

planning michigan

2024

grandrapids

SEPTEMBER 25-27, 2024

WELCOME



Shari Williams, MUP
Detroit Future City

Michigan Association of Planning
2024 – 2025 Board President

BLACK STUDENT CONFERENCE SCHOLARSHIP PROGRAM



- Established in 2022 by the **Metro Detroit Planners (MDP)** section, they raised enough money to send 5 Black planning students to the Annual Conference, all expenses paid.
- In 2023, we raised enough money to send 8 Black students to the conference, and we created on-site supports like a mentor, scheduled meet-ups and a Luncheon with Black professional planners.
- Now in its third year, the Black Student Conference Scholarship Program is an institutionalized MAP program. Fundraising efforts this year were expanded, and we are covering all costs associated with the program for NINE students from three planning schools.

Black Student Conference Scholarship Investors

Individual Donors

- Rodney Arroyo, FAICP
- Andrea Brown, AICP
- Dan Commer, AICP
- Kathleen Duffy, AICP
- Marja Farrow
- Christopher LeFlore
- John Iacoangeli, FAICP
- Edward Lynch, AICP
- Greg Moots
- Wendy Rampson, AICP
- Rachel Smith, AICP
- Brian Vosburg, AICP



Private Investors

- Giffels Webster
- HNTB
- McKenna
- Carlisle | Wortman Associates
- Wade Trim
- OHM
- Kresge

2024 MAP BLACK STUDENT SCHOLARSHIP RECIPIENTS

Arieona Branch, Wayne State University

Gabrielle Rush, Wayne State University

Olivia Cyars, Wayne State University

Jalen Hardimon, Michigan State University

Steven Crawley, Michigan State University

Trinitti Hadley, Michigan State University

Kenyatta Washington, University of Michigan

Jon Kent, University of Michigan

Naomi Bailey, University of Michigan



BUILDING EQUITY – FOSTERING RESILIENT AND THRIVING NEIGHBORHOODS IN DETROIT

WEDNESDAY SEPTEMBER 25, 2024 | 2:15 TO 3:30



American Planning Association
Michigan Chapter
Creating Great Communities for All

planning michigan

2024

grandrapids

SEPTEMBER 25-27, 2024

Building Equity: Fostering Resilient & Thriving Neighborhoods in Detroit

Planning Michigan Conference
September 25, 2024

Sponsored by:
Michigan Black Professional Planners Section
Michigan Association of Planning

Agenda

- MBPP Overview
- Introduction of Moderator
- Introduction of Panelists
- Panelist Presentations

Shari Williams

Shari Williams

Kenyatta Washington

Ashley Williams Clark

Donna Givens Davidson

Kumar Raj

Antoine Bryant

- Q&A
- Survey



**DETROIT
FUTURE
CITY**

MAKING THE MIDDLE CLASS

LEVERAGING DETROIT'S NEIGHBORHOODS TO
BUILD A MIDDLE-CLASS CITY

Detroit Future City: 2030 Vision



Grow the number of **resilient, thriving neighborhoods** that attract and retain residents of diverse incomes and backgrounds.



Disrupt systemic racism, poverty, and other inequities to **grow household income and wealth** for Black Detroiters and other Detroiters of color.



Thriving resilient neighborhoods

Places where residents have their needs met and are free from long term chronic stresses, giving them the ability to withstand and recover from acute shocks. These neighborhoods provide residents with high quality of life and support their health and well-being.

Thriving resilient neighborhoods ...

- Connect residents to robust **social and civic** systems,
- Provide full & fair access to **economic** opportunity
- Support and develop sustainable and integrated **natural and physical environment**



ADVANCEMENTS AND CHALLENGES ON DETROIT'S PATH TO A MIDDLE-CLASS CITY

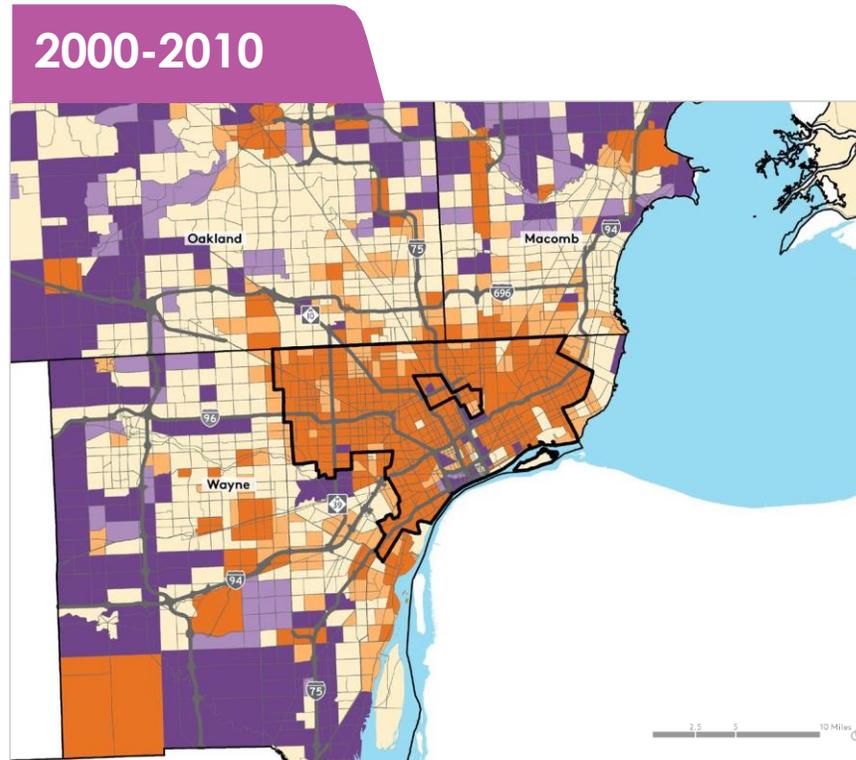




Population Change

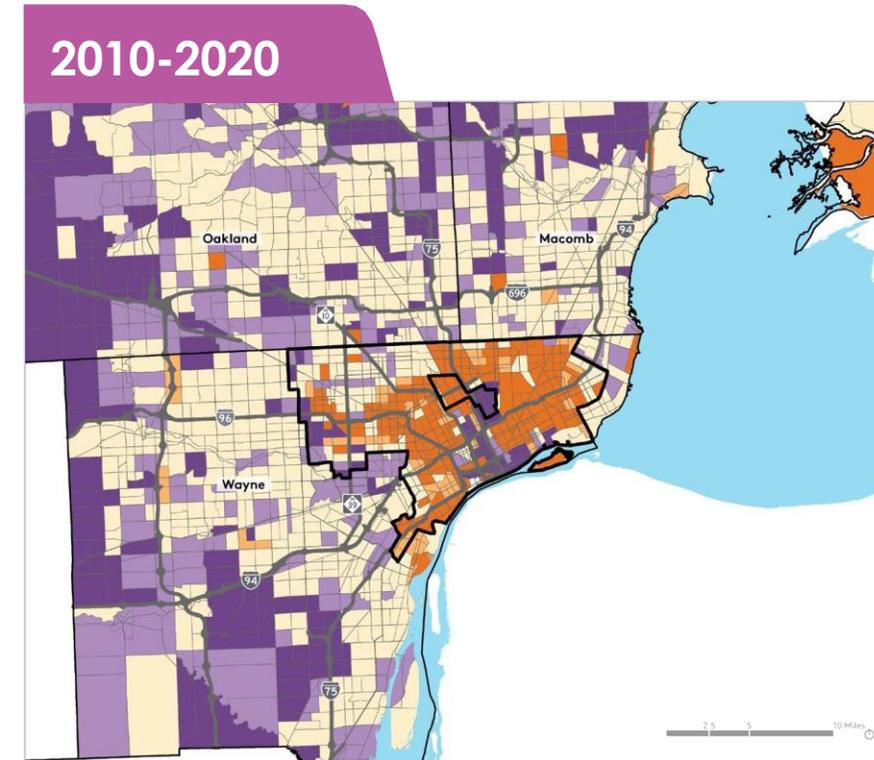
Population is beginning to grow, and there are areas of growth and stabilization at the neighborhood level.

After population loss, population is **beginning to grow**, and there are areas of growth and stabilization at the neighborhood level.



- Less than -10%
- 10% to -5%
- 5% to 5%
- 5% to 10%
- Greater than 10%

Source: IPUMS, NHGIS

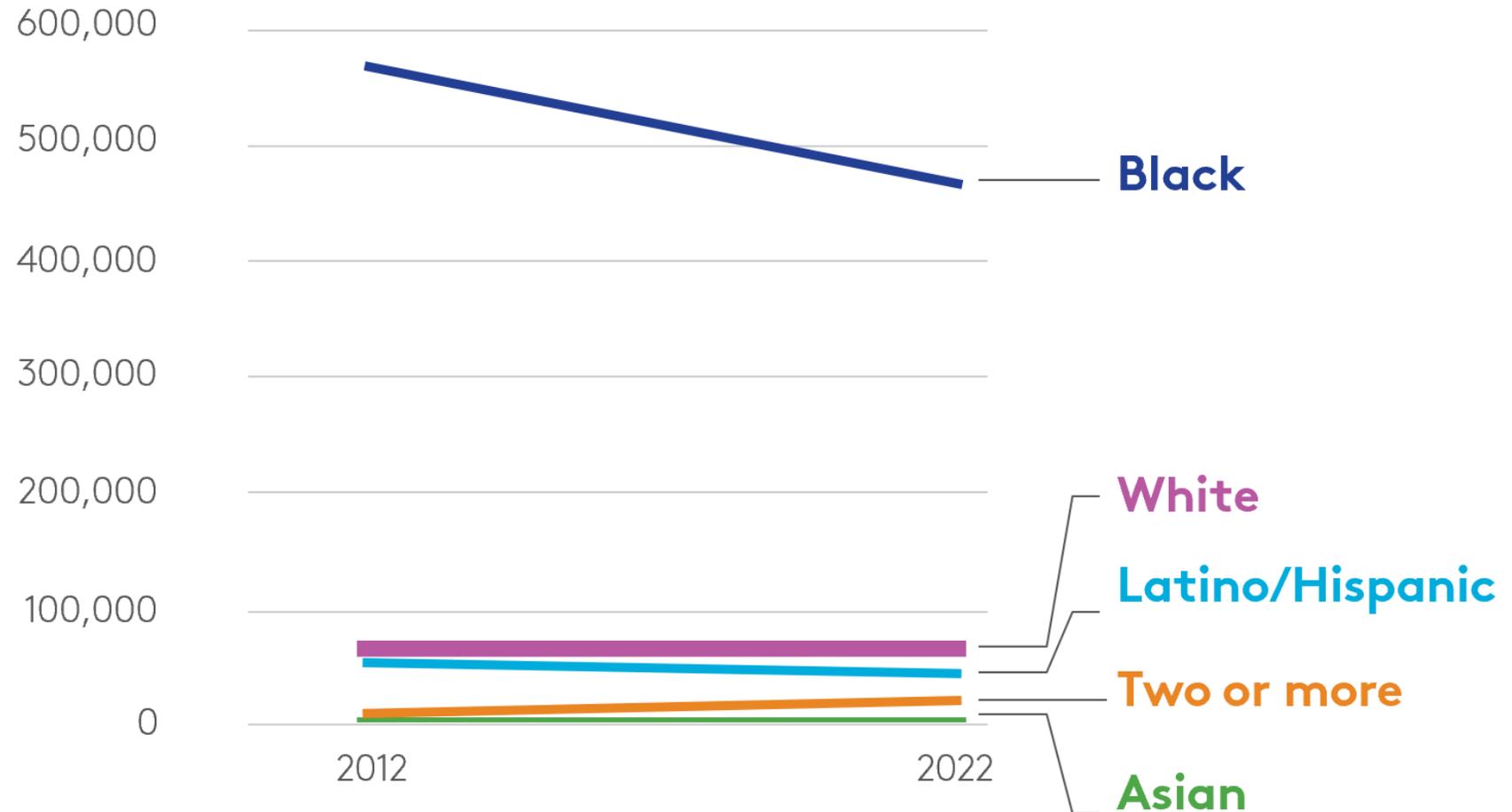


- Less than -10%
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- Greater than 10%

Source: IPUMS, NHGIS

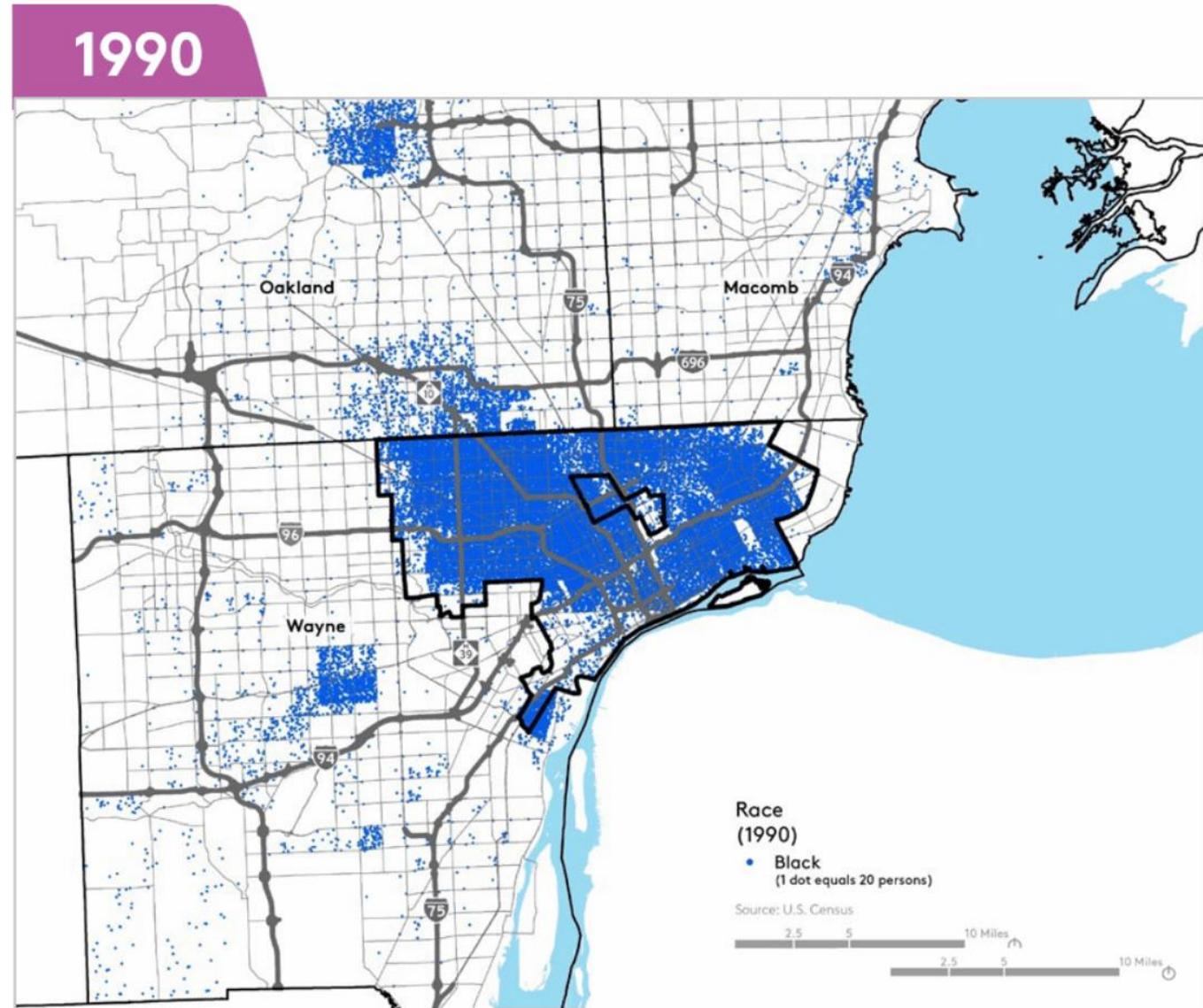
Over the last decade, Detroit has seen a large **decline in the Black population.**

Population by race/ethnicity in Detroit, 2012-2022



ACS 1-year estimates, 2012 and 2022

Since 1990 there has been an **increase** in the suburban Black population.

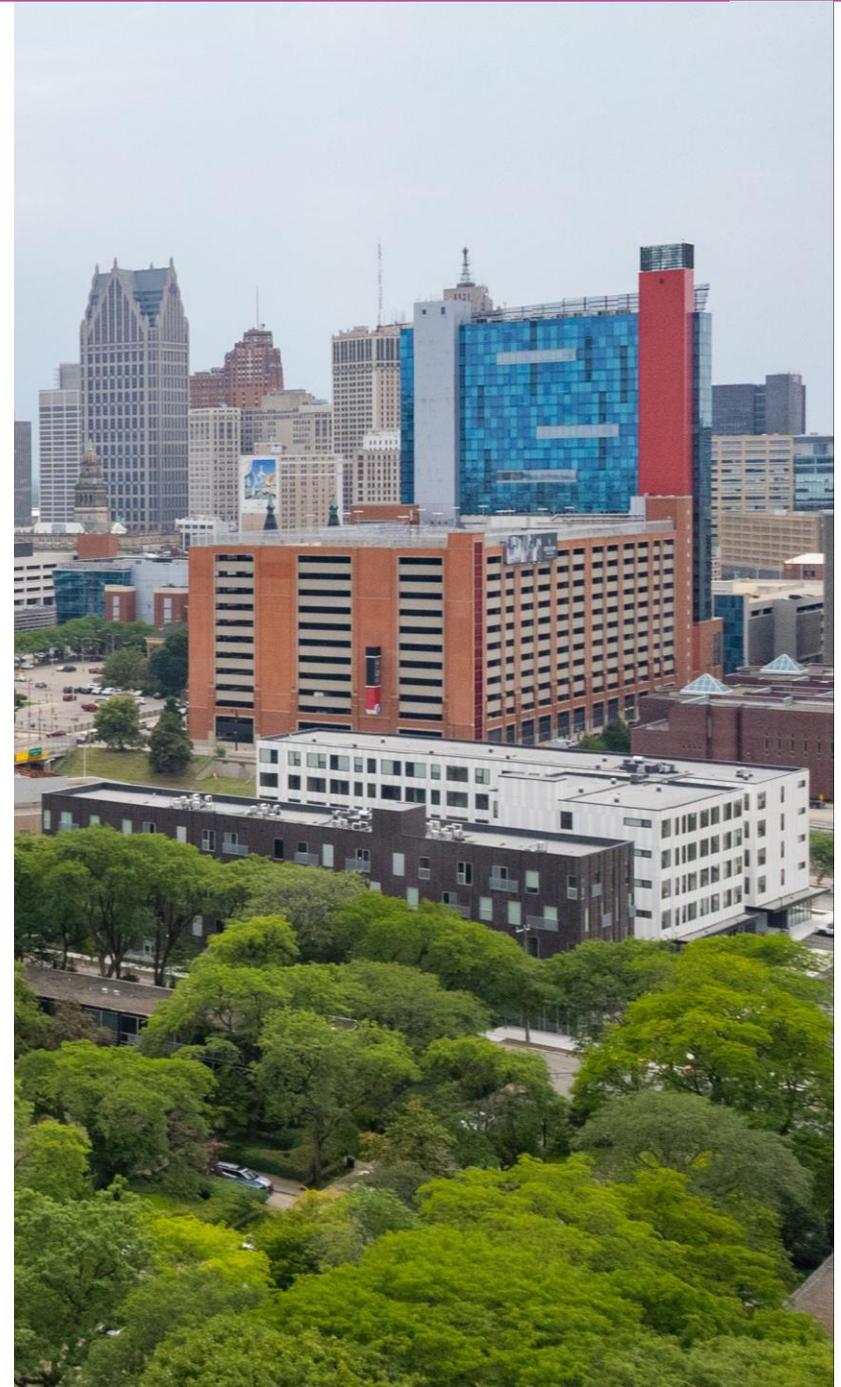


Black—(1 dot equals 20 persons)

Source: U.S. Census

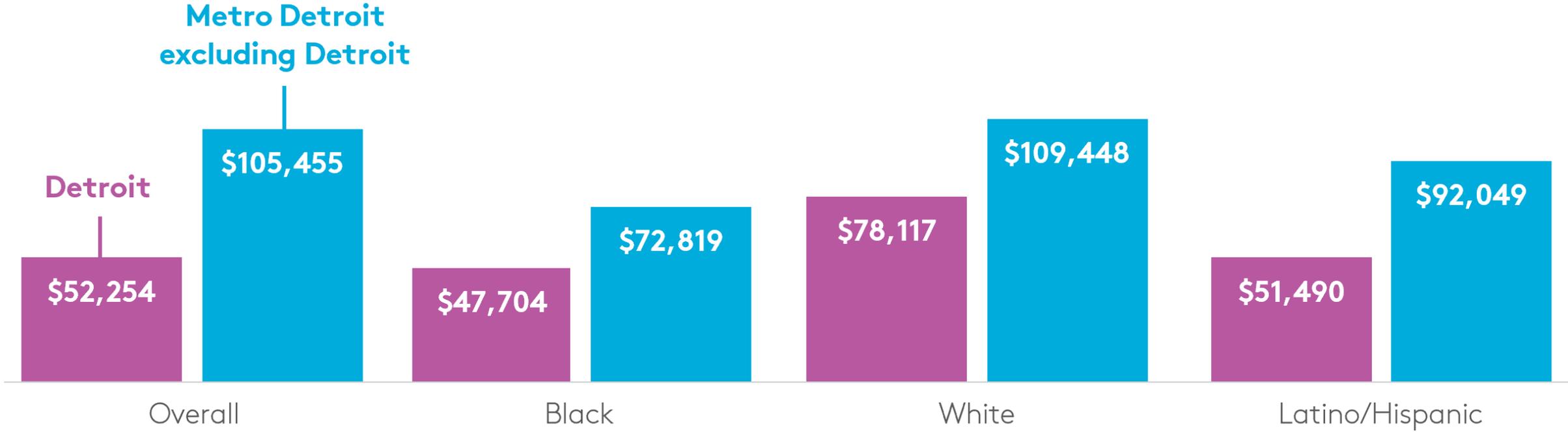
Income and Education

Incomes in Detroit remain low overall as the equity gap widens.



On average, income for suburban residents **remains higher** than for Detroiters

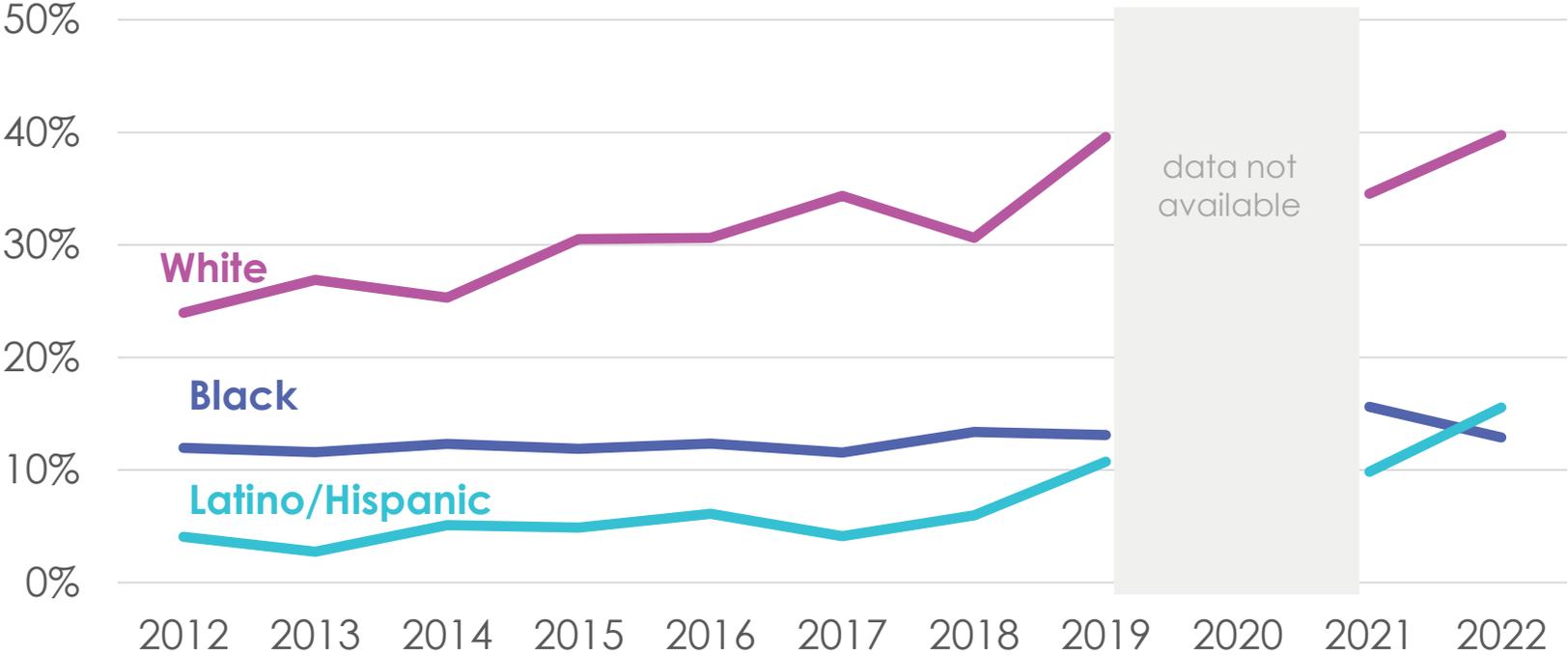
Average household income in Metro Detroit by race, 2022



Source: ACS 1-year estimates, 2022

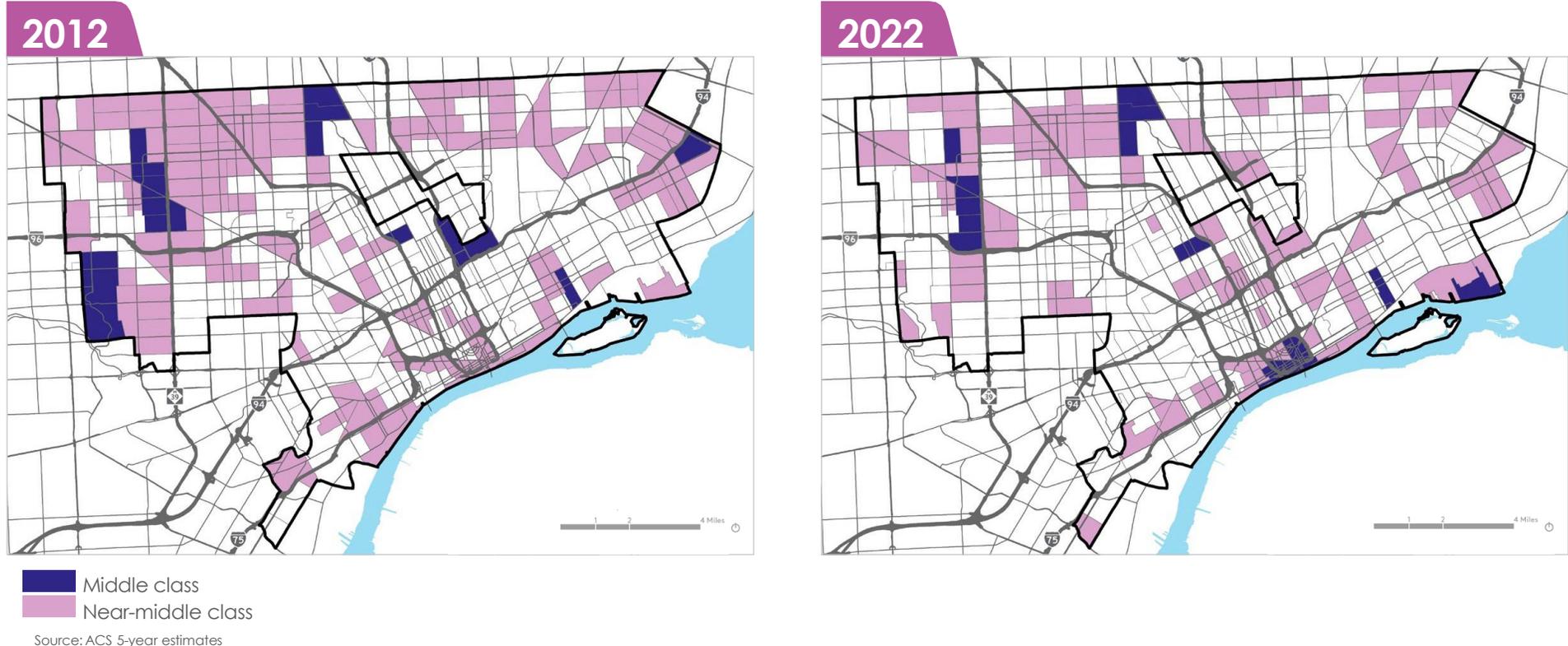
There is a **growing divide** by education

Share of population 25 years or older with a Bachelor's degree or higher
Detroit, 2012-2022



Middle-class neighborhoods **continue to decrease**

Middle-class neighborhoods



⁵ In 2012, the national median household income was \$53,046, and "middle class" was between \$42,400 and \$106,000. In 2022, the national median household income was \$75,149, and "middle class" was between \$60,200 and \$150,300.

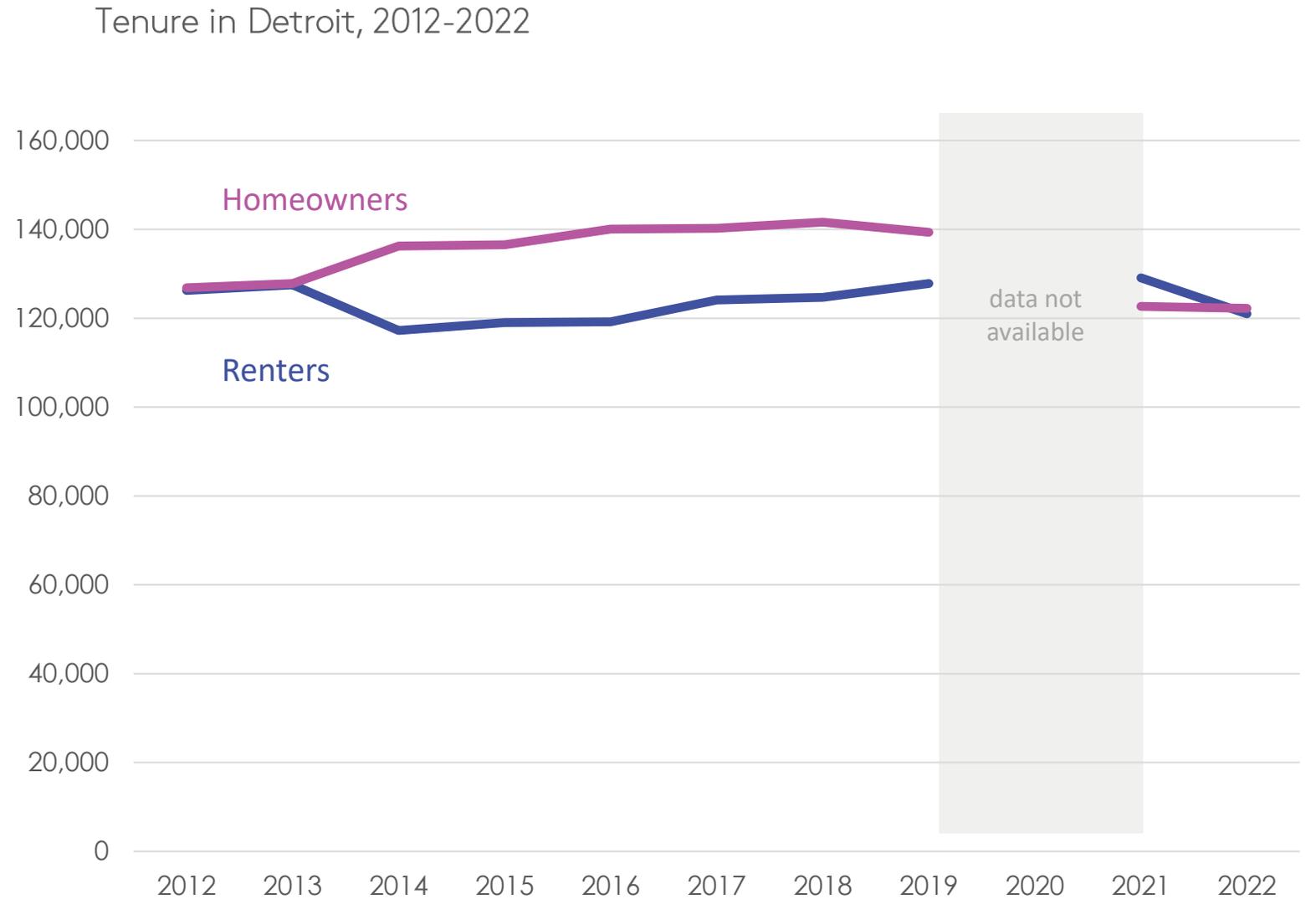
⁶ Detroit Future City defines middle-class neighborhoods as census tracts where more than 50% of households are middle or upper middle class.

Housing

Detroit is both a homeowner and a renter city.



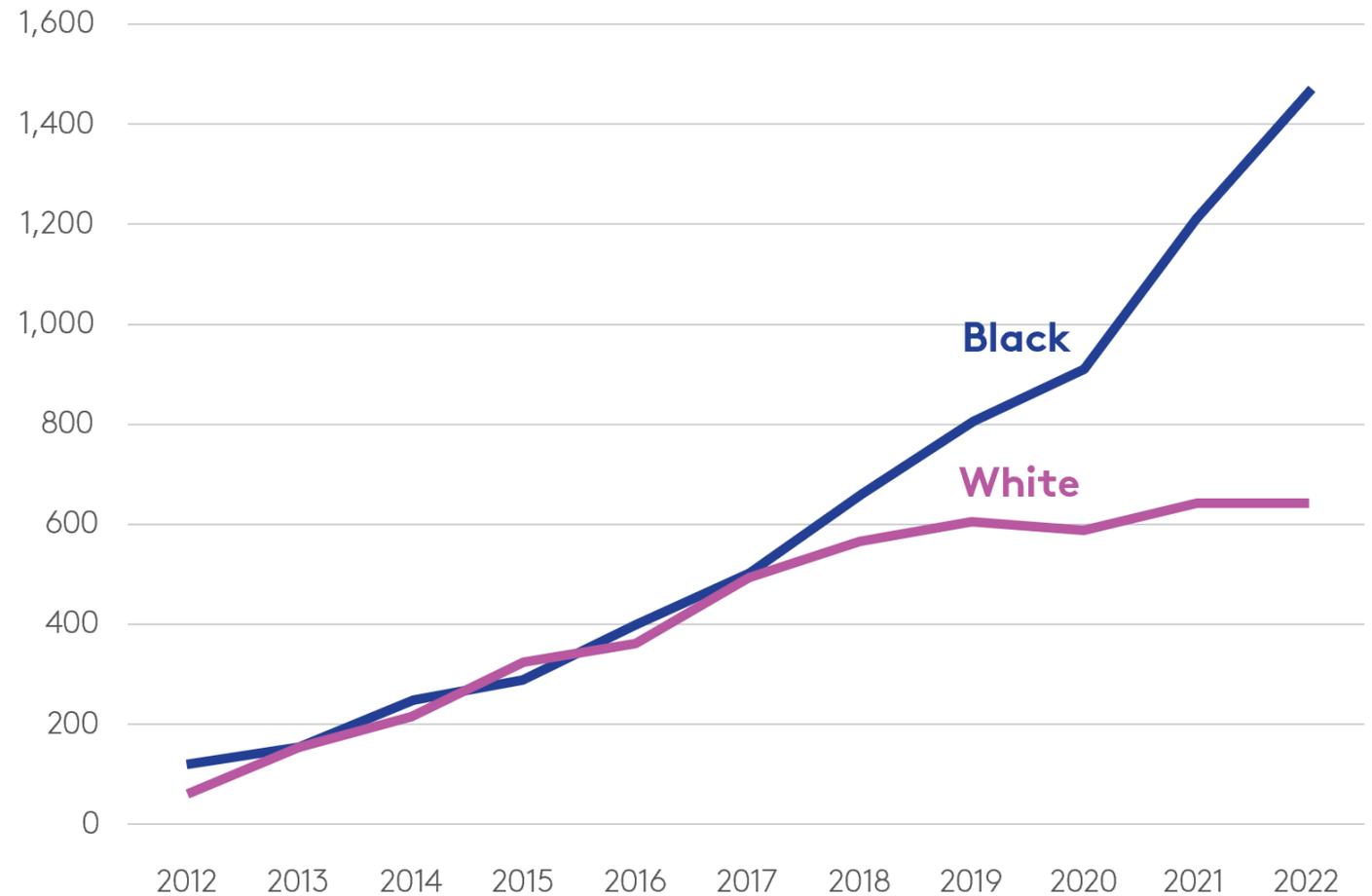
Detroit remains **evenly split** between renters and homeowners.



Source: ACS 1-year estimates, 2012-2022

Growth in mortgages in Detroit mostly driven by **Black** homebuyers.

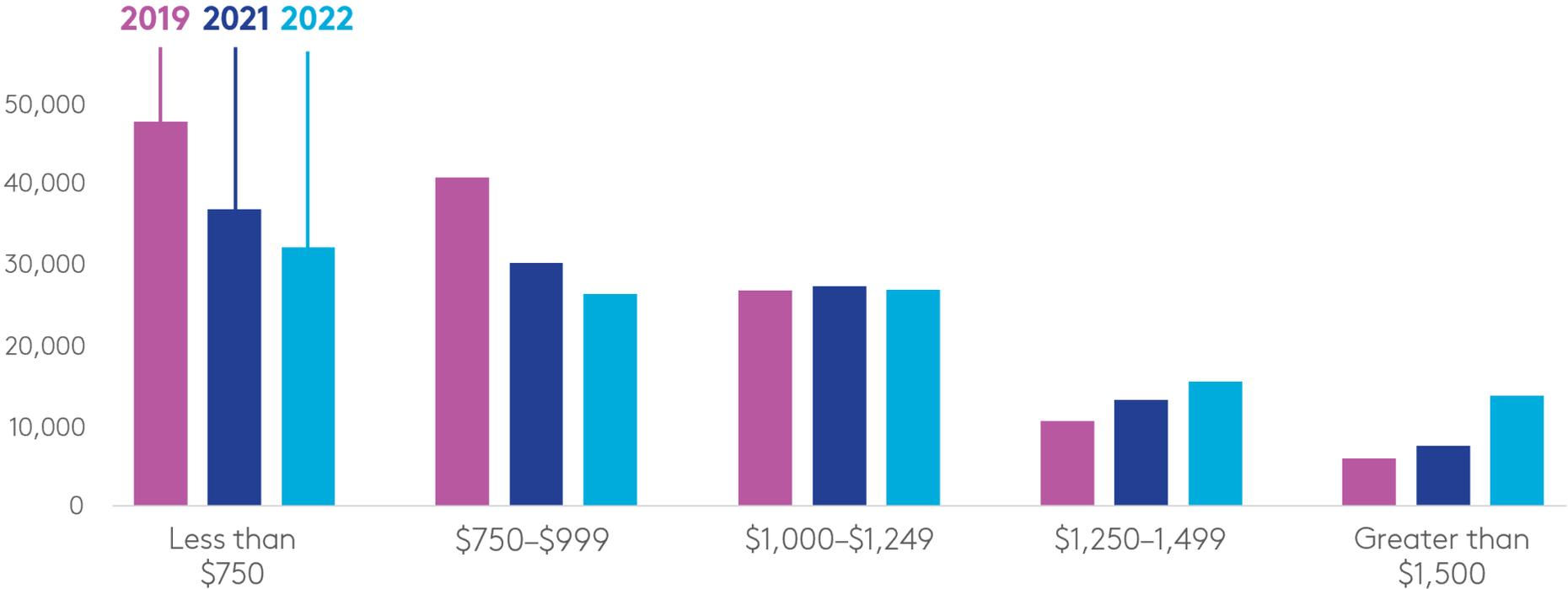
Mortgages in Detroit by race, 2012-2022



Source: Detroit Future City analysis of Home Mortgage Disclosure Act data retrieved from LendingPatterns.com, 2012-2022

Since the pandemic, there has been a **decrease** in the number of units available for **<\$1k a month**

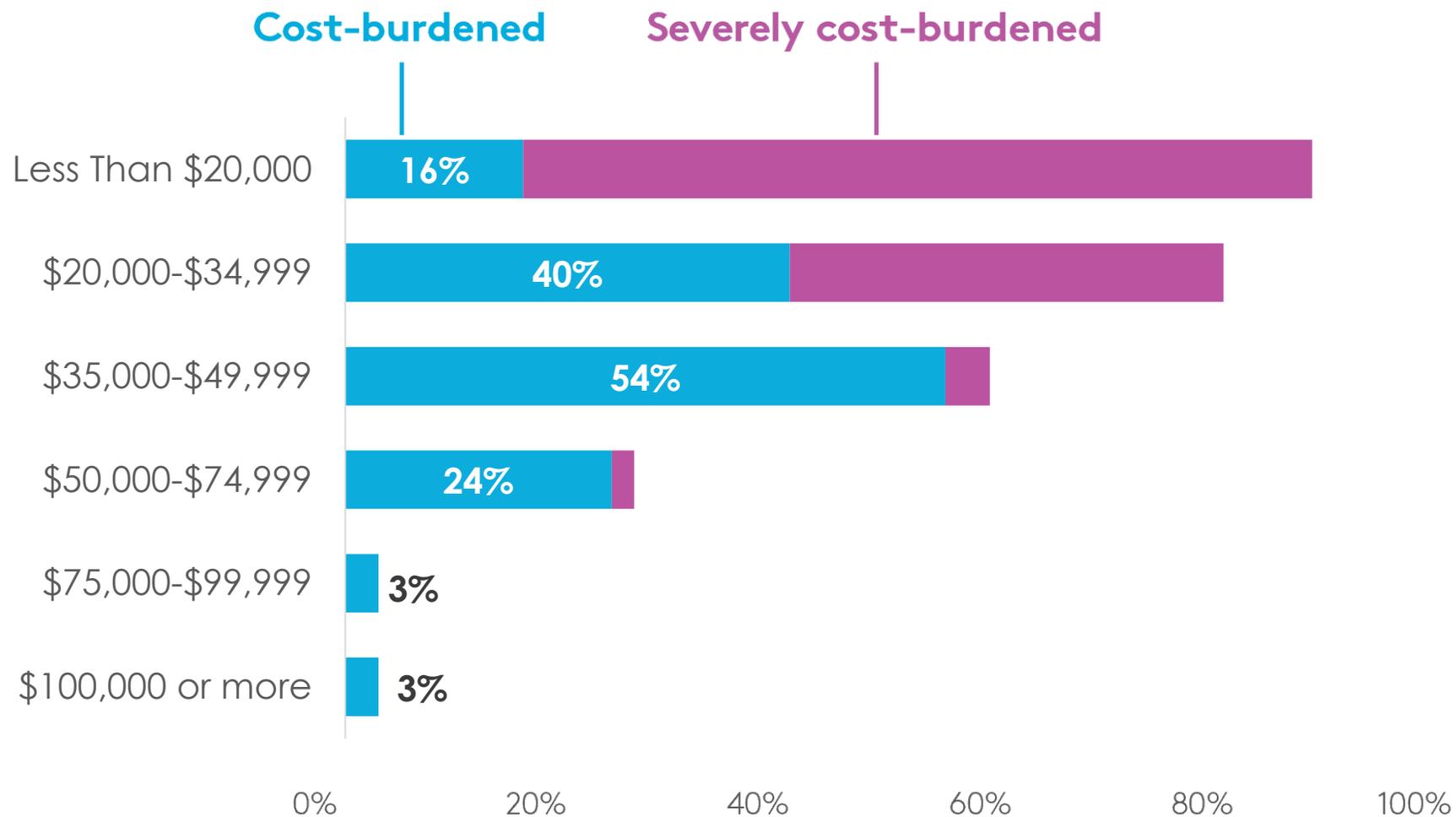
Gross rent in Detroit, 2019-2022



Source: ACS 1-year estimates, 2019-2022

Housing cost burden by income in Detroit, 2022

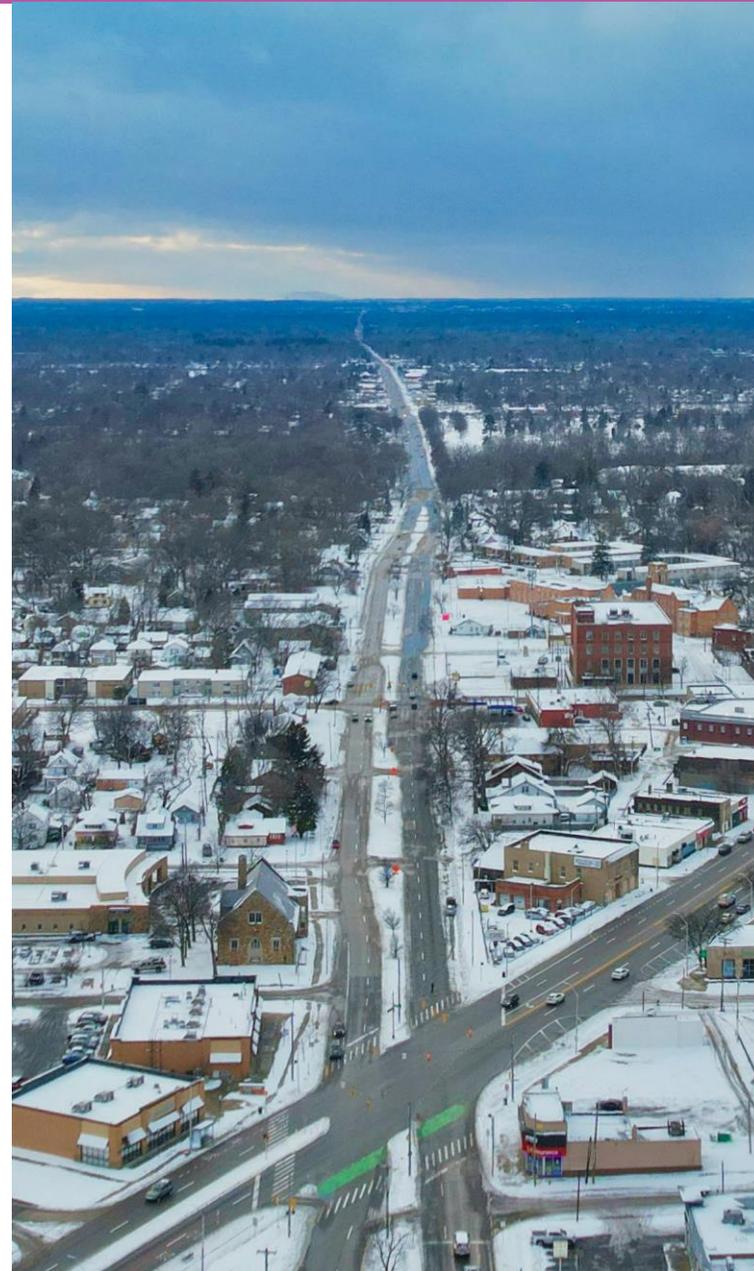
Income remains a primary driver of housing affordability.



Source: ACS 1-year estimates, 2022

Neighborhood Quality

- Blight & vacancy
- Public safety
- Taxes & insurance
- Schools
- Amenities





OPPORTUNITIES TO INVEST IN MIDDLE-CLASS NEIGHBORHOODS





Opportunities to invest in middle-class neighborhoods

Provide opportunities for all Detroiters to enter the middle class

- Investment in existing **workforce** to provide access to quality employment
- Providing the city's youth with the **education and skills** necessary to power the workforce of the future

Renew Detroit's housing

- **Diversify** housing stock
- **Upgrade** and **maintain** existing housing
- Invest in neighborhood **amenities** and **infrastructure**

Address vacant land through open space

- Utilize tools like a **land conservancy** and the **master planning process** to **leverage vacant land** and create an integrated open space network



How we move forward

**Detroit
cannot do
this alone**

**Fully commit
to becoming
a middle-
class city**



Ashley Williams Clark
aclark@detroitfuturecity.com

**DETROIT
FUTURE
CITY**

Building Equity on Detroit's Eastside

Donna Givens Davidson
September 25, 2024



Equality



Equity

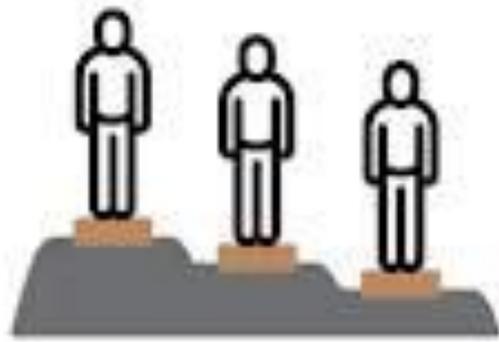


Justice

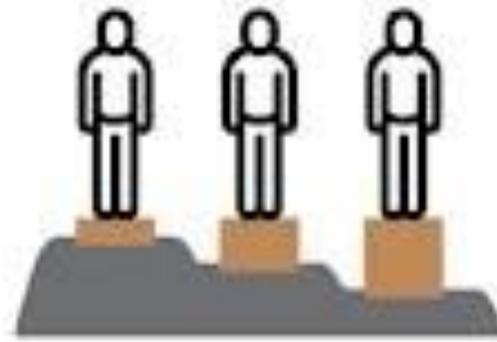


Not This

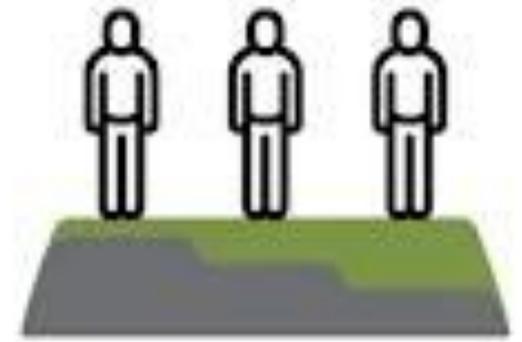
Equality is not the same as equity, and ultimately we're striving for justice.



EQUALITY



EQUITY

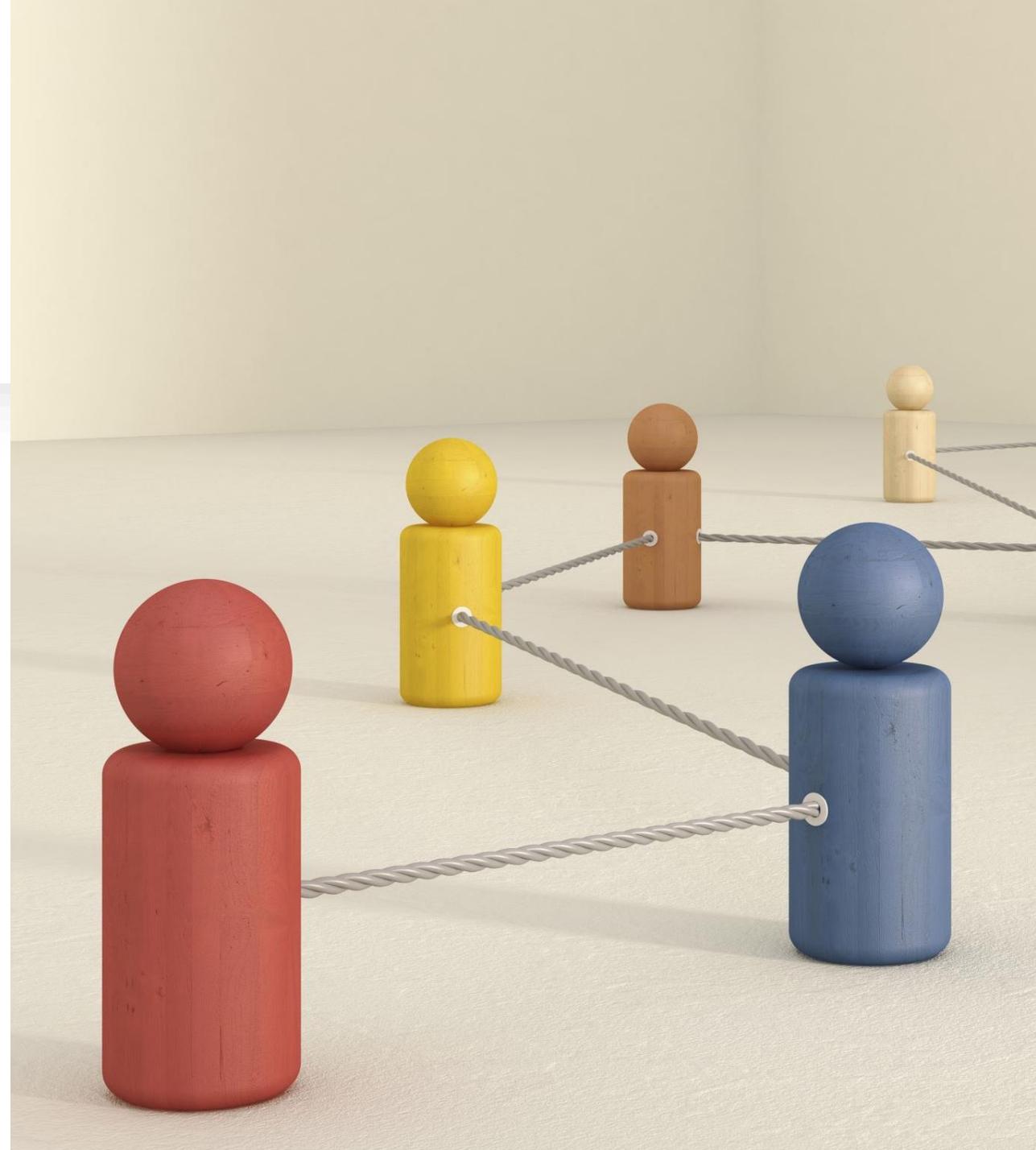


JUSTICE

This

Pursuing Justice

- Engaging residents as experts and leaders
- Facilitating ownership and opportunity
- Correcting false narratives
- Reducing barriers
- Building collective capacity
 - Technical Assistance and Training
 - Resource Redistribution
- Defining and documenting assets and needs
- Collective Planning and Visioning



Redefining Success

From Generational Wealth to Inclusive Social Wellbeing



From Economic Growth to Equitable Inclusion



From Individual to Collective Ownership



From Downtown to Neighborhoods



EASTSIDE
COMMUNITY
NETWORK



Reinvesting in People

- Eastside Youth Collective
- ProsperUs
- Sustainability Fellowship
- Mini-Grants
- Electric Vehicle Car Share
- Community Education

Building Collective Power

LEAP Coalition

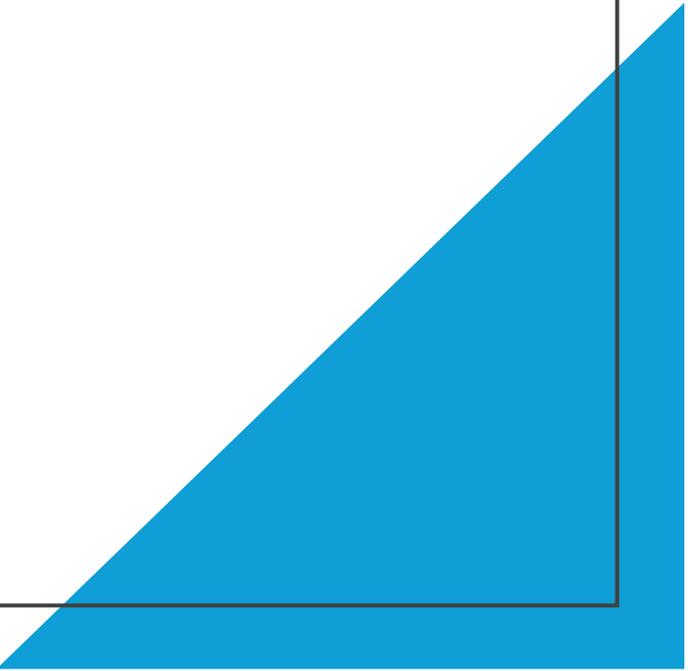
Eastside Climate Action Coalition

Black Detroit Democracy Project

Mack Avenue Business
Association

The logo features a stylized 'X' shape composed of four colored lines (blue, green, yellow, and grey) intersecting at a central point. This 'X' is positioned over the letter 'O' in the word 'STOUDAMIRE'.

STOUDAMIRE
Wellness Hub

- 35 classes per week
 - Member-led clubs and classes
 - Fitness Resources
 - Health Care Partnerships
 - Community Dinners
 - Free Transportation
 - Saturday Markets
 - Meetings and Events
- 
- A large, solid blue right-angled triangle is located in the bottom right corner of the slide, pointing towards the top right.

Restoring Neighborhoods

- Rebuilding Home Together
- New Affordable Housing
- Home Repair and Energy Efficiency Upgrades
- Housing Resource Support
- Mack Avenue Redevelopment Planning
- Mash Detroit Small Business Hub
- Green Infrastructure Projects



Stewarding Resources

- Green Infrastructure Projects
- Facility Upgrades and Maintenance
 - Care Villages
 - Mash Detroit Small Business Hub
 - Stoudamire Wellness Hub
- Human Resources
 - Intergenerational
 - Inclusive

Detroit CDO Fund

**Implemented by Enterprise Community
Partners**

Background



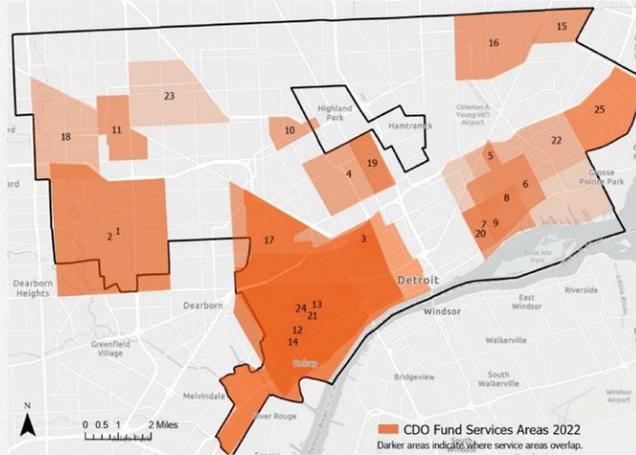
- In 2020, CDO Fund was formed by the merger and expansion of two foundation supported CDO funding programs, facilitated by ECP
- Supported by four funders
 - Ford Foundation
 - Kresge Foundation
 - Ralph C. Wilson Foundation
 - W.K. Kellogg Foundation

Main Goals



1. Deploy funds through an efficient, equitable, and collaborative process that serves as a model for collaborative grantmaking
2. Strengthen CDOs' organizational sustainability and resilience through multi-year, flexible grants and technical assistance
3. Advance racial equity by funding BIPOC-led organizations and/or organizations serving BIPOC communities
4. Empower CDOs to meet the needs of their communities and respond to strengths and challenges in their neighborhoods

CDO Service Areas (2022)



1. Cody Rouge Community Action Alliance
2. Joy Southfield CDC
3. Woodbridge Neighborhood Development
4. Central Detroit Christian CDC
5. Detroit Catholic Pastoral Alliance
6. Eastside Community Network
7. Genesis Harbor of Opportunities Promoting Excellence (HOPE)
8. Mack Avenue Community Church Development
9. The Villages CDC
10. Hope Village Revitalization
11. Grandmont Rosedale Development Corporation
12. Congress of Communities
13. Southwest Detroit Business Association
14. Urban Neighborhood Initiatives
15. LifeBUILDERS
16. Osborn Neighborhood Alliance
17. Bridging Communities
18. Brightmoor Alliance, Inc.
19. North End Woodward Community Coalition
20. Boulevard Harambee
21. Detroit Hispanic Development Corporation
22. U SNAP BAC
23. Sinai-Grace Guild CDC
24. Southwest Housing Solutions
25. E. Warren Development Corporation

Program Overview



- Phase I: \$10.9M granted to 25 CDOs over three years
- Phase II: \$19M raised to fund 25 CDOs over three years
- Phase III: Begins in 2026

- Funding includes flexible grants for each CDO to use specifically towards TA, professional development, and special projects
- Monthly facilitated cohort meetings
- Facilitated learning exchanges



INCLUSIVE PLANNING IN OUR CITY

Detroit's Partnership Experience

**Michigan APA Conference
September 2024**

BLACK BOTTOM, DETROIT (1951)

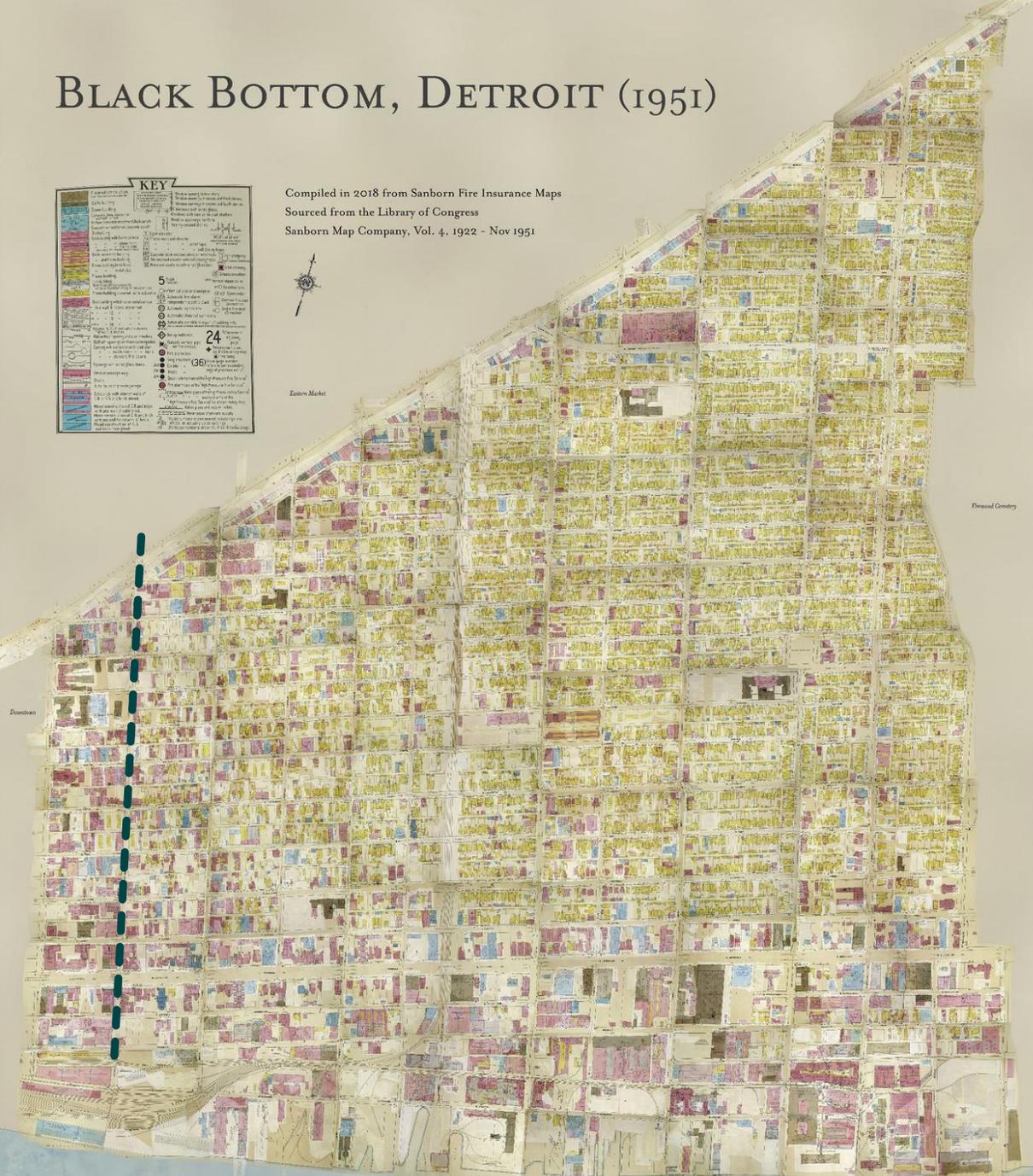


Compiled in 2018 from Sanborn Fire Insurance Maps
Sourced from the Library of Congress
Sanborn Map Company, Vol. 4, 1922 - Nov 1951



Eastern Market

Forest Cemetery



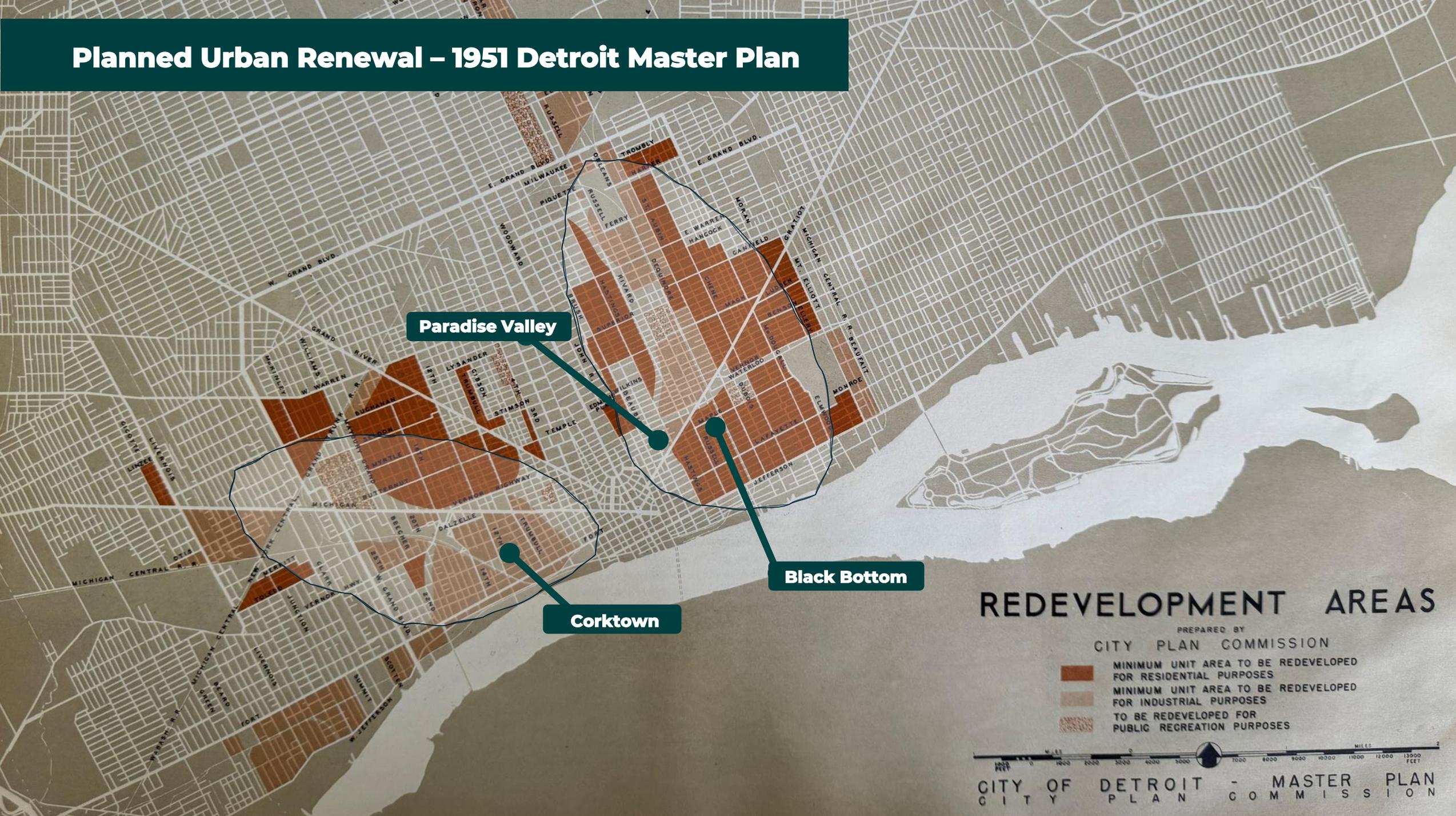
WHY DETROIT?

I-375 cut off the adjacent neighborhood from downtown and led to the demolition of Hastings Street, the last part of the Black Bottom neighborhood. Removing the expressway and replacing it with a boulevard will reconnect city streets in the area. While it won't bring back Hastings Street, it offers opportunities to honor the area's history, promote equitable development, enhance cultural spaces, and improve mobility.

It is through partnership and advocacy that we seek to set a framework in which this happens.



Planned Urban Renewal – 1951 Detroit Master Plan



GENUS OF I-375 – 1951 DETROIT MASTER PLAN



Paradise Valley

Corktown

Black Bottom

TRAFFICWAYS COORDINATED SYSTEM OF TRAFFICWAYS

PREPARED BY

DEPARTMENT OF PUBLIC WORKS, TRAFFIC ENGINEERING
BUREAU AND CITY PLAN COMMISSION

THIS SHOULD NOT BE JUST A TRANSPORTATION PROJECT...

DEXTER LINWOOD

GREAT LAKES WATER AUTHORITY

MIDWEST-TIREMAN

DETROIT WATER AND SEWERAGE

NORTH END

GM

ISLANDVIEW AND THE VILLAGES

BLUE CROSS BLUE SHIELD

BAILEY PARK NDC

EAST RIVERFRONT/ RIVERTOWN MIDTOWN

GRASSROOTS COMMUNITY

DETROIT FUTURE CITY

HENRY FORD HOSPITAL

McDOUGALL-HUNT

REPARATIVE ROUNTABLE

PEER REVIEW

EASTERN MARKET

THEATER DISTRICT

GREEKTOWN

DETROIT FD

BEDROCK

THE KRESGE FOUNDATION



STADIUM DISTRICT

NAACP

DTE Re-THINK I-375

LAFAYETTE PARK

THE PEOPLE'S PLATFORM

GREATER DOWNTOWN BUSINESS ASSOCIATION

BRUSH PARK

ELMWOOD PARK

DETROIT EMS

DMC

CITY OF WINDSOR ON

DETROIT PD

DETROIT RIVERFRONT CONSERVANCY

HOLLYWOOD GREEKTOWN CASINO

DETROIT-WINDSOR TUNNEL AUTHORITY

EASTERN MARKET DEVELOPMENT CORP

BLACK BOTTOM ARCHIVES

DETROIT PUBLIC WORKS

PARTNERSHIP

PEOPLE

ESTABLISH TRUST, ACKNOWLEDGE HARM, AND MEANINGFUL ENGAGE COMMUNITY

ENGAGE

OPPORTUNITY

SHAPE A COLLECTIVE VISION AND IDENTIFY REPARATIVE, RESTORATIVE, AND RECONNECTIVE OUTCOMES FOR LAND-USE AND DEVELOPMENT SCENARIOS. COORDINATE STREET DESIGN DECISIONS WITH THE LAND-USE PLANNING PROCESS.

ENVISION

DESIGN

ALIGN THE PROJECT'S GOALS, COMMUNITY'S VISION, AND THE BLVD'S DESIGN. TEST THROUGH PEER REVIEW.

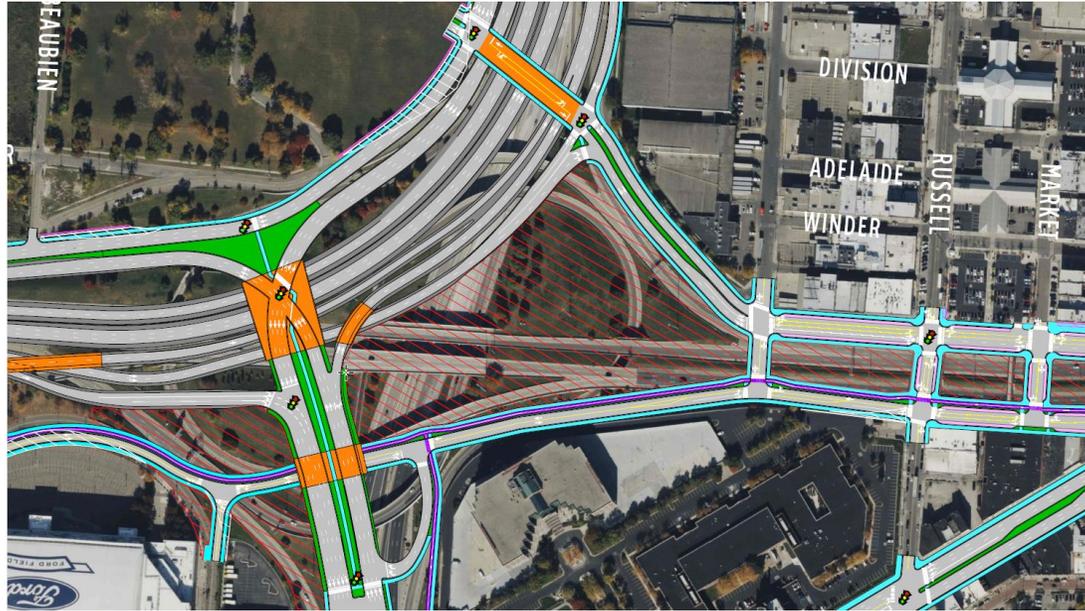
TEST

CONSTRUCTION MITIGATION

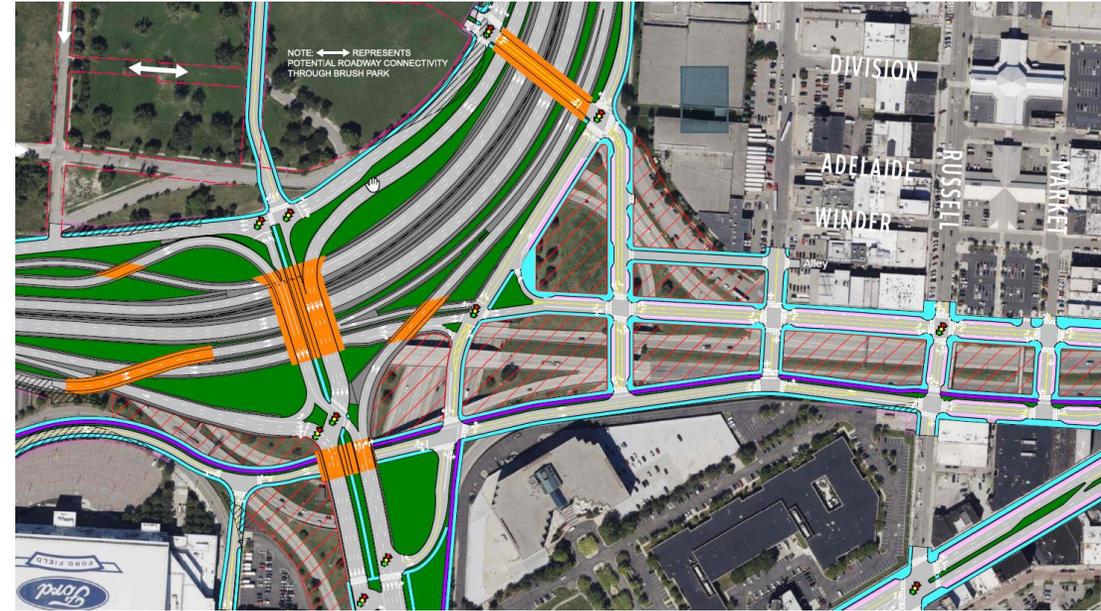
ADDRESS CONCERNS, AND YES, FEARS OF IMPACTS FOR BUSINESSES AND RESIDENTS ALIKE TO DO NO FURTHER HARM WHERE POSSIBLE AND NOT REPEAT PAST MISTAKES.

ASSURE

OLD INTERCHANGE VERSION



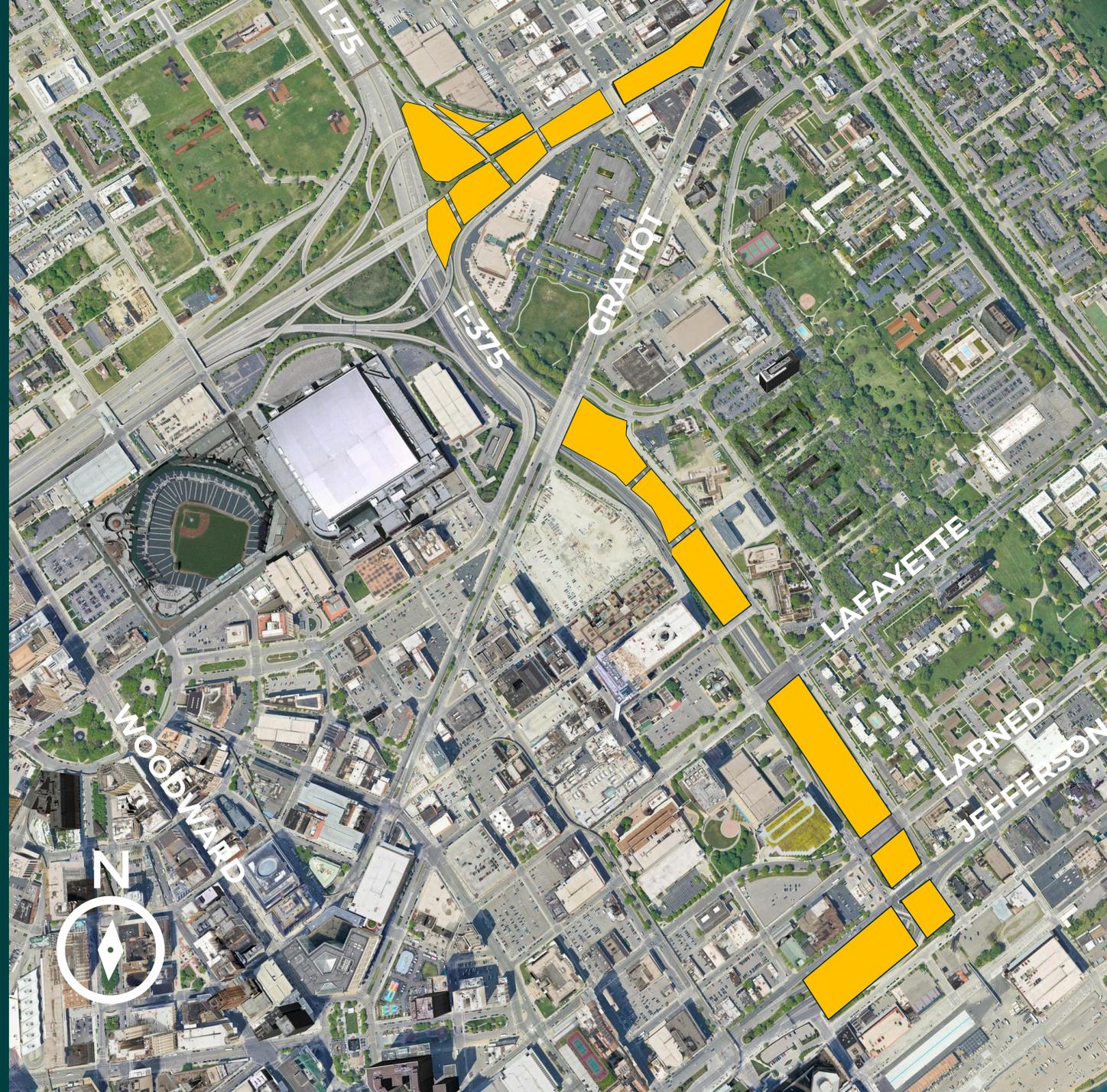
RECENT INTERCHANGE REFINEMENTS

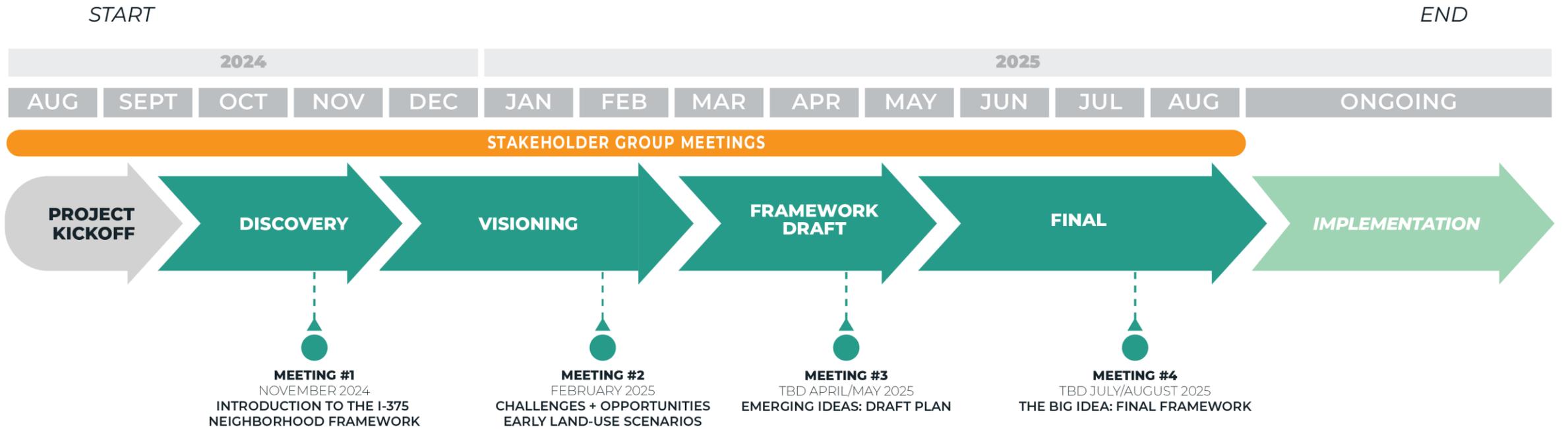


I-375 NEIGHBORHOOD FRAMEWORK

The City of Detroit will launch and administer a **Neighborhood Framework** with support from partners at MDOT to identify, strategize for, and implement new opportunities for inclusive growth and connectivity.

The Peer Review presented scenarios on land-use and economic development; as well as the framing of restorative, reparative, and reconnective strategies that can be considered and engaged for the framework.





Plan DETROIT



**Michigan APA Conference
September 2024**

PLAN DETROIT IS OUR ROADMAP FOR FUTURE DEVELOPMENT

Recommendations will focus on aligning land use policy with:

- A shared vision for Detroit's future
- Infrastructure, transportation, economic development and other strategic priorities

PROCESS + TIMELINE

MASTER PLAN ADVISORY GROUP + STEERING COMMITTEE

PROJECT UPDATES

FEB – JUL 2024

AUG 2024 – JAN 2025

FEB – JUL 2025

AUG 2025 – JAN 2026

ONGOING

ANALYSIS & VISIONING

DRAFT POLICIES

FINAL PLAN

IMPLEMENTATION

Project Kick-Off
(DON Mtgs.)

Visioning
Survey

City
Voices
Tour

Focus
Groups

Pulse
Checks

Public
Comment
Period

Public
Hearing

Project Kick-Off
(DON Mtgs.)

**WE ARE
HERE!**

● TECHNICAL SCOPE

● OUTREACH + ENGAGEMENT

PROGRESS TO DATE

35

**Prior Plans
Reviewed**

7

**Planning Topics
Identified**

2

**Existing Conditions
Reports (Draft) Completed**

4

**“Deeper Dives”
in Progress**

4,185

**# People
Engaged**

1,778

**Newsletter
Subscribers**

20

**Stakeholder
Interviews**

33

**City Voices Tour
Pop-Ups**

2

**Advisory Group
Meetings**

PRIOR PLAN AUDIT



PLANNING TOPICS



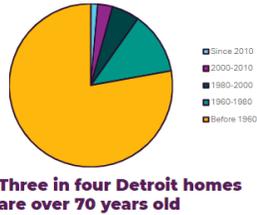
Document Title (Year)	Land Use	City Systems	Mobility	Arts, Culture & History	Economy & Education	Parks & Natural Resources	Housing & Neighborhoods
After School Detroit (2020)					●		
Commercial Corridor Study (2023)	●		●		●		
Detroit Climate Strategy (2023)		●	●		●		
DPSCD Facility Master Plan (2023)					●		
DWSD Water Master Plan (2015)		●			●		
Hazard Mitigation Plan (2021)		●	●		●		●
Industrial Design Guidelines (2022)	●						
Multifamily Affordable Housing Strategy (2018)				●			●
Parks and Recreation Strategic Plan (2022)	●		●	●		●	
Streets for People Design Guide (2021)		●	●			●	
Sustainability Action Agenda (2019)		●	●		●	●	●
Sustainability Action Agenda Update (2021)		●	●		●	●	●
Vibrant Blocks for Business (2023)	●	●		●	●		

Housing Profile

323,368
Housing Units

22.8%
Vacancy Rate

40%
Cost-Burdened



Detroit has about equal populations of owners and renters



HOUSING

Retail Vacancy



Key Takeaways

- Retail vacancy aligns with major arterials across the city, with larger vacancies along Woodward, Grand River Ave, and Downtown.
- Vacancy is widespread, with most areas of low retail vacancy corresponding to a lack of retail users.
- Most highly-leased retail is located around Downtown and along Gratiot Ave, with additional cores scattered throughout the city.

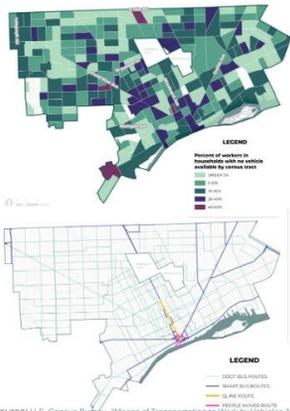
Opportunities

- The Master Plan can dive into where it may be best to focus commercial redevelopment along already identified corridors based on demand, need, and purposeful long-term strategies.
- Identifying why retail is more attracted to the suburbs.

Source: CoStar

ECONOMY

Vehicle Availability + Public Transit



25.7 min
Commute



Key takeaways

Many census tracts in the cities have high percentages of households with no vehicles available, posing a huge mobility challenge for accessing daily needs. Most of the city is served by the DDOT bus system. SMART also runs buses on some major arterials, with routes extending farther into the suburbs.

The QLine streetcar runs from downtown to New Center along Woodward. The Detroit People Mover light rail system forms an elevated track loop around downtown.

Opportunities

- Investment in public and non-motorized transportation can have an outsized impact on quality of life.
- Better coordination among agencies and with the RTA, more seamless transit experience for riders across systems
- Potential for more frequent routes, longer hours, and bus rapid transit (BRT)
- Integration with last-mile options

Source: U.S. Census Bureau, "Means of Transportation to Work by Vehicles Available," American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08141, 2022.

MOBILITY

Residential-Industrial Conflicts



Key takeaways

- The environmental hazard index measures the exposure of neighborhoods to harmful toxins, such as PM 2.5 which is often related to areas near major roads and highways, which see lots of fuel exhaust. Exposure to environmental hazards is concentrated in areas zoned as Industrial, Manufacturing, and Business and along expressways. Hazards are most threatening to long-term health where Residential-Industrial conflicts occur.
- Manufacturing/industrial facilities are found throughout the city. These locations are close to major expressways, along the railway, and close to river docking areas. Residences in these areas often align with environmental hazard exposure.
- The proposed JLG route crosses some segments of the currently zoned industrial and with the change to open space, should have a positive impact on environmental hazards.

Opportunities

- Use vacant land to create natural buffers between housing and industry
- Incentivize ISO 14001 environmental management systems certification for all industrial facilities to help build robust protocols that reduce environmental impact of facility operations
- Areas with higher environmental hazard exposure should have less residential land

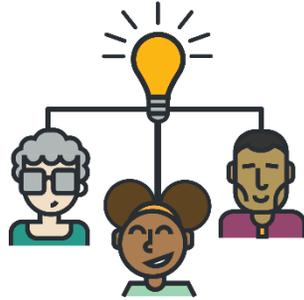
Source: City of Detroit, (2024), HUD Environmental Health Hazard Index (2017)

LAND USE

DRAFT VALUES (LENSES)



**Resilience
& Sustainability**



**Equity
& Empowerment**



**Health
& Prosperity**

Master Plan Advisory Group members will help us refine the Plan's guiding values and create shared definitions for each.

DEEPER DIVES (IN PROGRESS)

- Land Use Analysis
- Vacant Land / Neighborhood Typology Analysis
- Market Demand Forecast
- Travel Demand Analysis



Plan DETROIT

SUGGESTED GROUND RULES

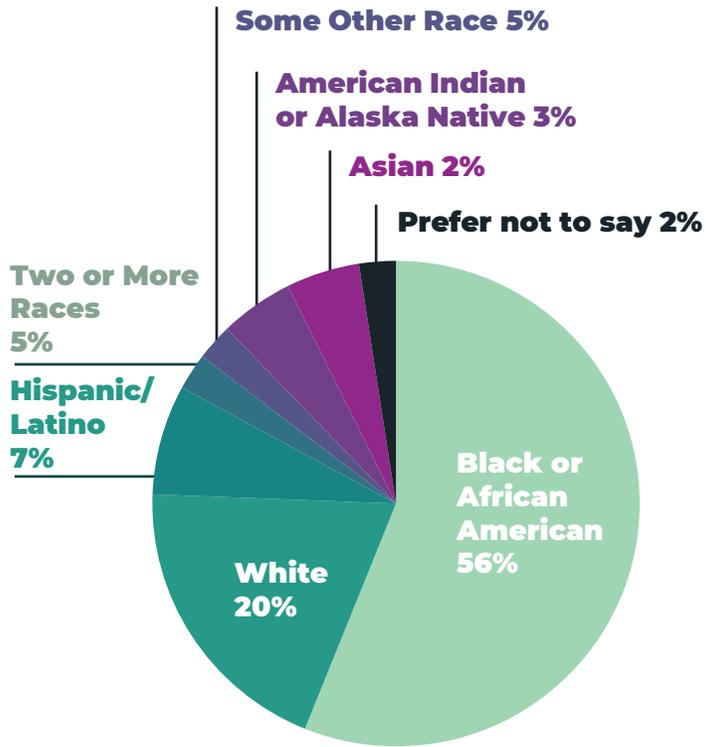
Review the following suggested ground rules and grab a sticky note to tell us what you would remove, add or change.

GENERAL RULES	DISCUSSION GUIDELINES	GROUNDS FOR DISMISSAL
<ol style="list-style-type: none">1. Follow instructions.2. Don't interrupt or have side conversations. Raise your hand and wait to be called in the large group.3. No recording, audio, or video in meetings.4. Let us know if you need accommodations.5. The "parking lot" will always be open for questions.	<ol style="list-style-type: none">1. Take space. Make space.2. Listen carefully and deeply.3. Expect and accept discomfort.4. Address issues directly.5. Be nice.6. We assume that everyone's voice deserves to be heard and respected.	<ol style="list-style-type: none">1. Disorderly conduct from that disrupts or disturbs the meeting.2. Abusive language, threats, bullying, or personal attacks.

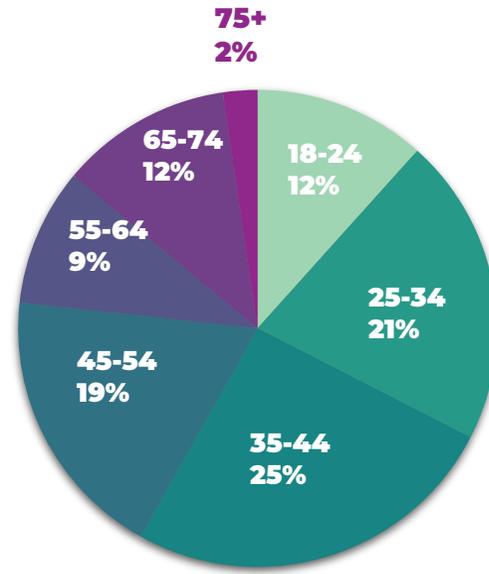
MASTER PLAN ADVISORY GROUP



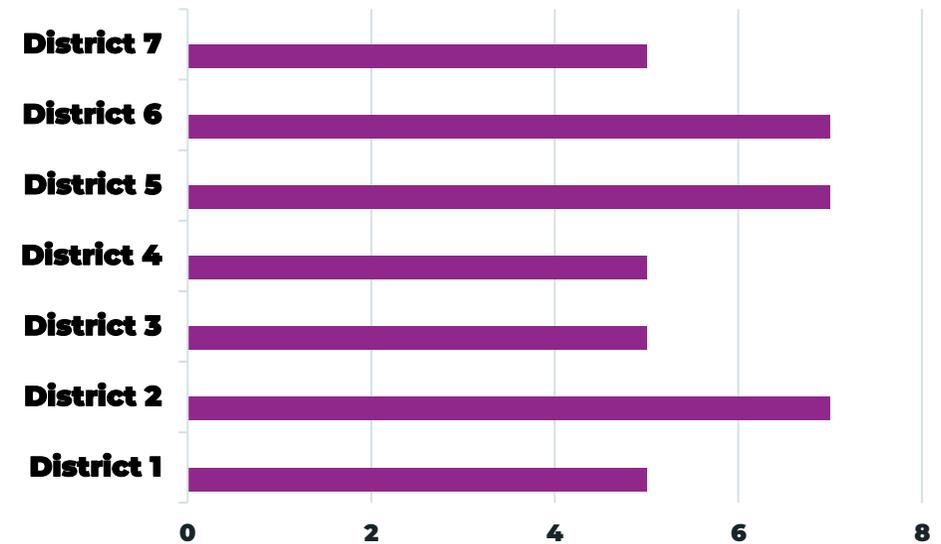
WHO'S ON THE ADVISORY GROUP?



Members by Race/Ethnicity



Members by Age



Members by District

Visit plandetroit.com for a full list of MPAG members.

MPAG INPUT IS SHAPING...

- Master Plan Update process
- City Voices Tour format, activities, and locations
- Prior Plan Audit
- Community Snapshot Analysis (Sept mtg.)
- Plan Outline (Nov. mtg.)

Meeting summaries are posted to our “Documents” section of plandetroit.com after each meeting.



Eastern Market



Freedom Arts (O'Hair Park)



East Warren Farmers Market



Jazz on the Ave



SDBA Mixer



Heilmann Rec Center



CRCAA Family Fun Day

D5

D1

D2

D3

D4

D6

D7

NEXT STEPS

- Finalize existing conditions + “deeper dive” reports
- Bring Equity & Resiliency contract (CDBG-DR funded) to Council – Target date 9/17
- Compile City Voices Tour feedback
- Draft Plan outline

Plan
DETROIT



THANK YOU!

**FORWARD
TOGETHER**



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