

**Subject:** Questions from June 3rd CPC Meeting  
**Attachments:** CPC Utility Presentation - Treatment Capacity graphs 650 units per year (1).pdf

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**From:** Baughman, Troy <TBaughman@a2gov.org>  
**Sent:** Friday, June 13, 2025 8:45 AM  
**To:** Dan Adams; Planning <Planning@a2gov.org>  
**Cc:** Lenart, Brett <BLenart@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>; Stewart, Skye <SkStewart@a2gov.org>; Maciejewski, Molly <MMaciejewski@a2gov.org>; Wiczorek, Glen <GWiczorek@a2gov.org>  
**Subject:** FW: Questions from June 3rd CPC Meeting

Commissioner Adams,

Please see staff's responses to your questions below. Feel free to reach out if you have further questions or need additional information.

- 1) The 200-unit-per-year average number from SEMCOG... I can't find the source for that online. And the SEMCOG data that I was able to pull indicates a [580 unit annual average](#), so I must be missing something. Can you ask the Systems Planning staff for the source? (I'm also happy to do this, but wanted to route through the right channels.)

Staff response: Our consultant initially used SEMCOG population projections at the start of the utility study and extrapolated the population out to 2050. Since then, SEMCOG has released an updated 2050 projection of 135,800. These figures are available on SEMCOG's website under [Community Profiles](#).

The 2025 population estimate of 126,000 was derived by interpolating between SEMCOG's 2020 and 2030 projections. With the updated 2050 projection of approximately 136,000, this reflects an expected population increase of about 10,000 over the next 25 years. Based on an average household size of 2.19 people per unit, this equates to approximately 183 new units per year:  $10,000 \text{ people} \div (25 \text{ years} \times 2.19 \text{ people/unit}) \approx 183 \text{ units/year}$ .

Please note that the June 3 presentation cited an estimate of approximately 200 units per year, based on earlier SEMCOG data.

- 2) I'm also hoping that Systems Planning can update their deck with the actual annualized unit-growth rates, either instead of or in addition to the SEMCOG rate, and that we can publish that deck to the next agenda.

Staff response: The attached graph has been updated to show the actual recent growth rate of 650 units/year as reported recently by City's Planning Services Unit.

Troy Baughman, P.E.  
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**From:** Daniel Adams

**Sent:** Wednesday, June 4, 2025 1:00 PM

**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Bennett, Michelle <[MBennett@a2gov.org](mailto:MBennett@a2gov.org)>

**Subject:** Questions from June 3rd CPC Meeting

Hi, Brett and Michelle:

I had two follow-up questions from the meeting last night:

1) The 200-unit-per-year average number from SEMCOG... I can't find the source for that online. And the SEMCOG data that I was able to pull indicates a [580 unit annual average](#), so I must be missing something. Can you ask the Systems Planning staff for the source? (I'm also happy to do this, but wanted to route through the right channels.)

2) I'm also hoping that Systems Planning can update their deck with the actual annualized unit-growth rates, either instead of or in addition to the SEMCOG rate, and that we can publish that deck to the next agenda.

Thanks!

Dan

# Utility Infrastructure Planning

City Planning Commission

June 3rd, 2025, meeting follow-up

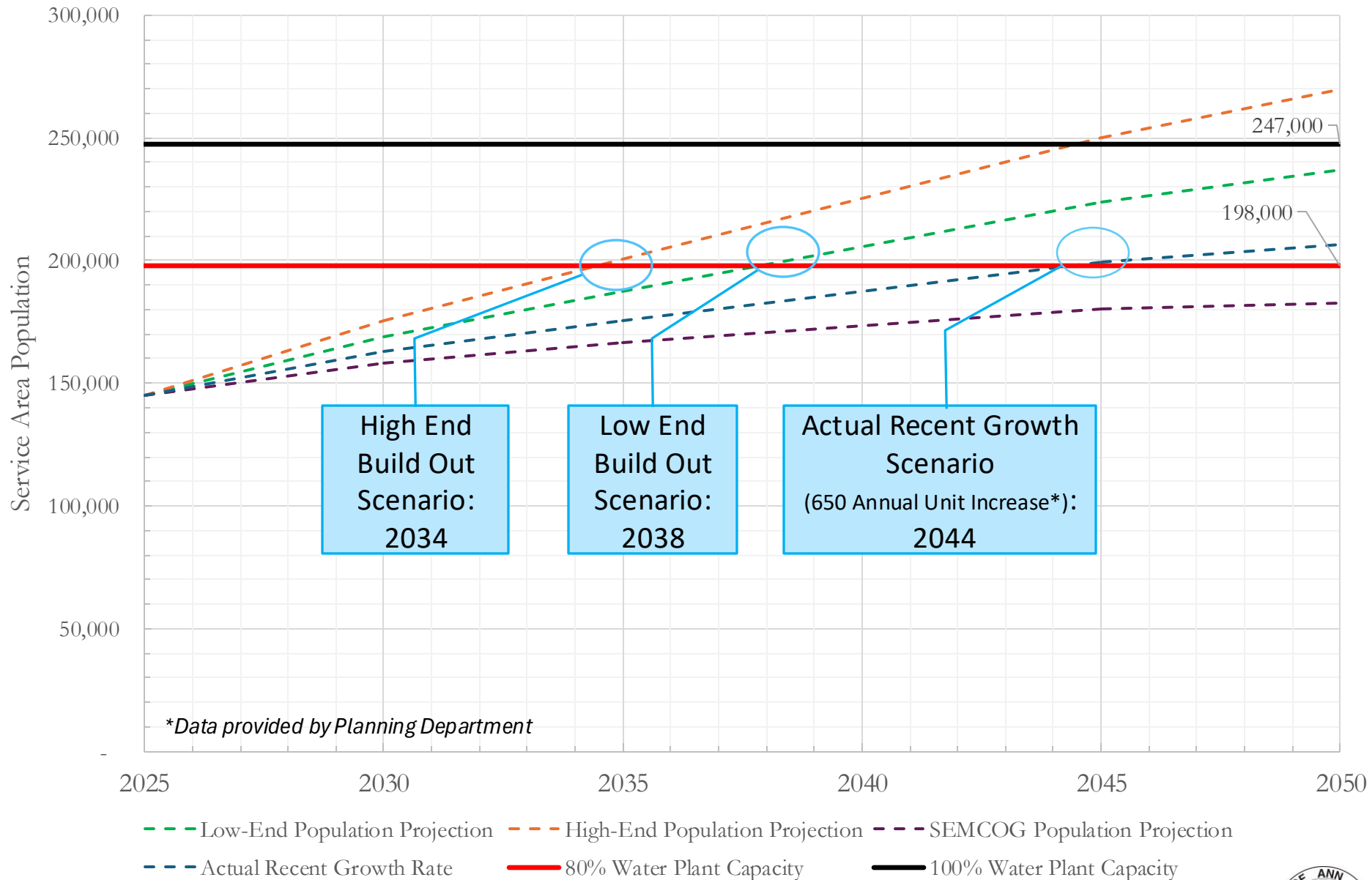
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REQUEST FOR ADDITIONAL GROWTH SCENARIO

JUNE 12<sup>TH</sup>, 2025



# Trigger Point for Planning Water Treatment Plant Expansion



# Trigger Point for Planning Wastewater Treatment Plant Expansion

