



## **ZONING TO RESTORE PLACE:**

The role of “traditional main street overlays”  
in the revitalization of Detroit  
neighborhoods

**ALLEN PENNIMAN, AICP**

CITY OF DETROIT | PLANNING & DEVELOPMENT DEPT

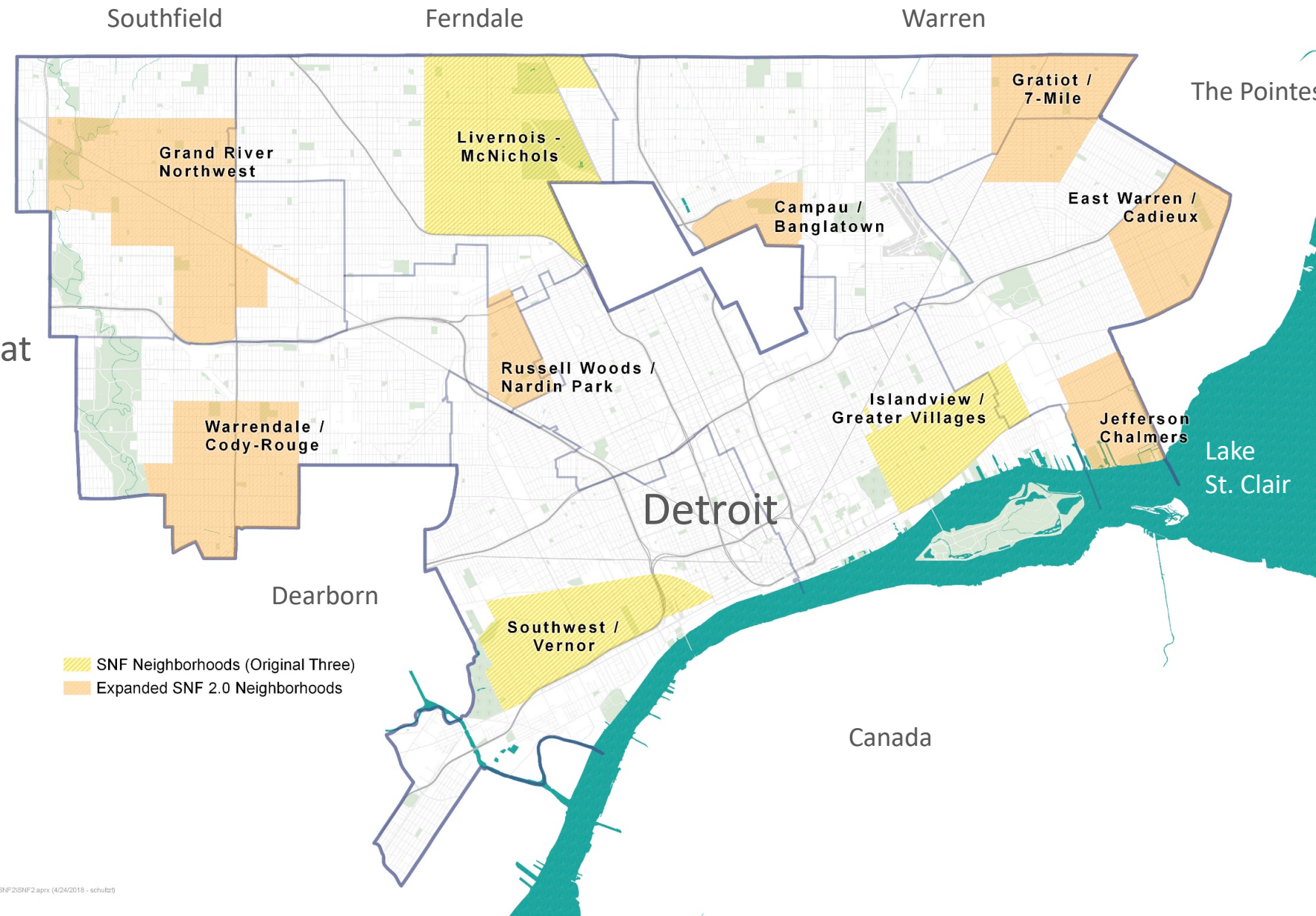
**MID-OHIO REGIONAL PLANNING COMMISSION**

REGIONAL HOUSING STRATEGY SPEAKER SERIES: LOCAL REGULATIONS  
FOR 21<sup>ST</sup> CENTURY COMMUNITIES

APRIL 30, 2021

# NEIGHBORHOOD PLANNING

- **\$130M investment** in the neighborhoods (\$243M leveraged)
- Catalyzing **equitable revitalization** in wake of Great Recession
- **Zoning** a key play in the program's playbook

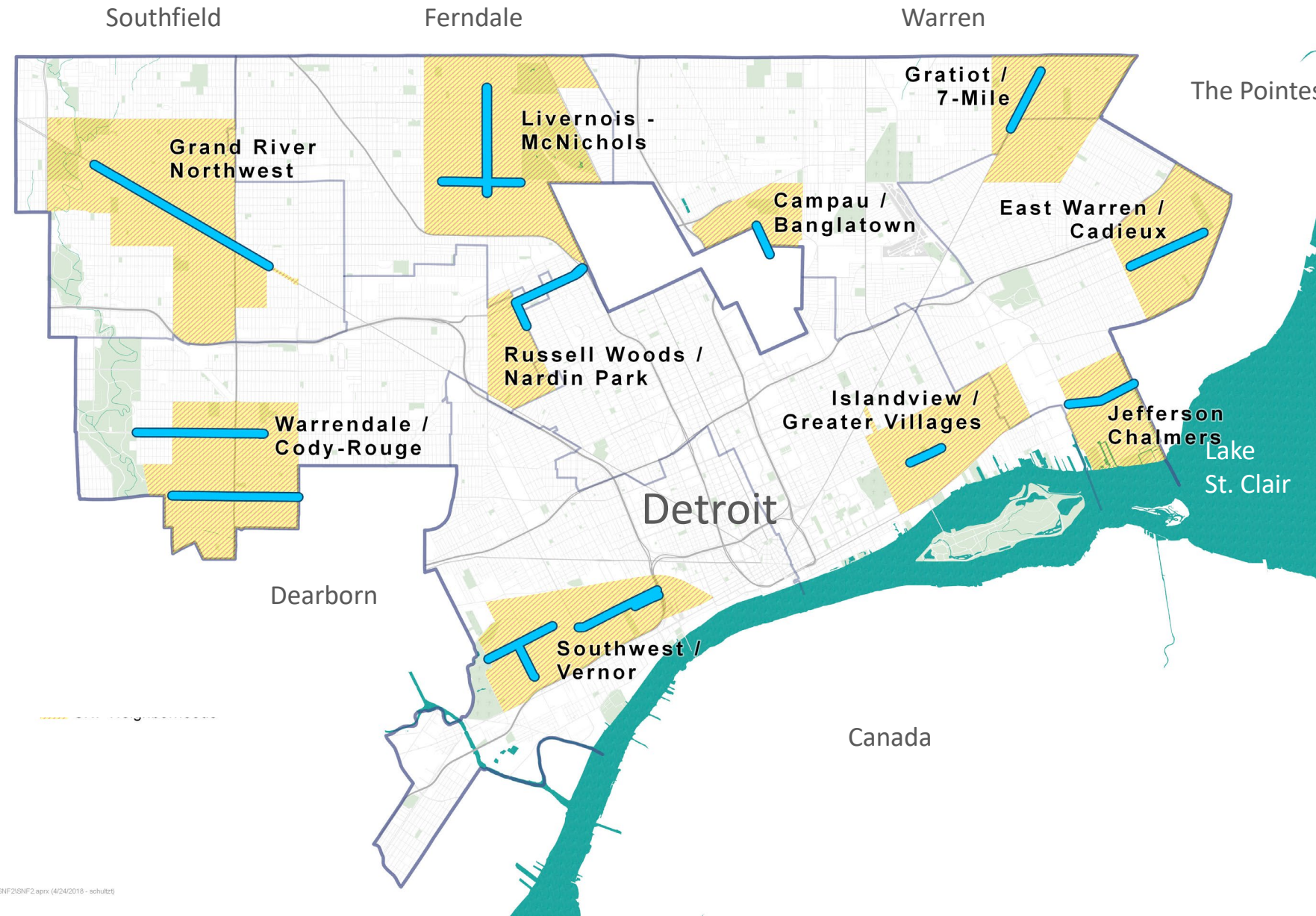




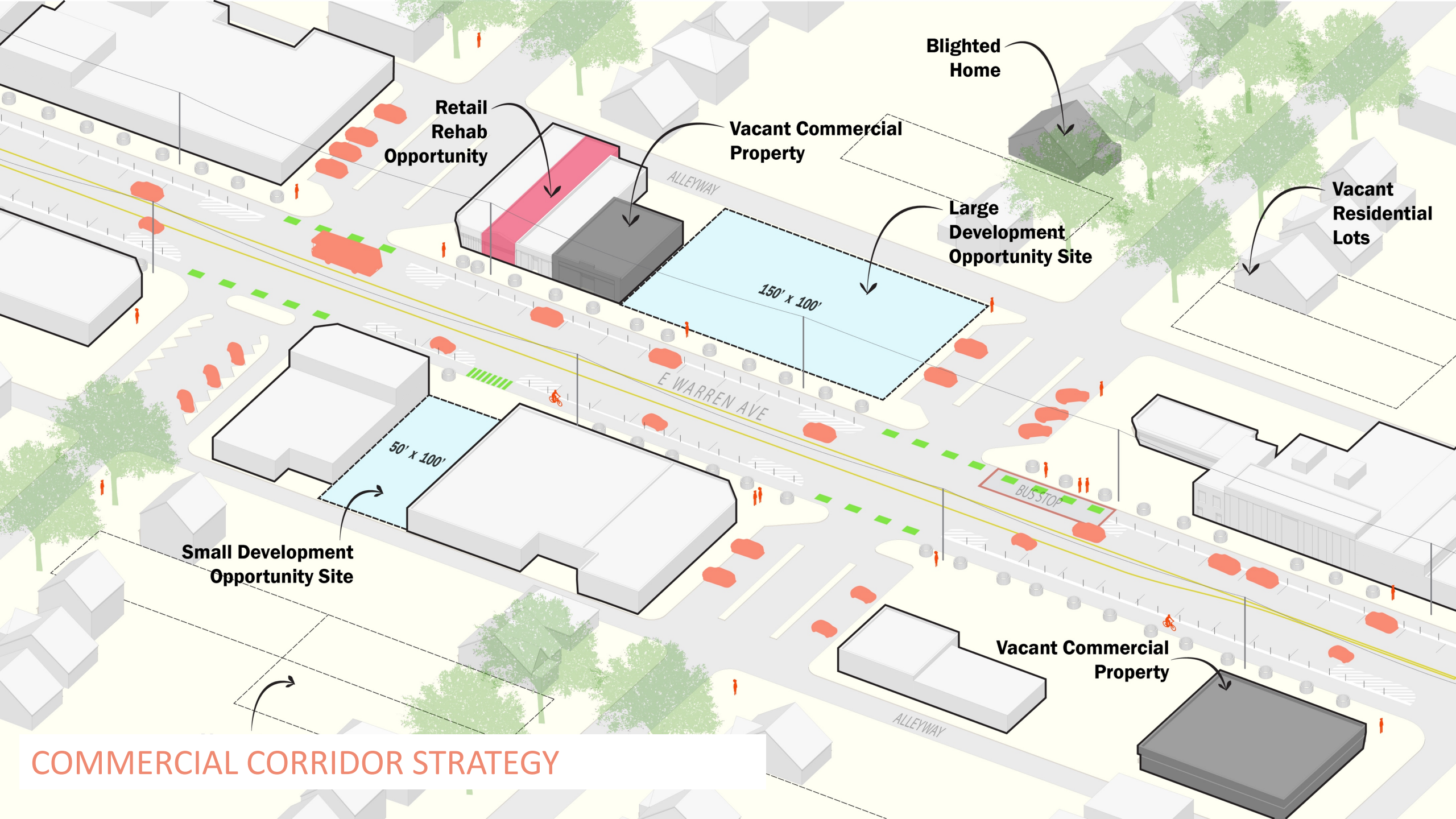
# NEIGHBORHOOD PLANNING

## COMMERCIAL CORRIDORS

- **Legacy commercial corridors** in each neighborhood
- Built out before **suburban zoning standards** enacted
- Most buildings **non-conforming** or **obsolete de jure** only







**Retail  
Rehab  
Opportunity**

**Vacant Commercial  
Property**

**Blighted  
Home**

**Large  
Development  
Opportunity Site**

**Vacant  
Residential  
Lots**

ALLEYWAY

150' x 100'

E WARREN AVE

50' x 100'

**Small Development  
Opportunity Site**

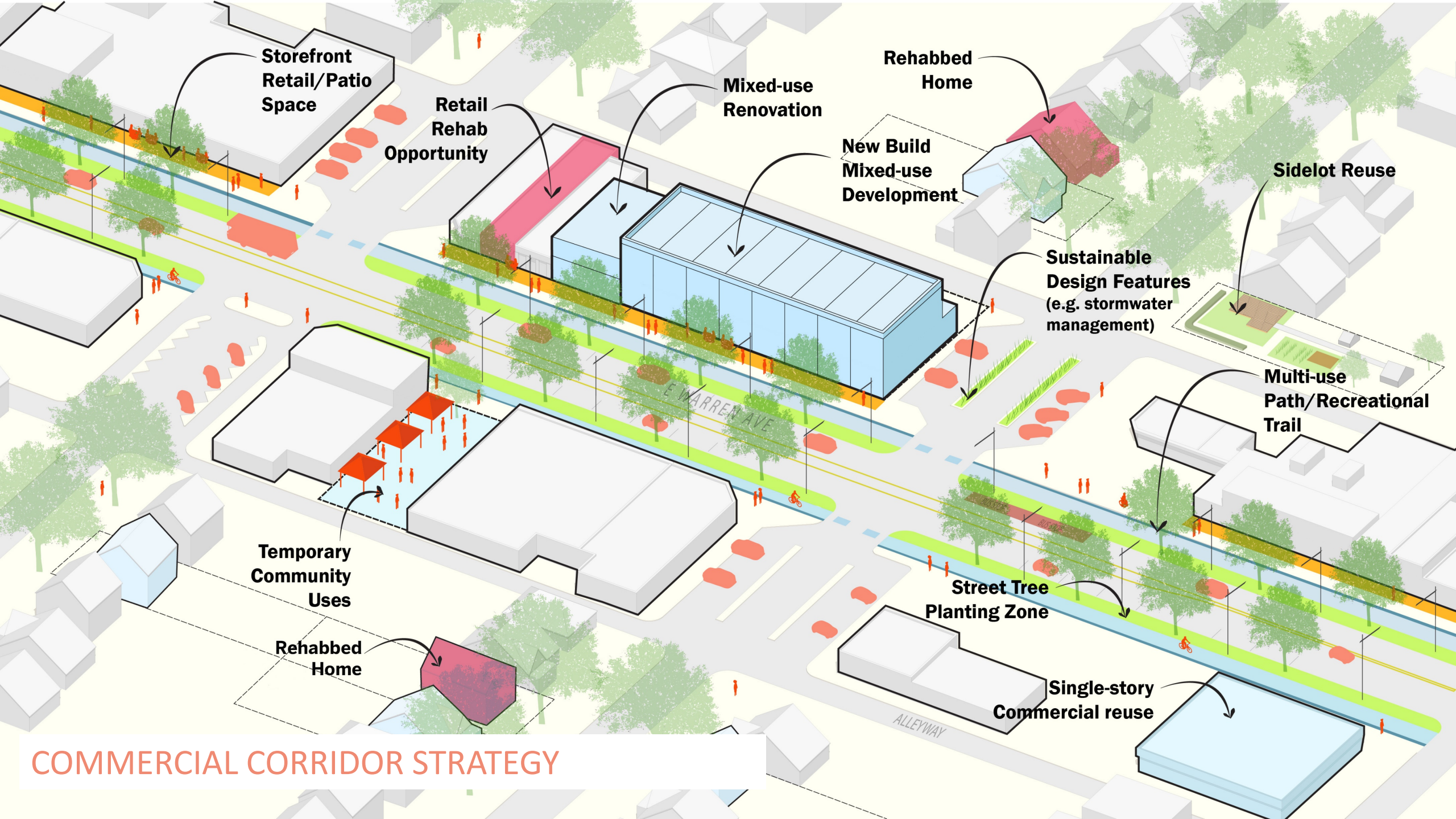
BUS STOP

**Vacant Commercial  
Property**

ALLEYWAY

**COMMERCIAL CORRIDOR STRATEGY**





**Storefront  
Retail/Patio  
Space**

**Retail  
Rehab  
Opportunity**

**Mixed-use  
Renovation**

**Rehabbed  
Home**

**New Build  
Mixed-use  
Development**

**Sustainable  
Design Features  
(e.g. stormwater  
management)**

**Sidelot Reuse**

**Multi-use  
Path/Recreational  
Trail**

**Temporary  
Community  
Uses**

**Rehabbed  
Home**

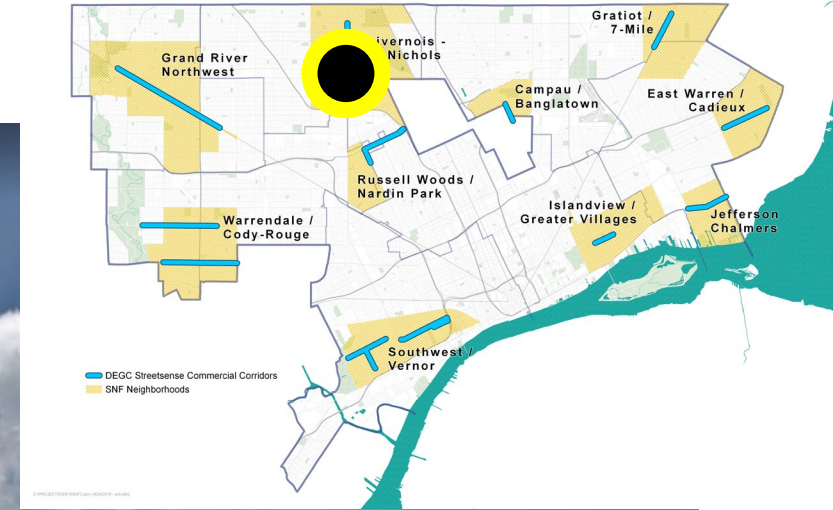
**Street Tree  
Planting Zone**

**Single-story  
Commercial reuse**

**COMMERCIAL CORRIDOR STRATEGY**



# LIVERNOIS AVE - BEFORE

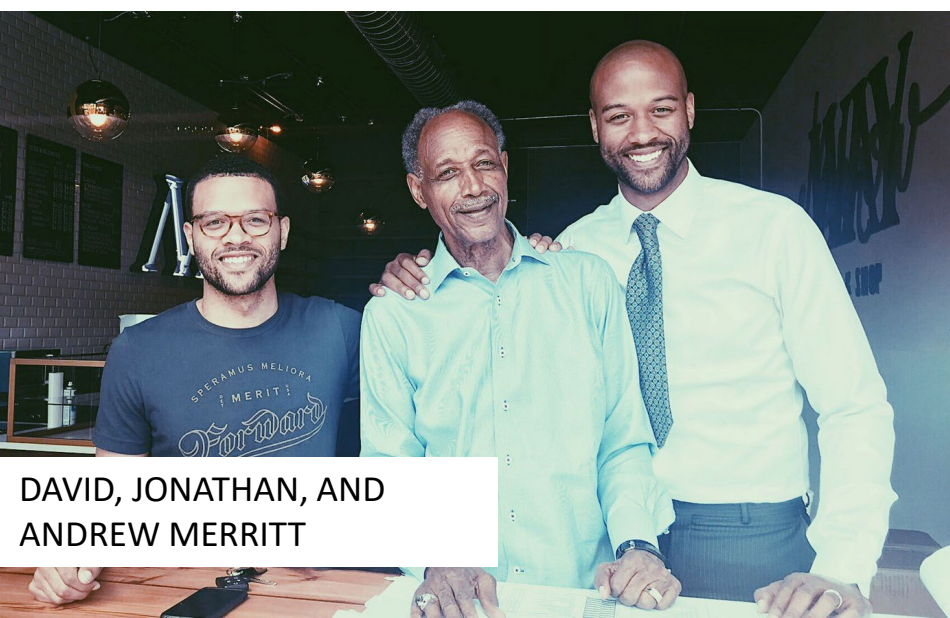




# LIVERNOIS AVE - AFTER







DAVID, JONATHAN, AND  
ANDREW MERRITT

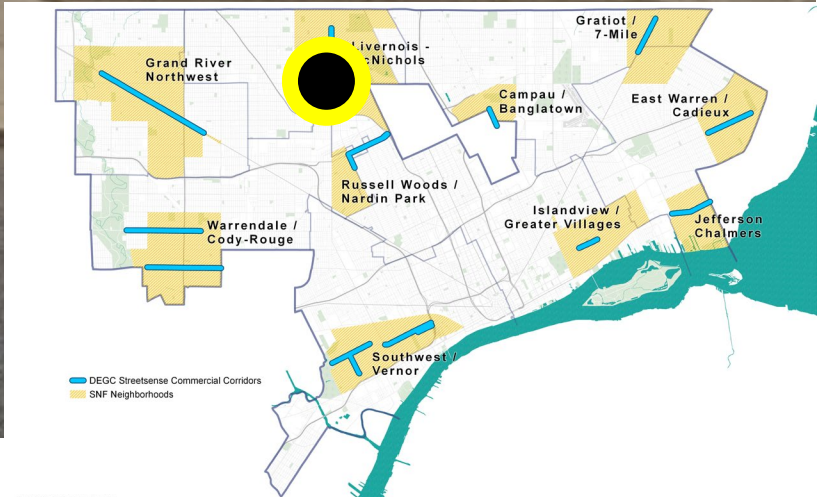
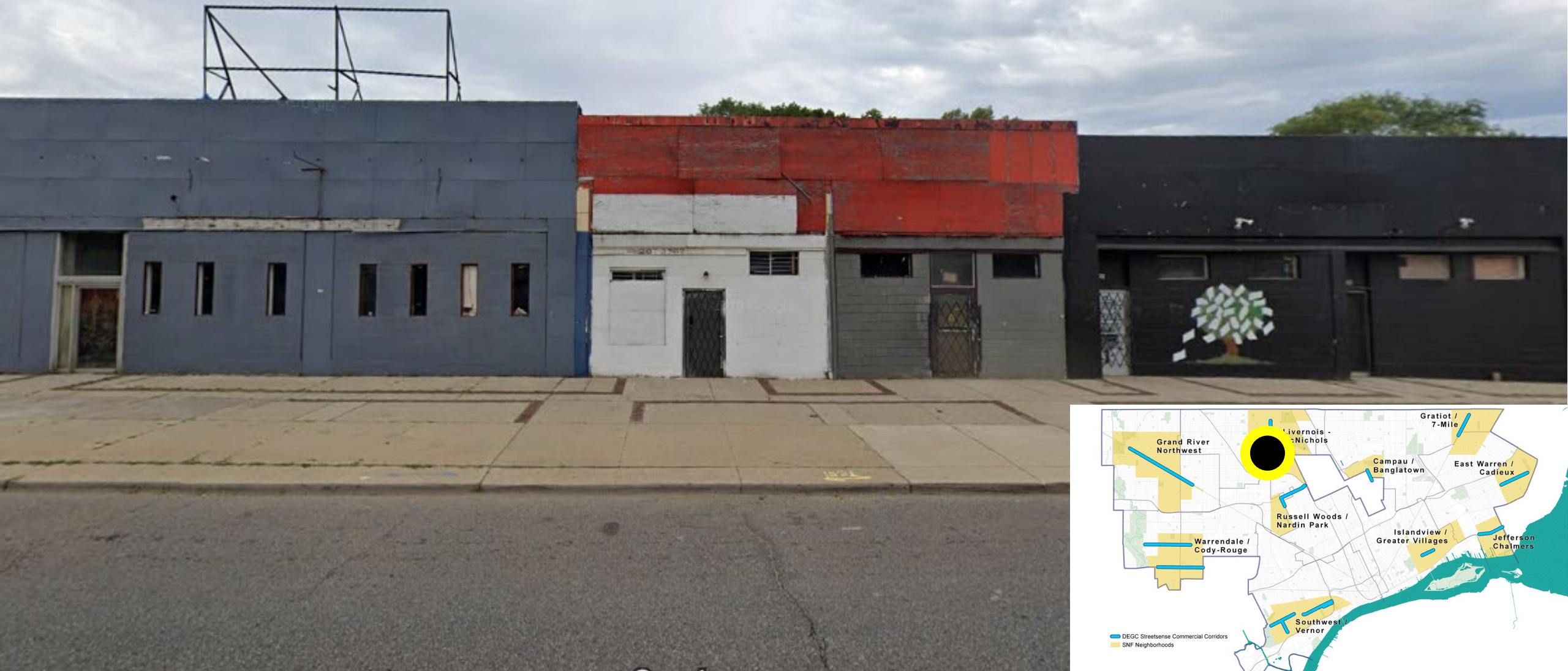


JAMESHA LUCAS





# MCNICHOLS - BEFORE





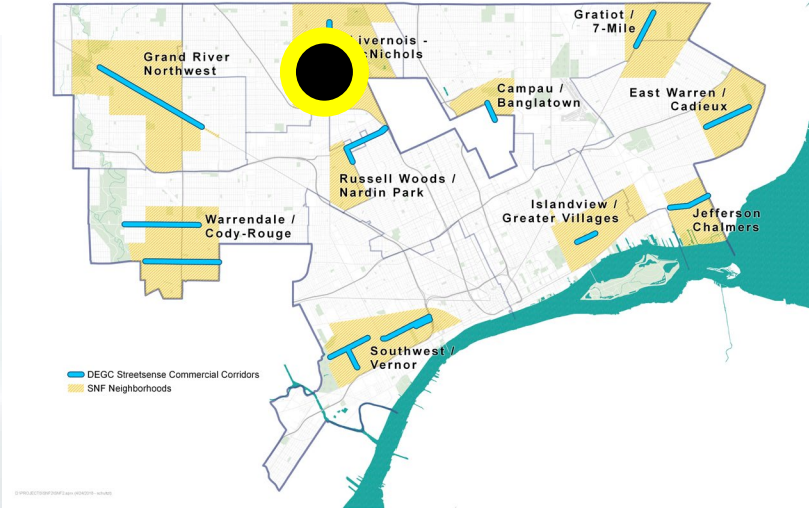


MARCUS JONES  
AKUNNA ALUMBA

MCNICHOLS – UNDER CONSTRUCTION



# MCNICHOLS - BEFORE





MCNICHOLS - PROPOSED



RODERICK  
HARDAMON





GRAND RIVER - BEFORE





BRANDON HODGES



GRAND RIVER - PROPOSED



GRAND RIVER - AFTER





GRAND RIVER - AFTER



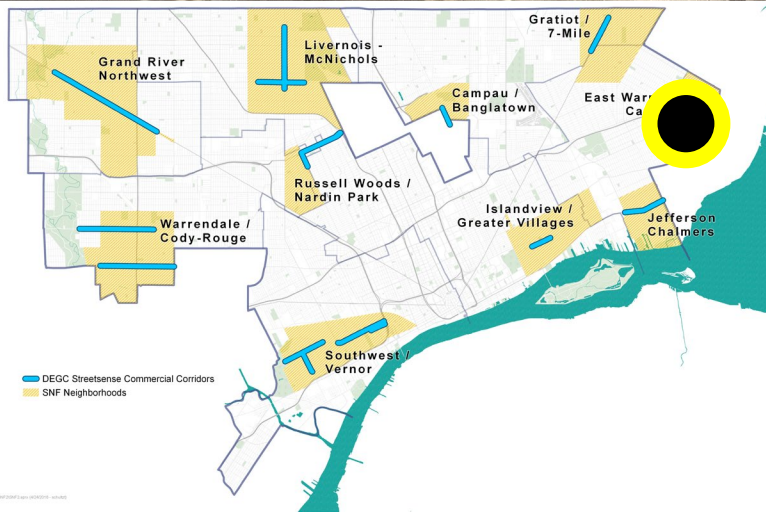




GRAND RIVER - AFTER



# E WARREN – BEFORE





# E WARREN – PROPOSED





E WARREN – BEFORE





E WARREN – PROPOSED



EDDY CARRINGTON



E WARREN – NEXT UP



TERRI'S CAKES



GARNET  
TERRI

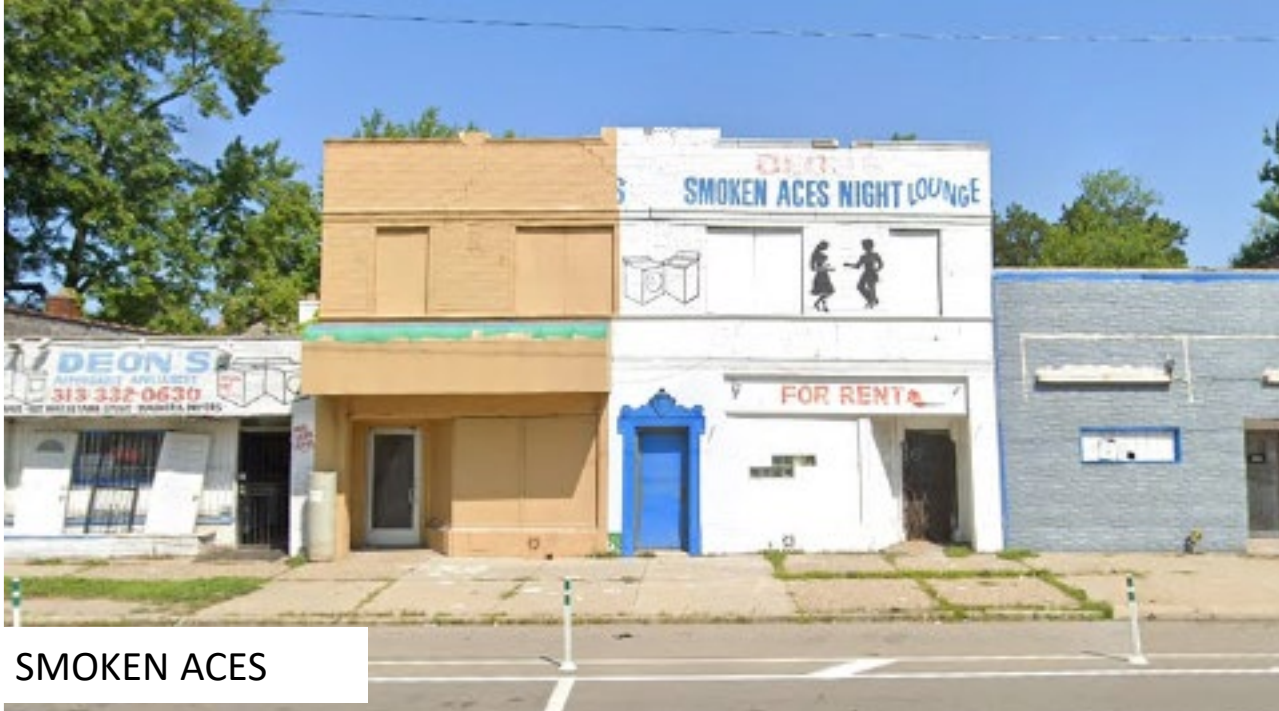


ARTHUR MURRAY



EMORY  
MATTHEWS





SMOKEN ACES

E WARREN – NEXT UP



DEVELOPER TBD



BEAUTY SCHOOL



DEVELOPER TBA





## EMERGING DEVELOPERS



## TMSO BENEFITS

- Walkable urbanism as of right
- Reverses *de jure* building obsolescence
- Incentivizes small-scale development
  - compatibility with single-family neighborhoods
  - emerging entrepreneurs can participate
- Budgets go to program, not parking

