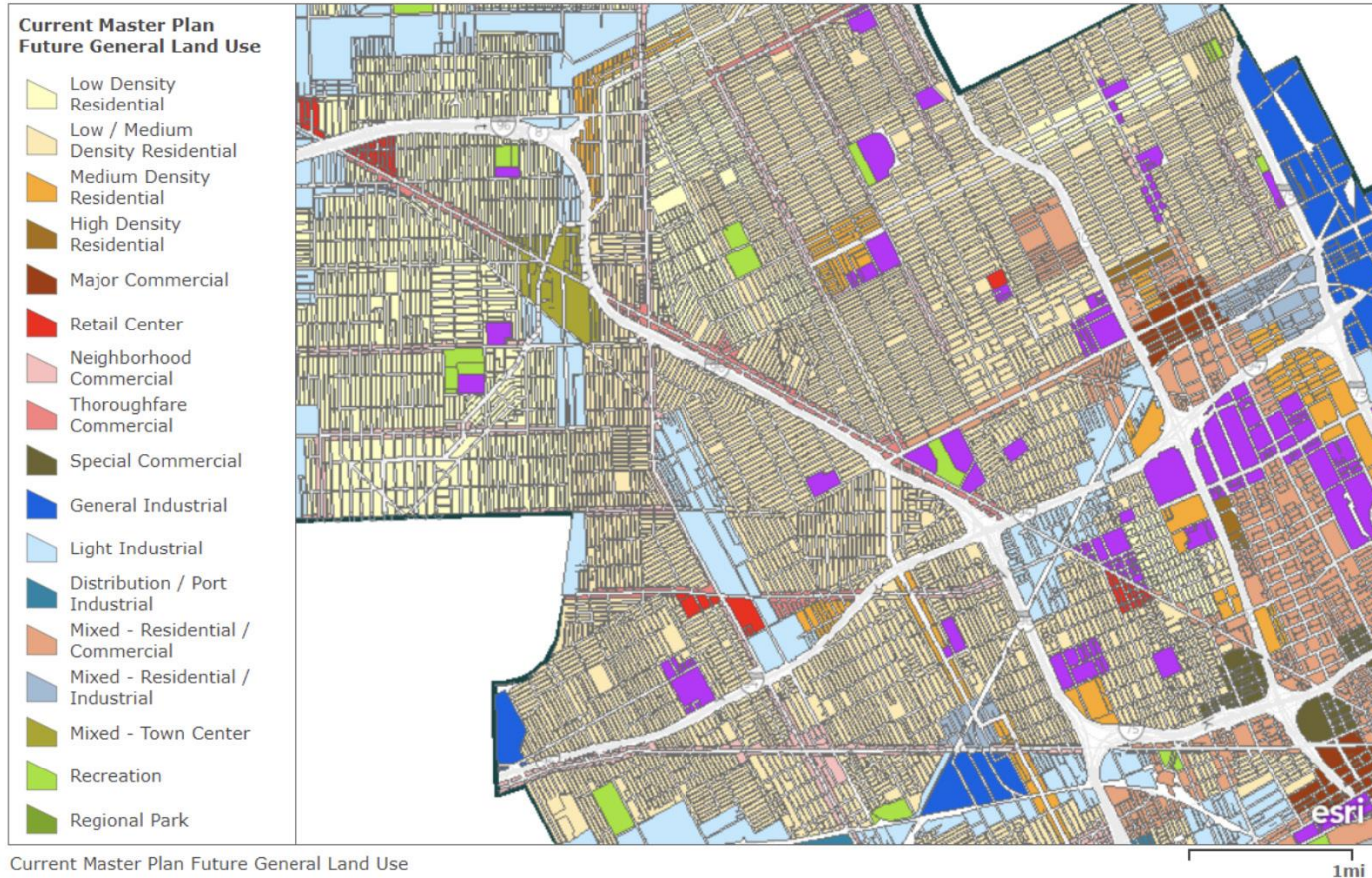
PDD Zoning Update (Zoning)

District Detroit

Multifamily affordable housing strategy (HRD)

**In general, industrial & vacant need to be a focus...*

THE FUTURE GENERAL LAND USE WILL BE UPDATED



MP FUTURE GENERAL LAND USE (FGLU) VS. ZONING

FUTURE GENERAL LAND USE

VISION

In general, the Future Land Use map does not address small-scale situations less than 10 acres, the specific characteristics of residential development, or the specific types of commercial and other nonresidential uses. A one-to-one correspondence between designations on the map and development decisions is not contemplated. The use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

ZONING DISTRICTS

PERMISSIBLE LAND-USE

Sec. 50-1-5. - Purpose and intent; specific. The regulations are specifically intended to: (1) Classify all land in such manner as to reflect its peculiar suitability for particular uses;

INTERDEPARTMENTAL WORKING GROUPS

Contractor will engage multiple city departments to coordinate policy recommendations across multiple plans. In support, PDD will convene a Master Plan Advisory Group to be composed of departmental representatives, Legislative Services representatives, and other agency land use and economic development experts. They will provide guidance on the City's broad initiatives, goals, & challenges and shall be present during the Kick-Off Meeting and during Community Advisory Council Processes.

DELIVERABLES:

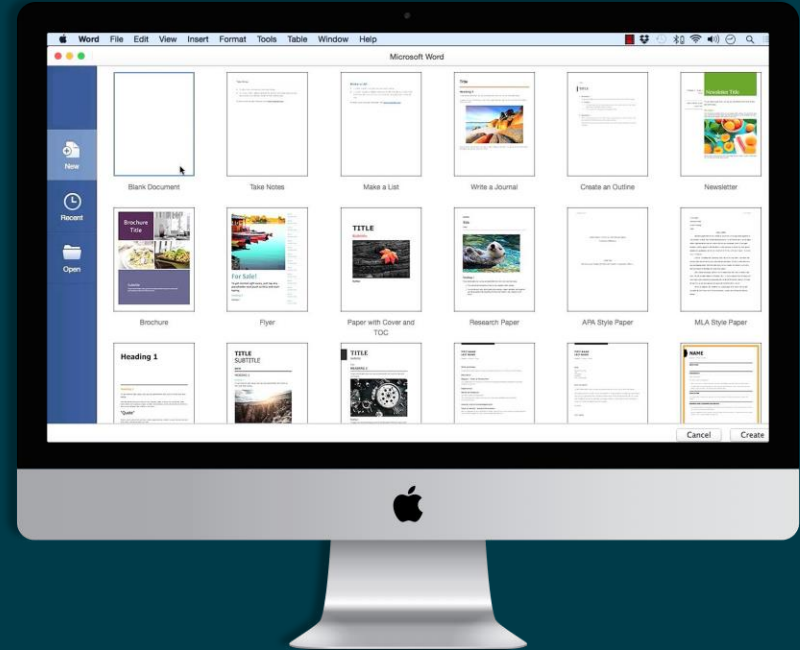
- The Project Manager for the Contractor team and PDD staff shall participate in bi-weekly or monthly meetings (approximately 1hr) with interdepartmental working group members
- A written report indicating the method of aligning the goals of multiple plans across city departments

DRAFT POLICY RECOMMENDATIONS

Based on the research, analysis, and advisory council review, the Contractor will support PDD in an internal review of Master Plan updates with the City Planning Commission and with the Mayor's Office.

DELIVERABLES:

- A cohesive summary document, outlining the policy update recommendations along with relevant documentation to support.

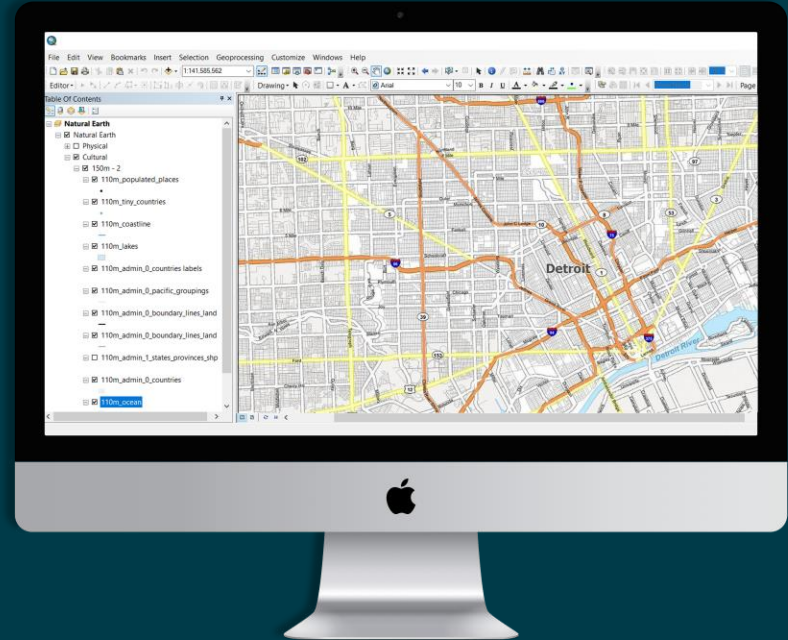


SYNTHESIZE DEPARTMENT PLANS & LONG-RANGE GOALS

Contractor team shall review all citywide planning documents (DPW, GSD, HRD, DDOT, DWSD, etc.) to extract relevant policy amendments or supplements to the Master Plan of Policies.

DELIVERABLES:

- GIS Mapping of existing city-wide plans
- GIS analysis of project proximity, overlap, and gaps
- Diagram potential development connections
- Graphics & Supporting Data recommending future development priorities



ADOPTION REQUIREMENTS

According to the Michigan Planning Enabling Act (sections 125.3831, 125.3841, & 125.3843), the planning commission will need to communicate with each of the local units of government adjacent to Detroit (there are 21), hold at least one public hearing on the proposed master plan, and allow 63 days of open commentary on the Master Plan prior to the adopting the plan. A copy must also be sent to each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government. Upon satisfying those criteria, the legislative body (City Council) can adopt the Master Plan with approval from no less than 2/3 of its members.

DELIVERABLES:

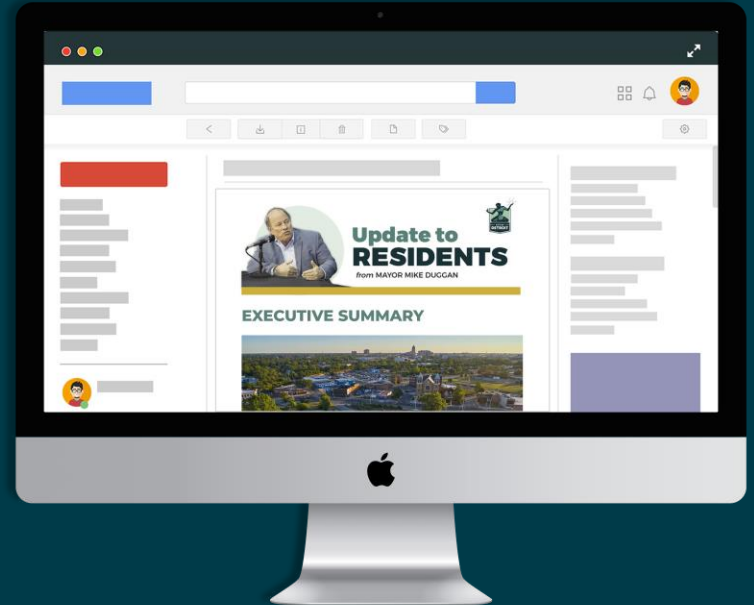
- Contractor team shall provide PDD & CPC with graphics, data, and support material for use in meetings mandated by the Community Outreach Ordinance. These meetings shall be held per-district in district-wide meetings led by city council members, and, in DONCast meetings as necessary
- A final report shall be formatted to a full colored printable document which includes comprehensive documentation of the planning process, and reproduces the entire Master Plan of Policies document (including new policy recommendations) in its final draft. The final report shall also be formatted for web display.
- An electronic/virtual 'story-map' or website (to be hosted by the City) which contains major components of the Final Report, available for the public to view online.

EXECUTIVE SUMMARY

The executive summary is to serve as the abstract of the larger Final Report, which skillfully captures, in a highly illustrative and concise summary document, the summary of the public engagement, current conditions & trends, future general land use proposed updates, and recommended policy amendments/supplements. This document will be distributed to the neighborhood detailing final plan recommendations, outreach overview, and next steps. It shall also provide brief summaries of current conditions and trends. The executive summary shall be no more than ten (10) pages and available as a 'newsletter' update to the broader community. An electronic presence of the document is also required.

DELIVERABLES:

- Illustrations and renderings used to illustrate current conditions
- Documentation of the required Community Outreach Ordinance meetings
- Policy updates recommendations



IMPLEMENTATION PLAN

The implementation plan shall inform a long-range approach to actionable projects.

DELIVERABLES:

- Capital improvement planning recommendations



FINAL REPORT

The final report shall be formatted to a full colored printable document which includes comprehensive documentation of the planning process and reproduces the entire Master Plan of Policies document (including new policy recommendations) in its final draft. The final report shall also be formatted for web display.

DELIVERABLES:

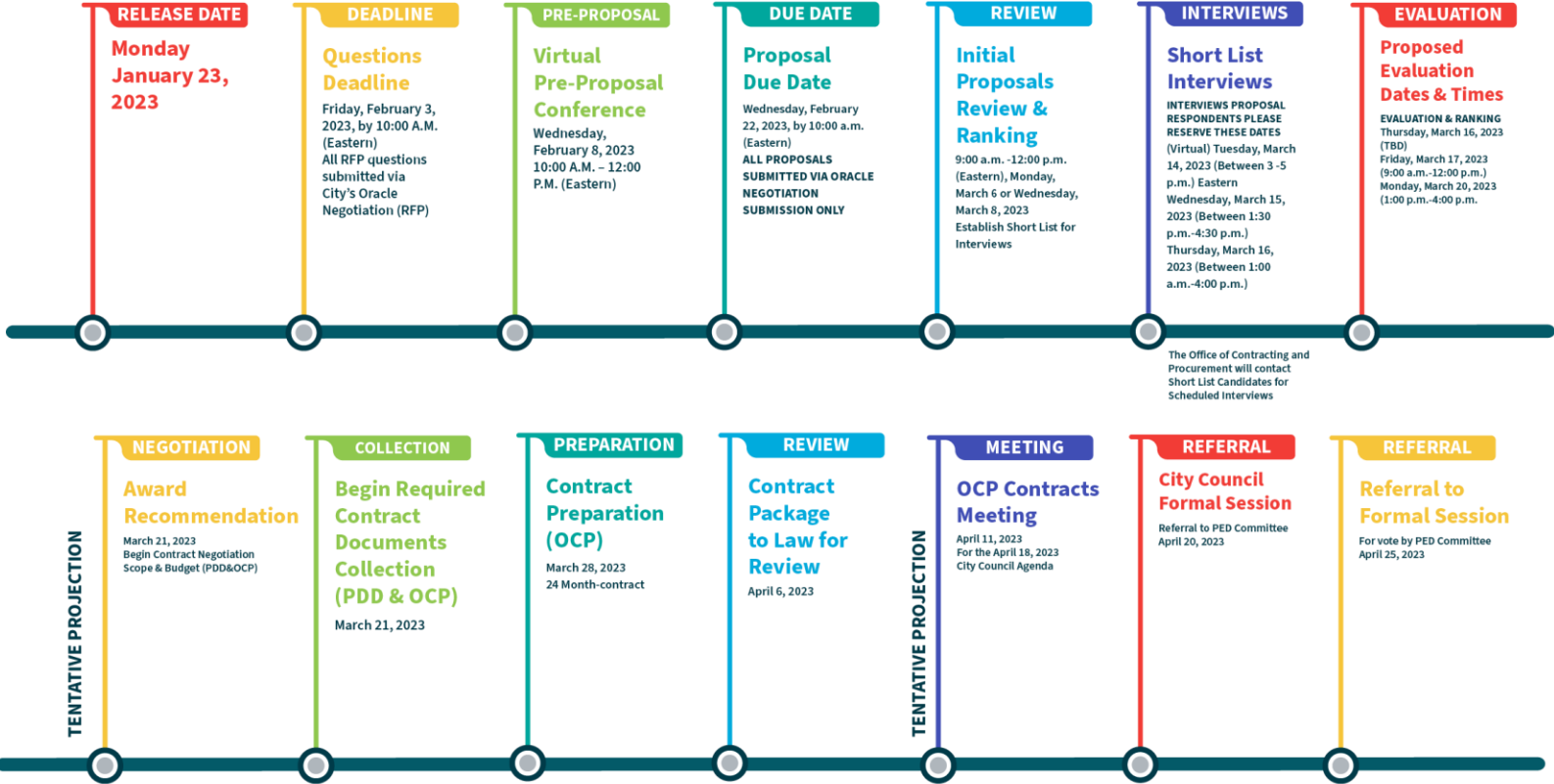
- An electronic/virtual “story-map” or website (to be hosted by the City) which contains major components of the Final Report, available for public to view on-line.





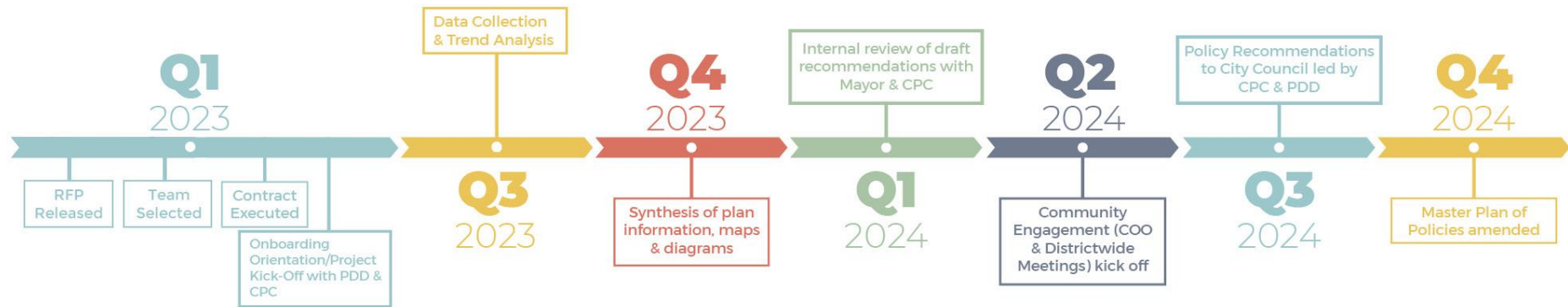
TIMELINES & RELEVANT MILESTONES

THE RFP/PROCUREMENT PROCESS



ANTICIPATED PROJECT TIMELINE

24 months from the date of contract execution to submit the final report.
Substantial completion and submission of the draft report shall be in twenty-four (24) months. The anticipated project times for selection of the Consultant and preparation of The Master Plan Update is as follows:



THANK YOU
YOUR COMMENTS AND FEEDBACK ARE WELCOME

PLANNING & DEVELOPMENT DEPARTMENT

