
[EXTERNAL] In opposition to 3116 Park Ave parking lot

From Strong Towns Detroit <strongtownsdetroit@gmail.com>

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To Historic District Commission (Staff) <hdc@detroitmi.gov>

Strong Towns Detroit (a volunteer, community development non-profit based in the city) opposes the proposed surface parking lot at **3116 Park Avenue** in Midtown.

Surface parking lots are incompatible with dense, walkable neighborhoods and represent a poor use of some of Detroit's most valuable land. Midtown urgently needs additional housing to meet demand and reduce displacement pressures, particularly for longtime black Detroiters. Using central land for parking instead of housing undermines these goals.

This proposal would also degrade neighborhood character, weaken walkability, and significantly reduce the site's long-term tax value compared to housing or mixed-use development—revenue the city depends on to fund essential services.

We urge the department to reject this proposal and prioritize development that strengthens housing supply, neighborhood vitality, and Detroit's long-term fiscal health.

Sincerely,
Strong Towns Detroit