



Member Outreach Meetings

SEMCOG's 2040 Forecast

Purpose

SEMCOG produces a new forecast of the region's future about every four years. The 2040 SEMCOG forecast will support regional and local planning in the areas of transportation, water quality, air quality, and community and economic development. Included in the forecast are population, households, and jobs for the total region and its communities and small areas, which can be aggregated to school districts or other areas.

SEMCOG's forecast is especially useful to its member communities because of the view it provides of future change. The population forecast includes age and race groups. Households are forecast by income, size, age of householder, whether the household has children, and numbers of workers and vehicles. The employment forecast includes 16 sectors at the community and small-area level.

Producing the 2040 Forecast

The process of producing the 2040 forecast began with work on a new regional forecast for the years 2010 to 2040. SEMCOG has convened a Regional Forecast Totals Task Force to review and improve the regional forecast produced by economists from the University of Michigan and SEMCOG staff.

In order to produce the community and small-area forecasts SEMCOG is again using the UrbanSim computer model. This model allows SEMCOG to predict changes in land-use, household location, and employment location by building and land parcel. It simulates the decision-making processes of different types of households and businesses in relation to a variety of potential location choices. Over the past few years, SEMCOG has gathered very detailed input data on all 1.8 million land parcels in the region from local and county assessors.

Local Review and Next Steps

An essential step in the process of developing the community and small-area forecasts is to present initial forecast results to community officials and use their feedback to improve the final forecast. SEMCOG will present population, household and job changes from 2010-2020 as background information to community officials with instructions on how to submit feedback that can be used to improve the forecast.

SEMCOG will complete and adopt a new baseline 2040 forecast by March 2012 and will begin examining transportation alternatives using SEMCOG's UrbanSim and transportation models as part of developing the 2040 long-range transportation plan. That plan is scheduled to be completed by June 2013.

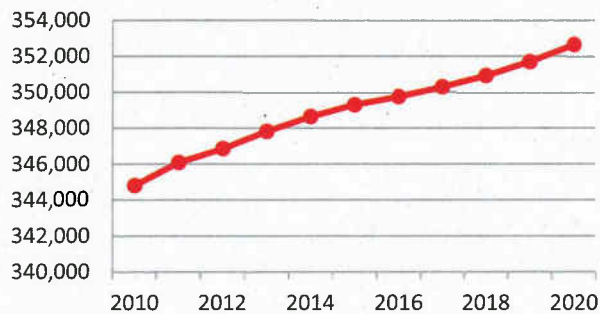


Washtenaw County Forecast Summary

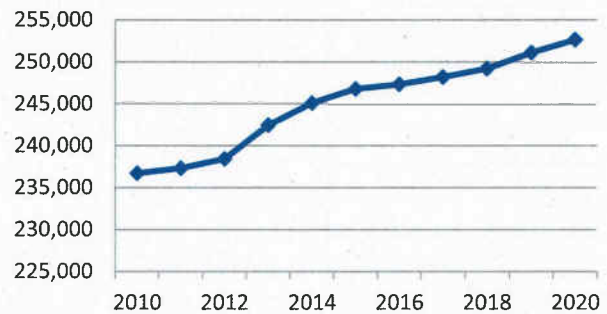
Population and Households

	2010	2015	2020	2010-15	2015-20
	Number			Change	
Population	344,791	349,282	352,616	4,491	3,334
Households	137,193	141,483	146,870	4,290	5,387
Household Size	2.38	2.35	2.33	-0.03	-0.02

Population by Year



Employment by Year



Employment

	2010	2015	2020	2010-15	2015-20
	Employees			Change	
Five Largest Sectors					
Government - Education	44,618	43,123	43,724	-1,495	601
Professional, Scientific, & Technical Services	23,032	26,225	27,470	3,193	1,245
Medical Facilities	20,493	23,366	26,344	2,873	2,978
Retail Trade	19,466	19,216	18,592	-250	-624
Leisure & Hospitality	18,505	19,224	18,985	719	-239
All Other Sectors	110,563	115,570	117,482	5,007	1,912
Total Employment	236,677	246,724	252,597	10,047	5,873



Washtenaw County

Community Population

Forecast 2010-2020

COMMUNITY	2010	2015	2020	CHANGE 2010-2020	% CHANGE 2010-2020
ANN ARBOR	113,934	116,554	114,367	433	0.4%
ANN ARBOR TWP	4,067	3,962	4,095	28	0.7%
AUGUSTA TWP	6,745	7,264	7,810	1,065	15.8%
BARTON HILLS	294	287	277	-17	-5.7%
BRIDGEWATER TWP	1,674	1,724	1,740	66	4.0%
CHELSEA	4,944	4,927	5,014	70	1.4%
DEXTER	4,067	3,743	3,647	-420	-10.3%
DEXTER TWP	6,042	6,278	6,704	662	11.0%
FREEDOM TWP	1,428	1,369	1,434	6	0.4%
LIMA TWP	3,307	3,609	3,735	428	12.9%
LODI TWP	6,058	6,183	6,235	177	2.9%
LYNDON TWP	2,720	2,856	2,819	99	3.7%
MANCHESTER	2,091	2,065	2,070	-21	-1.0%
MANCHESTER TWP	2,478	2,778	2,837	359	14.5%
MILAN (WASHTENAW)	3,770	3,972	3,909	139	3.7%
NORTHFIELD TWP	8,245	8,305	8,251	6	0.1%
PITTSFIELD TWP	34,663	35,181	35,884	1,221	3.5%
SALEM TWP	5,627	5,638	5,551	-76	-1.3%
SALINE	8,810	8,671	8,615	-195	-2.2%
SALINE TWP	1,896	2,139	2,337	441	23.2%
SCIO TWP	16,470	17,229	17,788	1,318	8.0%
SHARON TWP	1,737	1,766	1,797	60	3.5%
SUPERIOR TWP	13,058	13,802	15,226	2,168	16.6%
SYLVAN TWP	2,833	2,842	3,033	200	7.1%
WEBSTER TWP	6,328	6,305	6,268	-60	-1.0%
YORK TWP	8,708	9,199	9,481	773	8.9%
YPSILANTI	19,435	18,154	17,161	-2,274	-11.7%
YPSILANTI TWP	53,362	52,481	54,530	1,168	2.2%



Washtenaw County

Community Household

Forecast 2010-2020

COMMUNITY	2010	2015	2020	CHANGE 2010-2020	% CHANGE 2010-2020
ANN ARBOR	47,060	48,330	48,449	1,389	3.0%
ANN ARBOR TWP	1,721	1,715	1,828	107	6.2%
AUGUSTA TWP	2,433	2,673	2,963	530	21.8%
BARTON HILLS	123	124	125	2	1.6%
BRIDGEWATER TWP	627	662	701	74	11.8%
CHELSEA	2,224	2,279	2,410	186	8.4%
DEXTER	1,590	1,737	1,768	178	11.2%
DEXTER TWP	2,225	2,386	2,664	439	19.7%
FREEDOM TWP	583	579	643	60	10.3%
LIMA TWP	1,197	1,351	1,457	260	21.7%
LODI TWP	2,152	2,271	2,407	255	11.8%
LYNDON TWP	962	1,039	1,085	123	12.8%
MANCHESTER	938	966	1,021	83	8.8%
MANCHESTER TWP	926	1,066	1,130	204	22.0%
MILAN (WASHTENAW)	1,500	1,598	1,614	114	7.6%
NORTHFIELD TWP	3,303	3,447	3,593	290	8.8%
PITTSFIELD TWP	14,021	14,438	15,112	1,091	7.8%
SALEM TWP	2,079	2,188	2,263	184	8.9%
SALINE	3,699	3,767	3,864	165	4.5%
SALINE TWP	732	863	979	247	33.7%
SCIO TWP	6,405	6,978	7,457	1,052	16.4%
SHARON TWP	659	707	761	102	15.5%
SUPERIOR TWP	4,924	5,342	6,088	1,164	23.6%
SYLVAN TWP	1,094	1,131	1,267	173	15.8%
WEBSTER TWP	2,215	2,318	2,429	214	9.7%
YORK TWP	2,343	2,476	2,580	237	10.1%
YPSILANTI	8,026	7,746	7,579	-447	-5.6%
YPSILANTI TWP	21,432	21,310	22,633	1,201	5.6%



Washtenaw County Community Employment Forecast 2010-2020

COMMUNITY	2010	2015	2020	CHANGE 2010-2020	% CHANGE 2010-2020
ANN ARBOR	121,289	123,821	126,783	5,494	4.5%
ANN ARBOR TWP	10,553	11,957	12,588	2,035	19.3%
AUGUSTA TWP	1,489	1,506	1,480	-9	-0.6%
BARTON HILLS	160	165	179	19	11.9%
BRIDGEWATER TWP	C	C	C	C	C
CHELSEA	5,806	6,176	6,420	614	10.6%
DEXTER	3,054	3,126	3,017	-37	-1.2%
DEXTER TWP	428	444	431	3	0.7%
FREEDOM TWP	480	515	586	106	22.1%
LIMA TWP	518	546	505	-13	-2.5%
LODI TWP	926	993	1,038	112	12.1%
LYNDON TWP	C	C	C	C	C
MANCHESTER	675	676	686	11	1.6%
MANCHESTER TWP	223	208	193	-30	-13.5%
MILAN (WASHTENAW)	1,344	1,386	1,374	30	2.2%
NORTHFIELD TWP	C	C	C	C	C
PITTSFIELD TWP	26,022	27,975	28,461	2,439	9.4%
SALEM TWP	939	1,041	1,032	93	9.9%
SALINE	7,085	7,130	7,089	4	0.1%
SALINE TWP	212	199	194	-18	-8.5%
SCIO TWP	17,336	18,416	18,803	1,467	8.5%
SHARON TWP	C	C	C	C	C
SUPERIOR TWP	C	C	C	C	C
SYLVAN TWP	977	978	1,022	45	4.6%
WEBSTER TWP	530	520	530	0	0.0%
YORK TWP	1,809	1,794	1,884	75	4.1%
YPSILANTI	9,712	10,453	10,747	1,035	10.7%
YPSILANTI TWP	13,269	13,847	14,005	736	5.5%

1) Job numbers are by place-of-work. They include wage and salary jobs as well as self-employed, but do not include Farming or Military jobs.

C - Confidential. At the sub-regional level, SEMCOG blocked the employment numbers for communities that did not meet minimal publishing conditions in order to keep local firms confidential. These conditions follow the rule, set up by Michigan law and the U.S. Bureau of Labor Statistics, that no numbers may be published if a cell contains: 1) fewer than three firms, or 2) a firm with 80 percent or more of that cell's employment.



Washtenaw County

Development & Employment Events

Member Outreach Meetings

Known Development Events

Community	Project		Size (sq ft)	Development	
	Type	Project Name		Type	Year Built
Ann Arbor	Mixed-Use	601 Forest Student Housing Dev.	227,223	Redevelopment	U/C
Ann Arbor	Commercial	Allen Creek Preschool	1,101	Redevelopment	Proposed
Ann Arbor	Institutional	Ann Arbor Chinese Christian Church	14,000	Addition	Proposed
Ann Arbor	Commercial	Arbor Dog Daycare	28,438	New	2011
Ann Arbor	Industrial	AVL North America	6,000	Addition	Proposed
Ann Arbor	Hotel	Campus Inn	4,175	Addition	Proposed
Ann Arbor	Institutional	City of Ann Arbor Justice Center	103,000	New	2011
Ann Arbor	Utility	City of Ann Arbor Materials Recovery Facility	6,680	Addition	U/C
Ann Arbor	Commercial	CVS/pharmacy	13,040	Redevelopment	U/C
Ann Arbor	Commercial	Galleria Asian Market	8,000	New	2010
Ann Arbor	Hotel	Hampton Inn	67,500	Redevelopment	Proposed
Ann Arbor	Commercial	Kroger	75,000	Renovation	2010
Ann Arbor	Institutional	Michigan Islamic Academy	3,500	Addition	Proposed
Ann Arbor	Commercial	Platt Road Retail Center	10,000	Redevelopment	2010
Ann Arbor	Institutional	Second Baptist Church -Education Bldg.	27,950	New	U/C
Ann Arbor	Mixed-Use	Sudworth Bldg	10,500	Renovation	2010
Ann Arbor	Mixed-Use	Tierra on Ashley	30,000	New	Proposed
Ann Arbor	Institutional	University of Michigan Brehm Tower Project	230,000	New	2010
Ann Arbor	Institutional	University of Michigan Nano Science & Engineering Bldg.	63,000	New	Proposed
Ann Arbor	Institutional	University of Michigan Couzens Hall	180,000	Renovation	2011
Ann Arbor	Institutional	University of Michigan Engineering Programs Bldg.	10,000	Addition	2011
Ann Arbor	Institutional	University of Michigan Hutchins Hall Law School Commons	16,000	Addition	U/C
Ann Arbor	Institutional	University of Michigan Institute for Social Reseach	50,000	Addition	Proposed
Ann Arbor	Institutional	University of Michigan Intercollegiate Soccer Stadium	20,000	New	2010
Ann Arbor	Institutional	University of Michigan Law School Academic Bldg.	100,000	New	U/C
Ann Arbor	Institutional	University of Michigan Michigan Stadium	400,000	Addition	2010
Ann Arbor	Institutional	University of Michigan North Quad Complex	360,000	Redevelopment	2010
Ann Arbor	Institutional	University of Michigan Player Development Center	57,000	Addition	U/C
Ann Arbor	Medical	C.S. Mott Children's Hospital and Women's Hospital	1,100,000	New	2011
Ann Arbor	Commercial	Walgreens	13,650	New	2010
Ann Arbor	Office	Wintermeyer Office Bldg	26,950	Redevelopment	U/C
Ann Arbor	Mixed-Use	Zaragon Place II	69,985	Redevelopment	U/C
Ann Arbor	Commercial	Zingerman's Deli	10,340	Addition	Proposed
Ann Arbor Twp	Utility	Ann Arbor Wastewater Treatment Plant	9,500	Addition	U/C
Ann Arbor Twp	Utility	Ann Arbor Wastewater Treatment Plant	90,500	Renovation	U/C
Ann Arbor Twp	Institutional	Washtenaw Community College - Athletic Field Complex	2,000	New	2010
Chelsea	Mixed-Use	Chelsea Milling	11,228	Addition	2010
Chelsea	Mixed-Use	Federal Screw	25,000	Redevelopment	Proposed
Chelsea	Utility	Washtenaw County Salt Barn	4,000	New	2010
Dexter	Mixed-Use	Dexter Town Center	22,000	New	2010
Dexter	Mixed-Use	Dexter Wellness Center	53,081	Redevelopment	Proposed
Freedom Twp	Mixed-Use	Greene Manufacturing	4,950	Addition	U/C
Manchester	Mixed-Use	AMCOR	4,712	New	U/C

U/C=Under Construction



Washtenaw County

Development & Employment Events

Member Outreach Meetings

Community	Project		Size (sq ft)	Development	
	Type	Project Name		Type	Year Built
Pittsfield Twp	Commercial	McDonald's	1,899	Addition	2010
Pittsfield Twp	Commercial	McDonald's	4,462	Renovation	2010
Pittsfield Twp	Commercial	Speedway	3,900	Redevelopment	2010
Pittsfield Twp	Recreational	Therapeutic Riding	40,000	New	U/C
Saline	Institutional	First United Methodist Church	7,200	Addition	2010
Saline	Institutional	St. Andrew Catholic Church	31,160	Addition	U/C
Saline	Mixed-Use	Sun Engineering	63,000	Renovation	2010
Scio Twp	Industrial	Terumo Cardiovasuclar Systems	13,675	Addition	2010
Superior Twp	Medical	St. Joseph Mercy Hospital New North Patient Tower	230,000	Addition	2010
Sylvan Twp	Institutional	St Louis Center	4,670	Addition	U/C
Ypsilanti	Industrial	Angstrom Capital Holdings LLC	1,000,815	Renovation	U/C
Ypsilanti	Institutional	Eastern Michigan University - Indoor Practice Facility	87,000	New	2010
Ypsilanti	Institutional	Eastern Michigan University - Mark Jefferson Science Bldg.	180,000	Renovation	U/C
Ypsilanti	Institutional	Eastern Michigan University - Pray-Harrold Bldg.	235,791	Renovation	2011
Ypsilanti	Institutional	Eastern Michigan University - Science Complex	80,000	Addition	2010
Ypsilanti	Institutional	Ypsilanti Freighthouse	8,900	Renovation	U/C
Ypsilanti Twp	Recreational	American Legion Post 282	6,100	New	Proposed
Ypsilanti Twp	Utility	Michicon Compressor Station	10,400	New	2010
Ypsilanti Twp	Commercial	Round Haus Pizza & Party Store	5,815	Addition	Proposed
Ypsilanti Twp	Commercial	Speedway Gas Station	3,936	Redevelopment	Proposed
Ypsilanti Twp	Commercial	Walgreens/KC Daycare	18,180	New	Proposed
Ypsilanti Twp	Commercial	Washtenaw Federal Credit Union	2,158	New	2010

U/C=Under Construction

Known Employment Events

Year	Community	Employer	Number of Jobs	Event
2011	Ann Arbor	Boropharm Inc	25	Move In
2011	Ann Arbor	U-M Health System	460	Move In
2011	Ann Arbor	U-M Credit Union	154	Move In
2012	Ann Arbor	U-M Mott Hospital	500	Move In
2011	Ann Arbor Twp	Masco Cabinetry Co	350	Move In
2011	Saline	Sun Engineering Inc	12	Move In
2015	Saline	Quantum Signal LLC	47	Move In
2011	Ypsilanti	Angstrom USA	250	Move In



Member Outreach Meetings

We would like to hear from you!

SEMCOG would like your feedback and input on the first phase of its community forecast. There is a draft county-level forecast of population, households and employment for the period 2010 (the “base year” for the forecast) through 2020. Additionally, three summary sheets displaying draft forecast numbers for all communities in the county for 2010, 2015 and 2020.

“Expected” large development projects and/or employment changes through 2015 are also provided for your reference. These are developments and employment changes SEMCOG is aware of through our regular data collection processes. These “expected events/changes” are incorporated into the community forecast numbers shown.

What are we asking you to do?

After reviewing the county forecast and your community’s numbers, please tell us whether our 2010-2020 forecasted change numbers seem reasonable given your local knowledge. There is a form in the packet for general comments and one for providing specific development and/or employment events that we should know about. Please complete these forms as necessary.

If you prefer to take some extra time to review the forecast, please submit your comments by email to mocadlo@semcog.org. The deadline for all comments on the draft forecast is January 6, 2011.

Thank you for your valuable feedback and assistance with improving SEMCOG’s 2040 Forecast.



Member Outreach Meetings

Development and Employment Expectations 2010-2020

Community Name: _____

Please provide as much information as possible. Thank you.

Development Events-Residential and Nonresidential

Name	Year Completed or Expected Date	Address or Cross Streets	Parcel ID	Number of Units	Comments
Example: Fairmont Park	2013	NW corner of Main St and USA St.	multiple parcels will be involved	500	1st phase will have 100 homes completed in 2013, rest by 2015

Employment

Company Name or Location	Address or Cross Streets	Year Expected	Number of Jobs	Parcel ID	Comments
Example: ABC Publishing Co.	Main St and USA St.	2014	400	99-9999-999	company relocating