



**To: Detroit City Planning Commission**  
**From: Megan Owens, Executive Director, Transportation Riders United**  
**Re: Proposed Zoning Changes**  
**Date: July 28, 2025**

Members of the City Planning Commission:

Transportation Riders United (TRU), as an organization dedicated to improving public transit in Detroit and the metropolitan region, strongly supports the proposed zoning changes—increasing flexibility for housing construction and reducing minimum parking requirements—being brought before this body.

For 25 years, TRU has been dedicated to advancing public transit in the belief that “transportation is freedom,” and everyone has the right to move around Detroit and the region, whether or not they have a car. Public transit promotes economic prosperity, social equity, and a healthier planet.

Transportation and land use patterns are intimately related. Unfortunately, relatively few areas of the metropolitan region feature the denser, mixed-use development which makes using public transit more convenient for more people. Some of the areas that do—such as downtown and Midtown Detroit—have been gentrifying, driving up housing costs for residents.

The common-sense zoning reforms being considered today would help to counteract these trends, opening a path to more housing and commercial development and more transit-supportive communities. By allowing more housing types, permitting more flexible spacing of homes, and reducing unnecessary parking requirements, they will make it easier to develop amenity-rich, walkable neighborhoods with abundant housing and access to frequent transit.

These reforms represent a return to Detroit’s historical roots, when the city encompassed dozens of walkable neighborhoods served by frequent public transit and numerous small businesses. Beloved areas like the city’s Corktown, Woodbridge and Hubbard-Richard neighborhoods would actually be illegal to build today, due to restrictive zoning regulations adopted in the post-World War Two era. By relaxing those regulations, the City can help promote reinvestment in housing and small businesses across the city, at no additional cost to residents.



TRU urges the City Planning Commission to consider the many benefits of these rezoning proposals, and act to approve them in the interests of all Detroiters.

Sincerely,

Megan Owens  
Executive Director  
Transportation Riders United (TRU)