

ZONEDETROIT

ZAG Meetings

January Meeting

1/9/19, 3 to 4:45pm

Triumph Church – East Campus, 2760 East Grand Blvd.

Introduction

- The group went around and reintroduced themselves
- Inclusion in packet of minutes from the 11/18/18 meeting was mentioned, no changes suggested
- The schedule for the project was briefly explained and current status noted
- The one page summary of the ZoneDetroit project for publishing in community newsletters was emailed to ZAG members in December; Chris will send again; Councilmember Castaneda-Lopez included it in her newsletter
- Progress since the last meeting was discussed; Code Studio continued stakeholder interviews in November; CPC staff met with the Detroit Future City open space working group in December

Discussion/Comments

- Central (Russell Woods, Pleasant Heights) hasn't had a chance for input; biggest issue: residents don't have a clear understanding of zoning laws
- Staff is still setting up community meetings; need help for suggestions
- What is the value of stakeholder interviews? Are they different than community concerns?
- Staff explained who was interviewed, that notes summarizing issues would be posted on website, that CPC staff were not involved to allow stakeholders to freely express their ideas; some issues are outside zoning scope such as truck routes; next step is community meetings which are being scheduled now
- The goal of the community meetings is meaningful public engagement with open dialogue; will provide materials in several languages; staff is working to bridge the digital divide by planning printed newsletters; a Model D piece is in the works and a zoning game is being developed
- Staff is also working on a video, something easy to understand explaining zoning; it may be animated, the goal is to appeal to youth and adults, to get away from PowerPoint and be more interactive
- Should residential and commercial be broken into separate meetings/presentations? Too much going on
- Staff will tailor presentation to group's interests; focus is on piggybacking on existing meetings to avoid meeting fatigue but special meetings will be scheduled if needed
- Can ZAG brainstorm meeting ideas for next 6 weeks? Yes

- Confirmed meetings were noted: CDAD in February, ECN's Eastside Summit, Southwest Detroit Business Association, Youth Councils/Schools. The goal is a meeting in each City Council District with more as needed
- Pleasant Heights is interested in having presentation, can include Boston Edison, Russell Woods, Linwood
- What has been the physical messaging so far? Website (still under development); email newsletter
- Should develop some simple scenarios of why people should care about zoning and this project; it's not clear; people need help to understand
- Staff is crafting a survey for the public; need specific language that resonates with the public
- There is limited time at meetings, need a good PowerPoint with illustrations/pictures to get info across fast; MDOT does this type of meeting often, somewhat dull but well done, they know that people don't understand and make the issue very specific with the possible choices so people can give feedback; maybe develop "10 things zoning isn't" and "10 things zoning is" to focus comments with illustrations of what the choices are for realistic options
- Talking about possibilities (in ZAG meeting) is frustrating, would like to review items in development and help work out kinks
- Staff directed attention to the draft Values document in the packet
- What is the goal of the ZAG? To get the word out? Do we need a separate meeting?
- Don't underestimate the importance of zoning, it's a very important subject, changing the law
- Keep Growing Detroit potluck is 1/31; will have panel of 3 city initiatives with 7 minutes each as a teaser to get people interested; ZoneDetroit could be one
- An arts & culture meeting makes sense, currently no regular meeting to piggyback, would like more interactive
- Meetings can be drop-in friendly vs. presentation depending on audience
- The ZAG should review the presentation and materials in advance; soon is better so progress can be made; use program where everyone can see comments – Google Drive?
- How many meetings per month is the goal? One per district plus 1-2 other depending on capacity; at least one meeting per week
- How many staff will attend? At least 2 per meeting
- Need a one page flyer/invitation to get people to come out
- HRD holds Affordable Housing Summit at Marygrove College on 1/25; also African-American developers meeting would be interested
- District Managers are good source of community meetings; they haven't been participating so far and haven't been forthcoming with their lists

- What is the timeline for meetings? March is the deadline for listening, additional meetings will be held for feedback on changes
- Be specific about what we want to hear, don't want people to feel the meetings were a waste of time, need to get meaningful information that can be used
- Staff brought up ZAG survey that was sent out last week, meant to continue the discussion from the last meeting and get detailed feedback
- How can we make sure certain buildings are preserved and get available tax abatements? Values encourage reuse and preservation but tax abatements are separate from zoning; we have adaptive reuse for schools in the zoning ordinance currently, PDD is starting a Tactical Preservation initiative to identify buildings with stature but not necessarily historically designated
- Equity is missing from the Values; add "for all" in key places
- Could additional uses be allowed in historic buildings to encourage preservation?
- PDD looking at incremental uses for part of a building where financing is lacking; bring back buildings in creative ways
- Los Angeles loosened restrictions for reuse, parking requirements for example
- Brush Park has used the Form Based Code pilot to update long term vision; the community supports it to ensure that new development is compatible with existing; emphasis is on form, not on use; possibility to extend Form Based Code elements citywide
- One-third of the city is open space, where is open space in the Values? Also, land based businesses and a place to grow food in every neighborhood; include passive and productive uses
- What does rightsize parking mean? Main goal of update, need parking study; many cities are over-parked and parking is expensive to build; parking is often under-used and creates stormwater runoff; what is the right parking requirement
- Shared parking regulations in current zoning ordinance are very specific; solution may be to have offsite parking shared with other businesses; each building with its own parking lot destroys the street wall
- Will the new ordinance include regulations for windmills and solar panels? Plug-ins for cars and rain barrels? Yes, bike facilities also
- Equity is very important; zoning can be used as a weapon
- Two cities have eliminated single family zoning which can be racist, create enclaves, both social and economic; it's an issue worth exploring but Detroit is different
- Some cities use zoning to exclude apartments or require large lots & big houses
- Are accessory units allowed by the current Zoning Ordinance? No, not new just pre-existing carriage houses. Should it be added? It can be controversial

- Accessory units will be allowed in Brush Park by the new form based code; depends on what is heard in other areas; it can create affordable housing; can also help families generate income & wealth
- Multi-generational households are big in some areas; may be a topic that catches people's interest
- Other communities don't have multi-generational; they see changes to zoning as removal; multiple colored liquor stores aren't affected, need commitment to community
- Enforcement hasn't been consistent; need to simplify regulations to make enforcement easier
- Keep track of non-zoning comments throughout process and gather those as a footnote; what to do about them
- Staff directed attention to draft of public survey in packet; includes demographic info for metrics; will help show who was reached; responses can be translated to graphics
- Need bi-racial option; the Office of Sustainability learned a lot with their survey, should consult them (Whitney); electronic results weren't reaching the areas thought and they had to backtrack to fix
- Add Council District question; need map, many don't know their district, can be an education piece
- Zip code is too big; neighborhood names are a new concept in some areas, still use crossroads
- Probably no ZAG meeting in February, will be busy with community meetings; need content so it's not a wasted meeting
- ZAG would like notification of community meetings, also summary of presentation, attendance, feedback
- May have targeted February ZAG meeting to review materials for community meetings, next full meeting in March