



Inkster Master Plan 2024

Planning Commission Kick-Off

May 28, 2024

Agenda

1. Introductions
2. About the Master Plan
3. Roles & Responsibilities
4. Project Approach
5. Initial Demographic Takeaways
6. Next Steps

Introductions: McKenna Team



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*Project Planner /
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About the Master Plan

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Why are we here?

- A Master Plan is YOUR vision for your community!
- The most recent Inkster Master Plan was adopted in 2016. The plan should be reviewed / updated every 5 years.
- Redevelopment Ready Communities (RRC), MSHDA Housing Readiness



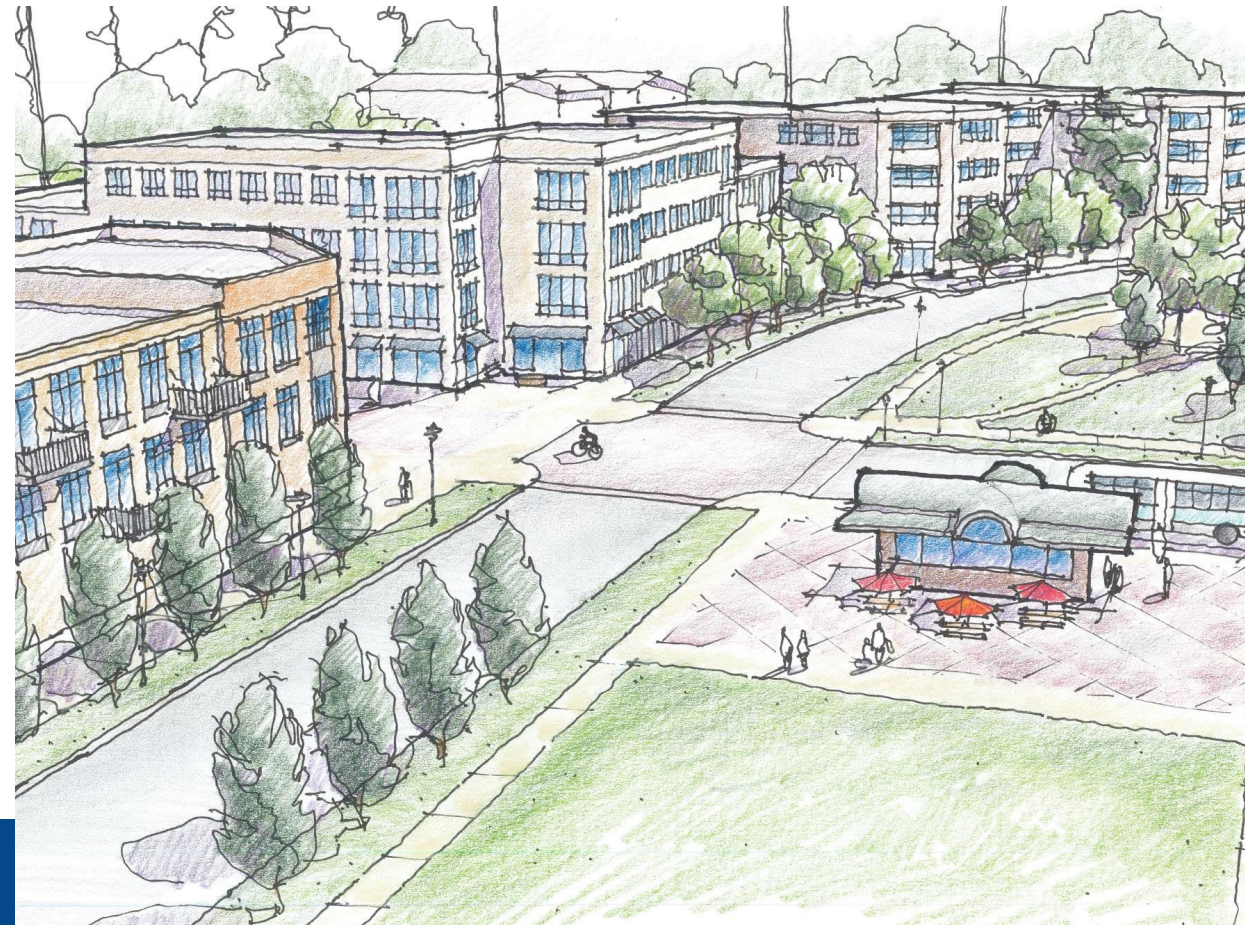
What is a Master Plan?

The Master Plan states a VISION for what a community wants to look like in 10 to 20 years...

...that Vision is based on a consensus of the people who live there...

...the Master Plan translates the Vision into actionable steps (Goals and Objectives).

It is a guide for the future growth and development of Inkster!



Master Plans Provide Future Insight

- Inventory available community assets and resources.
- Consider development trends.
- Explore public facility needs.
- Identify where community members may lack access to housing, goods and services.

- **Provide a community-driven statement of a positive future, inclusive of all existing and new residents.**



Roles and Responsibilities

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Planning Commission's Role

Performs advisory, ambassadorial, and public engagement functions, plus:

- Reviews the comments and feedback provided by the staff and consultants.
- Provides direction and focus on planning topics, based on comments from staff and consultants.
- Provides comments, thoughts, suggestions on draft maps and text, including Future Land Use Map and future planning policies.

Planning Commission's Role

Performs advisory, ambassadorial, and public engagement functions, plus:

- Recommends public distribution of the draft Master Plan
- Reviews comments received from public, adjacent communities, reviewing agencies.
- Determines if public comments warrant revisions or edits.
- Holds the required public hearing.
- Can act as adopting body for the Master Plan

City Council's Role

Performs advisory, ambassadorial, and public engagement functions, plus:

- Receives recommendation from PC to distribute draft Master Plan to the public, authorizes 63-day distribution the draft Plan to the public.
- Receives recommendation from Planning Commission to adopt the Master Plan, as presented.
- Can act as the adopting body for the Master Plan.



Project Approach

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Project Schedule



TASKS	Month										
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1. Project Initiation											
2. Identify, Quantify and Analyze											
3. Public Outreach											
a) Online Engagement											
b) Passive Visioning Boards											
4. Goals and Objectives											
6. Draft the Comprehensive Master Plan											
7. Implementation Strategies											
8. Public Review/Adoption											

Roadmap for the Future: Plan Components

- **Goals and Objectives:** A comprehensive and coordinated vision for the City.
- **Future Land Use Plan:** Preserving quality of place and natural character while supporting new high-quality development and public spaces.
- **Transportation Plan:** Planning beyond the automobile.
- **Zoning Plan:** Action-oriented recommendations to turn plans into reality.



Action Plan

- This is an example of an Action Plan, or an Implementation Plan.
- Provides a roadmap to implement the Vision articulated by the Plan.
- Summarizes responsibilities, partners, potential resources to accomplish Goals and Objectives

Goal 1.
 Improve the existing parks by enhancing on-site amenities and incorporating necessary features to enhance the enjoyment of our residents and encourage greater park utilization.

6. Action Plan

OBJECTIVE	ACTION	RELEVANT FACILITIES											PRIORITY
		Arcola Park	Florence Park	Helen Park	Kiwanis Park	Manor Park	Moeller Park	Rotary Park	Garden City Park	Civic Ice Arena	Maplewood Facility	Randcliff Center	
1.1 Maintain, improve, and repurpose park equipment and facilities as needed to better serve the community needs.	Update playground equipment to include more inclusive elements.	X			X	X							Medium
	Improve paved connections to park facilities to provide better accessibility.	X			X	X	X	X					High
	Repair existing facility to a usable condition.				X				X				High
	Improve and replace worn pavilions and picnic areas.							X	X				Medium
1.2 Add features such as drinking fountains and bathrooms to increase usability of parks.	Add restrooms.				X	X							Medium
	Add drinking fountains.				X	X		X	X				Medium
	Add new signage with park name and hours of operation, as well as rules and regulations, where applicable, to promote safety and shared understanding of park usage.				X			X					Low

Public Participation and Community Outreach

Inkster residents will determine a future Vision through...

- Community survey
- Field Day
- Community Workshop
- Roundtable / Focus Group discussions



Public Engagement Activities

PC Kick-Off: May 28, 2024

Public Survey: June-July 2024

Field Day: Juneteenth 2024

Public Open House: July 2024

Round Tables: July-August 2024

Draft Master Plan Review with Planning Commission – November 2024

Review Plan for Distribution – December 2024

Public Hearing – February 2025

Adoption – February 2025



Strategic Issues

- **Redevelopment:** Confirm priority sites, e.g., Inkster High School Site, articulate desired visions
- **Economic Development:** Commercial corridors, food access and security
- **Housing:** Quality of housing stock and housing options
- **Multi-Modal Transportation:** Michigan Ave. Improvements
- **Zoning Changes:** Update based on current conditions, plan vision, development opportunity

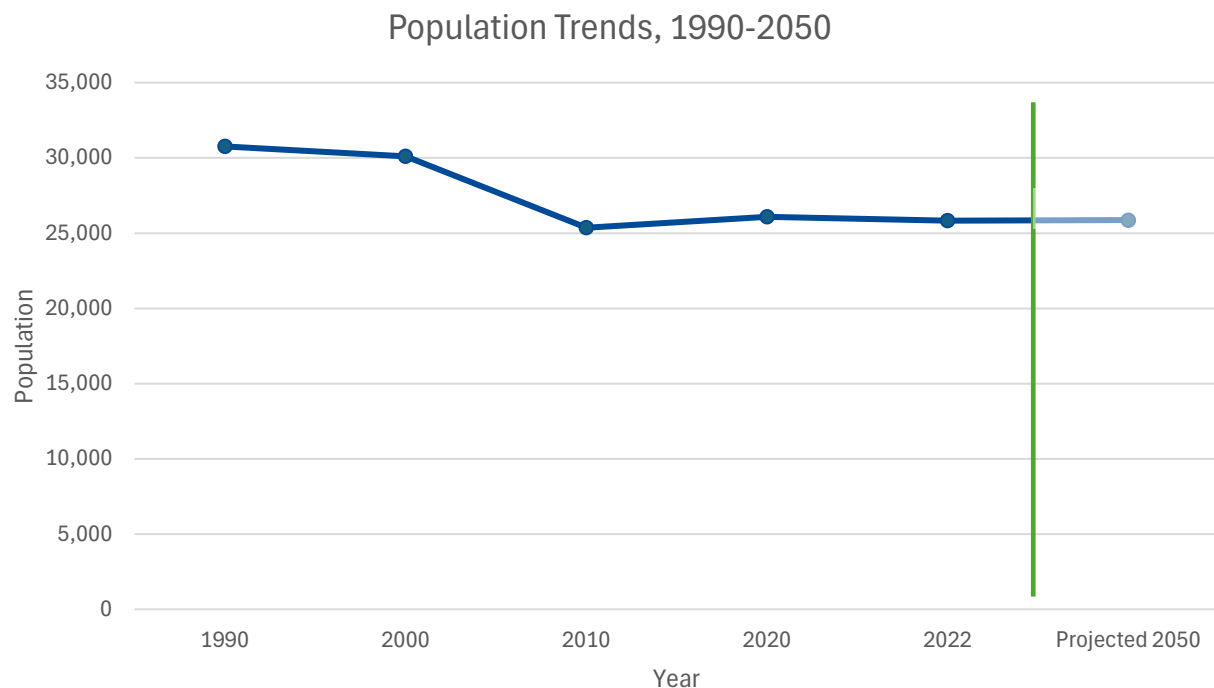




Initial Demographics Takeaways

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Population Trends and Projections



- After population declines over the past three decades, population appears to be stabilizing and is projected to continue to remain stable through 2050.

Master Plan Implications:

- *Future public service needs*

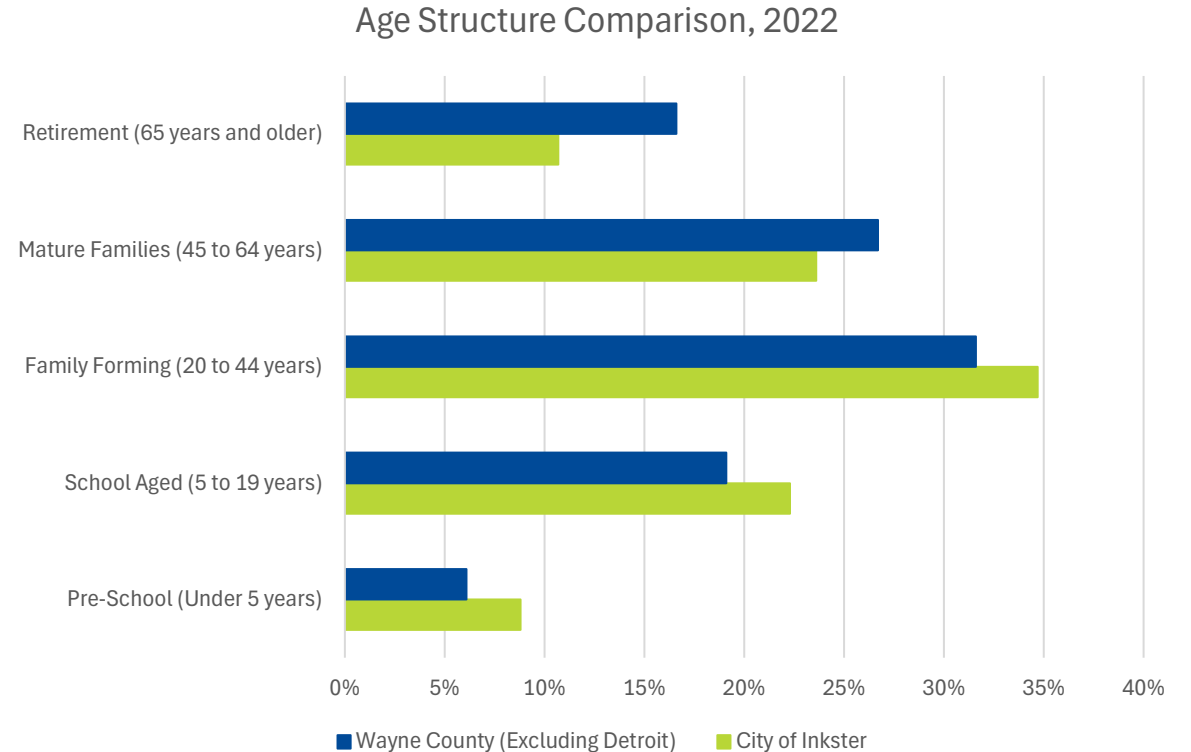
Age Structure



- Higher percentage of school-age and young, family-forming residents than the remainder of non-Detroit Wayne County.

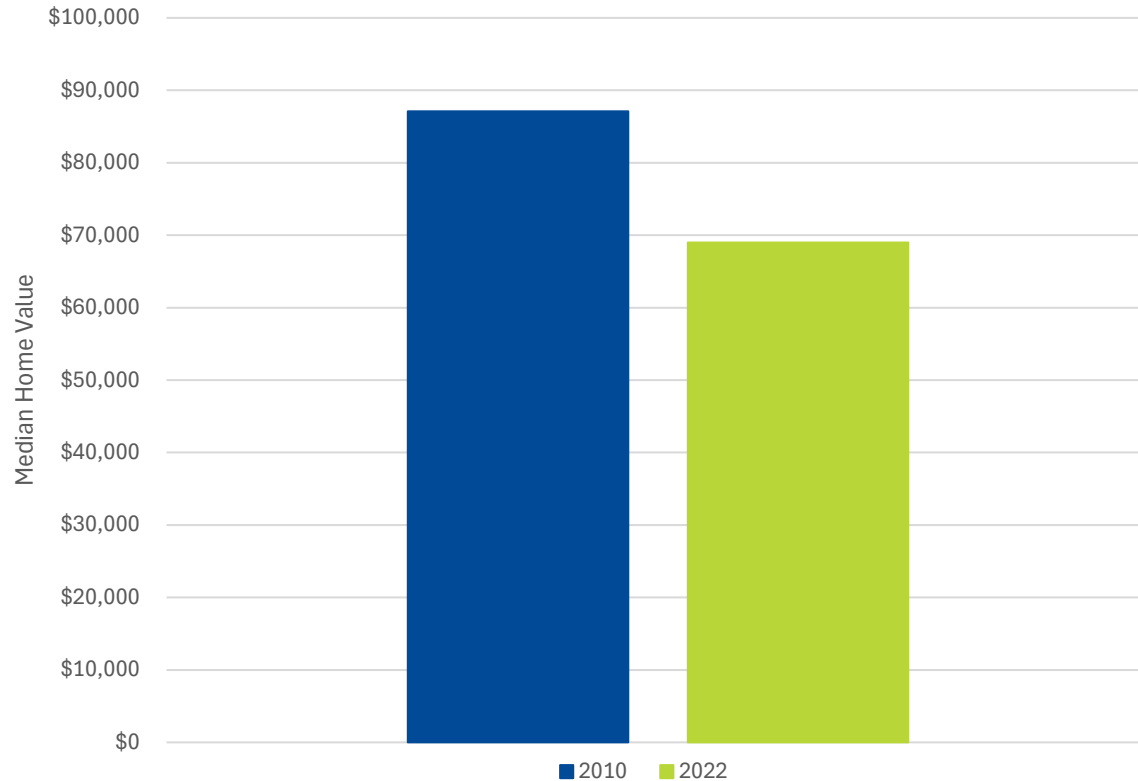
Master Plan Implications:

- *Youth engagement opportunities, entry-level employment opportunities, and housing opportunities for those looking to rent or purchase a starter home may be important to meet these age groups' needs.*



Housing

Median Home Value, 2010-2022



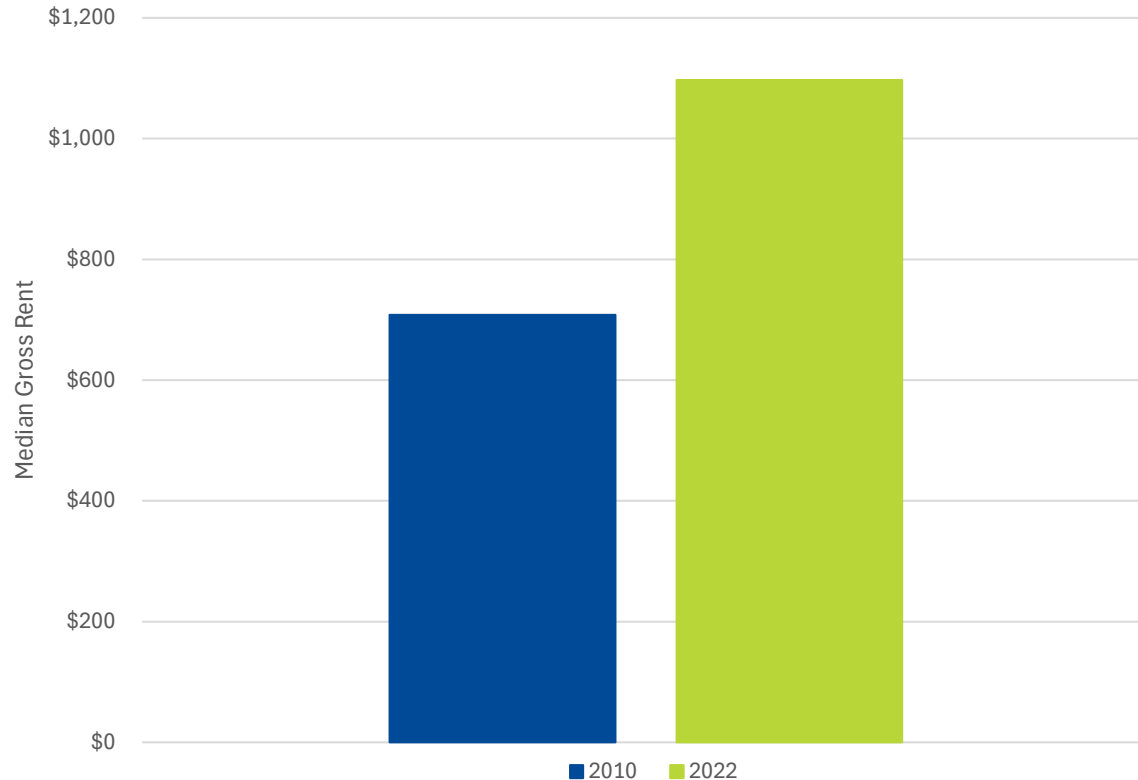
- Median home values have declined over 20% between 2010 and 2022, from \$87,100 to \$69,000
- Increased tax burden on owners

Master Plan Implications:

- *Maintaining housing values*

Housing

Median Gross Rent, 2010-2022



- Meanwhile, gross rents in the City have increased by nearly 55%.
- 47.3% of Inkster renters pay more than 35% of their monthly income on rent.
- Like many SE Michigan communities, housing is aging – 64% built before 1950.

Master Plan Implications:

- *Bolster existing housing stock*
- *Quality housing options and attainability*



Next Steps

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Thank You!

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