

Plan DETROIT

MASTER PLAN UPDATE OVERVIEW

City Planning Commission Meeting

April 4, 2024

Planning and Development Department





Why are we updating the Plan?





The Master Plan was last updated in **2009**. The City **LOOKS VERY DIFFERENT** and faces **DIFFERENT CHALLENGES** than it did then.

WE HAVE DONE A LOT OF PLANNING!

Parks & Recreation Strategic Plan, 2022-2032

Joe Louis Greenway Framework Plan, 2021 - 2025

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

DPW Street Design Guide

Downtown Detroit Partnership, Transit Oriented Development Plan, 2014

Greektown Framework Vision, 2019

PDD Vacant School Study, 2020-2021

Solar Implementation Strategy

Detroit Climate Strategy

PDD Neighborhood Framework Plans

PDD Commercial Corridor Plan

PDD Industrial Guidelines

PDD Tree Canopy Plan

PDD Traditional Main Street Overlay

Zone Detroit (CPC)

HRD Multi-family affordable housing strategy

DPSCD Facility Master Plan

Streets for People (DPW)

Community-led Plans

UPDATE GOALS

- 1 To align and codify existing plans.
- 2 To update the underlying assumptions of the Plan.
- 3 To guide strategic decision-making related to infrastructure, development, and capital investments.
- 4 To determine the mix of future land uses.
- 5 To engage the public and build consensus around planning priorities.

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What it is (and what it isn't)





A MASTER PLAN...

Analyzes **EXISTING CONDITIONS** and **TRENDS**

Identifies **OPPORTUNITIES** and **CHALLENGES** a city will face

Proposes **CITY-WIDE GOALS** and policies to achieve a **SHARED VISION**

THIS

not

THAT

Policy

Law

High-level,
city-wide analysis

Neighborhood-specific,
block or parcel-level analysis

A long-range vision and values

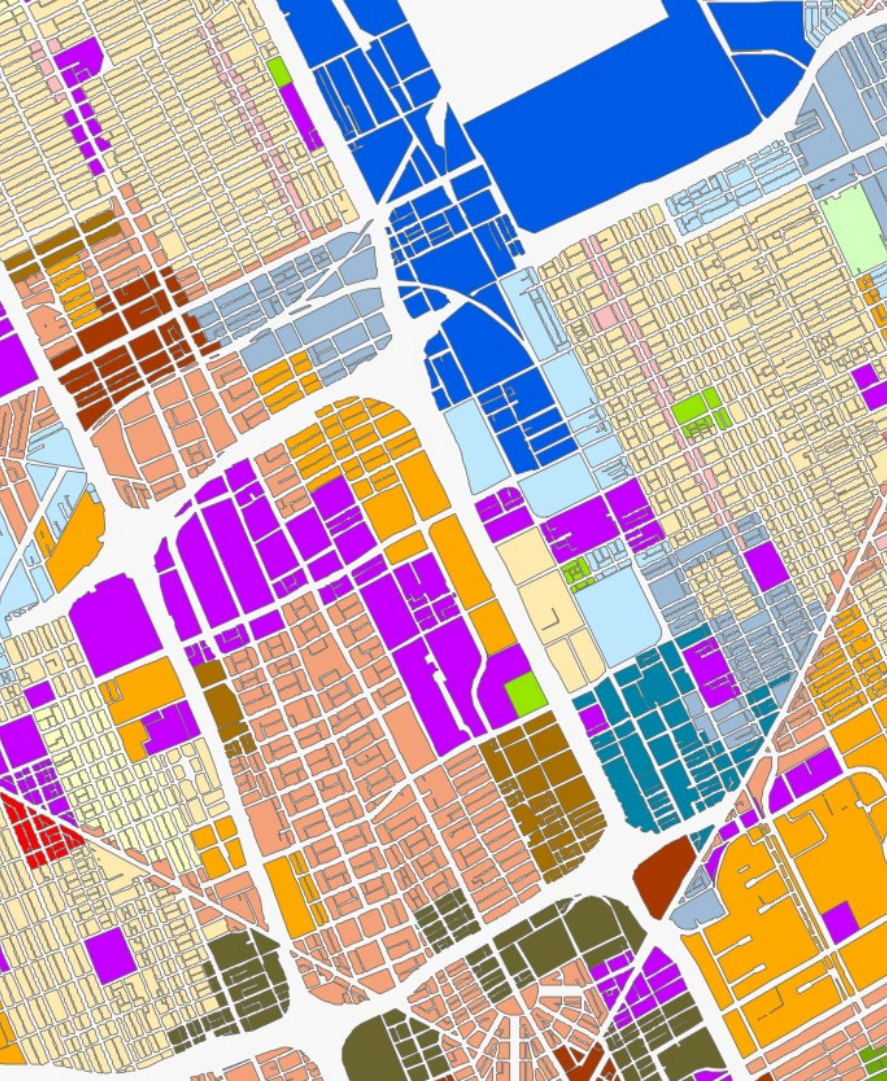
A quick fix for immediate problems

A set of policies and goals related to a
range of topics, including land use

A set of land use and development
regulations or a zoning map

A roadmap for City budgeting and
investment decisions

A detailed work plan for each
department



A FUTURE GENERAL LAND USE MAP..

VISUALLY REPRESENTS the
Plan's goals and policies

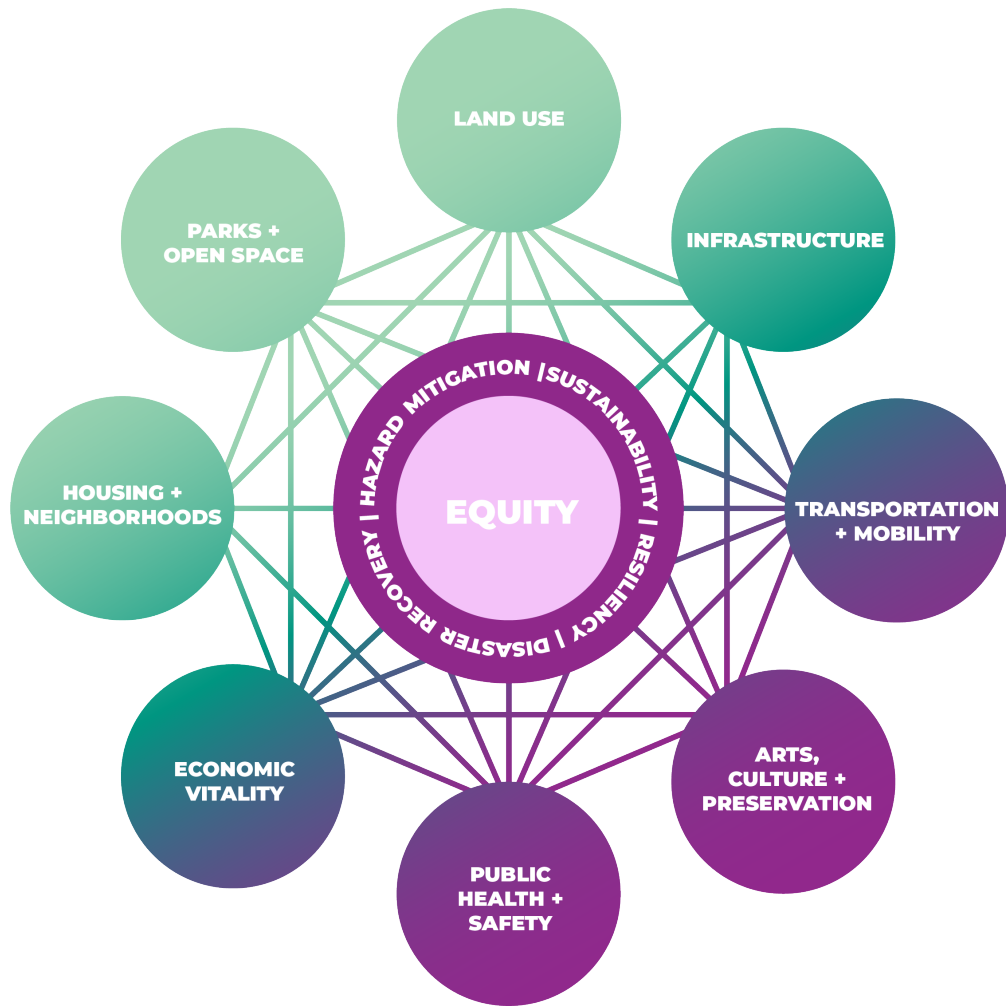
Should be **CONSIDERED
ALONGSIDE POLICIES**

Is **NOT A ONE-TO-ONE
MATCH** to the zoning map



What to expect





THE PLAN WILL...

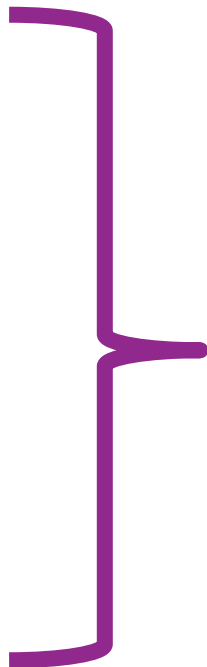
Focus on how different planning topics intersect

Be centered on equity, resiliency, & sustainability

TECHNICAL SCOPE

WORK

- Analyze existing conditions and project future trends
- Review existing planning documents and maps
- Extract relevant policies and compare to public priorities
- Draft and refine policy recommendations



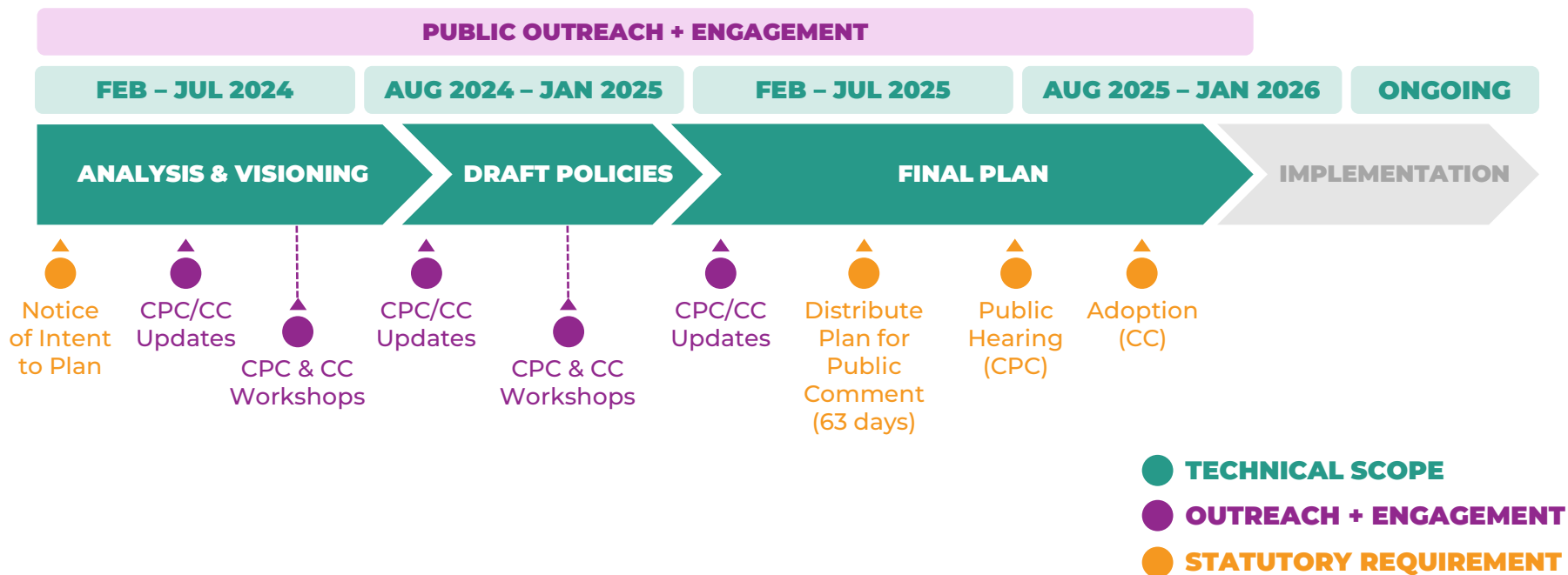
DELIVERABLES

- Updated **MASTER PLAN OF POLICIES** in print and online interactive format
- **IMPLEMENTATION PLAN**, including a decision-making checklist to prioritize projects
- Updated **FUTURE LAND USE MAP** and companion **ZONING PLAN**

LAND USE & ZONING PLAN APPROACH

- Incorporate future land use recs from neighborhood plans
- Establish a methodology to explore needed land use map changes and organize policy recs (e.g., clusters, place types)
- Focus on “big picture” policy questions that will inform zoning changes, not area-specific concerns
- Work closely with CPC staff to align with Zone Detroit

ANTICIPATED TIMELINE



CPC's ROLE

- Review progress during quarterly updates
- Participate in 2 workshops
- Review and submit the Final Plan draft to City Council prior to its release for public comment
- Hold public hearing and recommend for approval



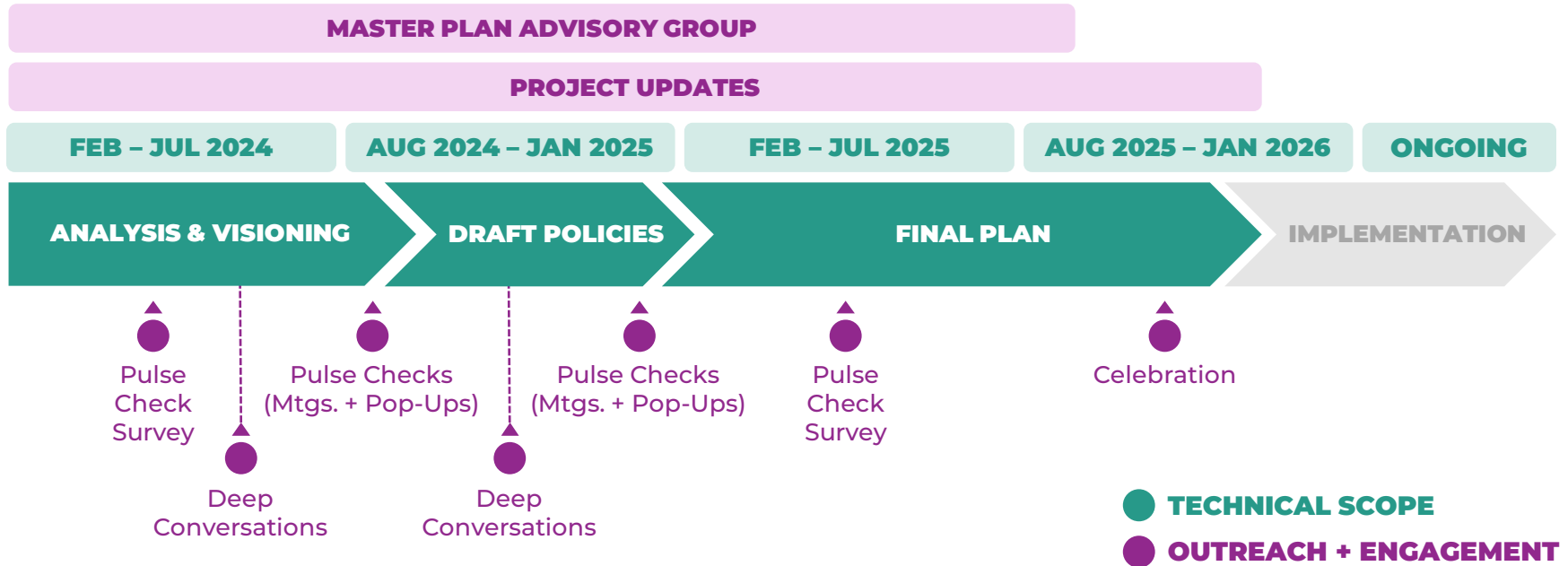
Engagement Strategy



ENGAGEMENT GOALS

- Identify **CITY-WIDE CHALLENGES, OPPORTUNITIES,** and **GAPS** in our past plans or policies
- Build consensus around **CITY-WIDE GOALS** and **POLICIES**
- Have limited, high-level conversations about **LOCAL LAND USE POLICIES**

ENGAGEMENT OVERVIEW



MASTER PLAN ADVISORY GROUP

WHEN: NOW – LATE SUMMER 2025

- **What:** Guide process, vet findings and policies, and inform engagement strategy (bi-monthly in person meetings) **plus** assist with outreach to your community (1-2 times/month)
- **Who:** Mix of residents of different ages, races, organizational affiliations, and City Council Districts.
- Apply **Now – April 19th**

DEEP CONVERSATIONS

WHEN: EARLY SUMMER + EARLY FALL 2024

- **What:** Collaborate with the project team on the plan through intensive, small-group discussions.
- Convened by stakeholder groups (seniors, youth, CDOs, developers, etc.) and planning topics (housing & neighborhood stabilization, economic vitality, land use, etc.)
- Interested Commissioners should reach out to Director Todd

PULSE CHECKS

WHEN: SUMMER + LATE FALL 2024

(plus surveys at beginning + end of the project)

- **What:** Provide quick feedback to the project team through surveys or at existing community events and meetings.
- **Where:** Existing community meetings, events, rec centers, businesses, or other locations near your neighborhood.
- Multiple meetings per district per round.
- CPC members are welcome to join any pulse check

OPTIONAL CPC PARTICIPATION

- Join our “deep conversations” focus groups
- Join our “pulse checks” out in the community
- Please coordinate with Dir. Todd if interested to ensure compliance with any applicable laws

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Julie Connochie, Planner IV



[Master Plan Advisory Group](#)
[Application](#)

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