

Demographic/Economic Conditions and Trends Analysis

Regional Setting

Grosse Ile Township is a 10.44 square mile island community that is located 12 mile south of the City of Detroit within Wayne County. The township consists of many islands positioned at the terminus of the Detroit River and the mouth of Lake Erie. The Detroit River surrounds the township forming the Trenton Channel west of the community and an international border with Canada on the east.

The islands that comprise Grosse Ile Township consist of Grosse Ile, Hennepin, Calf, Celeron, Swan, Round, Upper Hickory, Lower Hickory, Sugar, Elba, Fox, Mama Juda, Stony and Dynamite. Grosse Ile is the main island, which is actually two islands split by the Thorofare Canal that runs in a diagonal east/west direction. Other inhabited islands include Elba, Swan, and Upper and Lower Hickory.

The following is a demographic report of the Township of Grosse Ile which serves to depict some of the various characteristics of the community to gain a better understanding of Grosse Ile's unique qualities. Included is an analysis of the age, race and income characteristics of township residents; a description of the labor force; and an examination of key housing characteristics.



Map 1 Regional Setting

Existing Population and Households

Table 1 illustrates changes in population for Wayne County and the Township of Grosse Ile between 1980 and 2000. The township's population has climbed steadily over the past 40 years. In the past ten years, the township's population has grown by 11.4%. The county overall experienced a population decrease of -2.4% between 1990 and 2000, much of which is due to the trend of people moving away from the Detroit Metropolitan area in order to live in one of the many suburban communities that have developed in abutting counties.

Population change is only one of many factors that affects whether development will occur in a community and how much will occur. The average household size has generally declined in the past 20 years. This results in an increased number of households, relative to the size of the population, and a need for more housing. In the future, the number of households is expected to increase at a faster rate than the population.

The U.S. Census Bureau reported that there were 10,894 persons in Grosse Ile in 2000



**Table 1
Historic Population and Household Trends**

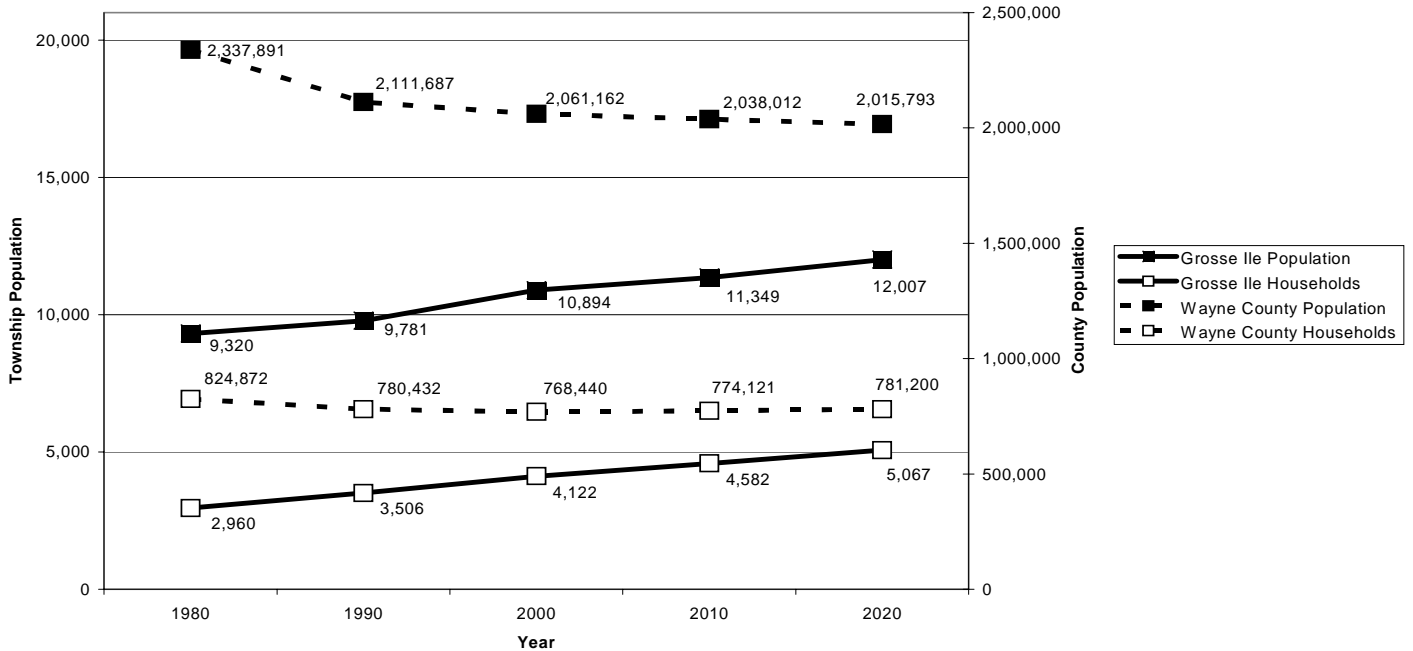
| | 1980 | 1990 | 2000 | 1960 - 2000 Change | | 1990 - 2000 Change | |
|------------------------|-----------|-----------|-----------|-----------------------|--------|-----------------------|-------|
| | | | | # | % | # | % |
| Grosse Ile Twp. | | | | | | | |
| Population | 9,320 | 9,781 | 10,894 | 4,576 | 72.4% | 1,113 | 11.4 |
| Households | 2,960 | 3,506 | 4,122 | 2,408 | 140.5% | 616 | 17.5% |
| HH Size | 3.15 | 2.79 | 2.64 | N/A | N/A | -.15 | -5.4% |
| Wayne County | | | | | | | |
| Population | 2,337,891 | 2,111,687 | 2,061,162 | -605,135 | -22.7% | -50,525 | -2.4% |
| Households | 824,872 | 780,432 | 768,440 | N/A | N/A | -11,992 | -1.5% |
| HH Size | | 2.67 | 2.64 | N/A | N/A | -.03 | -1.1% |

Source: U.S. Census Bureau 1980-2000

Projected Population and Households

Three factors which modify the population of a community are births, deaths, and migration (people moving in or out). Birth and death rate are factors beyond the township’s control. However, in and out-migration are very much influenced by the local economy, transportation accessibility, development policies, local lending policies and quality of life.

Historic & Projected Population Trends



Source: U.S Census Bureau 1980-2000, SEMCOG



GROSSE ILE TOWNSHIP MASTER PLAN

Inability to precisely predict population growth with pinpoint accuracy does not diminish the importance of projections as a guide to local decision-making. For purposes of this analysis, build-out projections are used to assess the affect of growth on current and desired conditions in the township. In this manner, population projections help set a desired level of growth the community can accommodate within its infrastructure and service capacity without disruption to the physical and social environment.

SEMCOG Projections: The Southeast Michigan Council of Governments (SEMCOG) is projecting a continued increase in Grosse Ile’s population, as the township continues to be an attractive option for many seeking to live in this area and commute to employment centers such as metro Detroit. This is reflected in population figures for surrounding townships that indicate there is still a strong demand for suburban living and, as land continues to be available for residential development, the population in these areas will also continue to grow.

**Table 2
Projected Population and Household Trends**

| | 2000 | 2005 | 2010 | 2015 | 2020 | Ave. Annual Change | | 2000 – 2020 Change | |
|------------------------|-----------|-----------|-----------|-----------|-----------|--------------------|-------|--------------------|--------|
| | | | | | | # | % | # | % |
| Grosse Ile Twp. | | | | | | | | | |
| Population | 10,894 | 11,048 | 11,349 | 11,664 | 12,007 | 278.3 | 2.5% | 1,113 | 10.2% |
| Households | 4,122 | 4,362 | 4,582 | 4,821 | 5,067 | 236.3 | 5.3% | 945 | 22.9% |
| HH Size | 2.64 | 2.53 | 2.47 | 2.41 | 2.36 | -0.07 | -2.8% | -0.28 | -10.6% |
| Wayne County | | | | | | | | | |
| Population | 2,061,162 | 2,046,588 | 2,038,012 | 2,027,915 | 2,015,793 | 11,342.3 | -0.6% | -45,369 | -2.2% |
| Households | 768,440 | 771,460 | 774,121 | 778,368 | 781,200 | 3,190 | 0.4% | 12,760 | 1.7% |
| HH Size | 2.64 | 2.61 | 2.59 | 2.56 | 2.53 | -0.03 | -1.1% | -0.11 | -4.2% |

Source: SEMCOG

Build-out Analysis: In addition to the SEMCOG projections, a buildout analysis was conducted for the township. The build-out analysis projects the number of dwelling units expected when the township is completely developed under planned land uses. Projections are made based upon planned land uses to accurately assess the impact and demand on public services at the time of build-out.

Existing residential is dispersed nearly uniformly, with undeveloped areas generally being wetlands, public lands, recreational land uses and non-residential zoning districts. Table 3 indicates the number of dwelling units and population based upon the 2000 census.

**Table 3
2000 Population and Housing**

| | |
|---------------------------|--------|
| Single Family Units* | 3,742 |
| Multiple Family Units* | 593 |
| Total Dwelling Units* | 4,335 |
| Population | 10,894 |
| Persons per Dwelling Unit | 2.51 |

Source: U.S. Census Bureau 2000

* DUs include vacant dwelling units



Future growth of the township was projected based upon the amount of land available for future development multiplied by the density permitted for those areas. Land available for future development includes larger parcels that can be subdivided to meet township standards and existing undeveloped lots of record. Privately owned golf courses were counted as possible single family development sites, though it may be unlikely there would be full development of the golf courses as single family residential. Unbuildable areas such as wetlands were deducted from the build-out potential. Areas zoned “Airport/Light Industrial” or “Special Environmental” are not included. Publicly owned lands, including open space, are also deducted from the developable areas.

Larger undeveloped parcels were analyzed to determine the extent they could be further subdivided. Such analysis was based upon current zoning and subdivision standards. The Township Wetlands Map was also considered in the analysis. While a portion of the new lots could include some wetland area, each would need to have a buildable upland area. Some wetland crossings for roads or driveways were assumed to access isolated buildable upland.

Existing undeveloped lots of record were inventoried. Totally undevelopable lots, such as those that were wetlands, were deducted. The possible number of dwelling units was derived based upon current zoning regulations. It was assumed that contiguous nonconforming lots under single ownership would be combined, except where variances have been approved.

Multiple family development was projected based upon the density allowed by the multiple family zoning districts for areas currently zoned or master planned multiple family. It was assumed that the Macomb Street District would be developed as mixed-use commercial and multiple family with the maximum number of apartments that are allowed on the same lot as commercial.

The number of additional housing units indicated in Table 4 were added to the existing number of housing units from Table 3 to derive the build-out’s number of dwelling units. These are indicated in Table 4 by single family, multiple family and total housing units.

**Table 4
Build-out Development**

| | |
|---|--------------|
| Existing Single Family Residences* | 3,742 |
| Vacant Lots of Record ^a | 123 |
| Additional Subdivision of Lots ^a | 192 |
| Build-out Single Family Units ^b | 4,057 |
| Existing Multiple Family Residences* | 593 |
| Additional Multiple Family Development ^a | 275 |
| Build-out Multiple Family Units ^c | 868 |
| Build-out Total Dwelling Units * | 4,925 |

Source: a. Build-out Map

b. Sum of vacant lots of record, additional subdivision of lots and existing single family units in 2000.

c. Sum of additional multiple family development and existing multiple family units in 2000.

According to the Build-out study, Grosse Ile’s population will be 12,377 when fully developed



Based upon the additional housing units derived in Table 4, the total build-out population for the Township is projected on Table 5. The build-out population is derived by multiplying the total number of dwelling units by the persons per dwelling unit. The persons per dwelling unit used in Table 5 is the projected persons per household.

Privately owned golf courses were counted as possible single family development sites. If the golf courses remain as outdoor recreation and are not developed with residential, then the number of residential units will reach 4,798 at build-out, with a population of 12,058 persons.

**Table 5
Build-out Development**

| | 2000 | 2000-Build-out change | Build-out | 2000-Build-out % change |
|-----------------------------------|--------|--------------------------|-----------|----------------------------|
| Single Family Dwelling Units | 3,742 | 315 | 4,057 | 8% |
| Multiple Family Dwelling Units | 593 | 275 | 868 | 46% |
| Total Dwelling Units | 4,335 | 590 | 4,925 | 14% |
| Persons per dwelling unit | 2.51 | | 2.51 | |
| Population | 10,894 | 1,483 | 12,377 | 14% |

Source: U.S. Census Bureau 2000, SEMCOG

Time Frame For Buildout To Occur: This analysis provides a quantifiable number for the maximum number of housing units and an interpolation of the resulting population that will occur at build-out. The time frame for when this build-out will occur is less certain. To provide an approximation of the period that build-out is expected to occur, a variety of projection and trend extrapolation models can be utilized.

A few projection techniques were reviewed to determine which most accurately depicted expected build-out of the township. In addition to the SEMCOG projections, statistical extrapolations of historic population trends household building permit activity were analyzed. The following models were used:

- **Linear regression:** This model is used when the population of the township has exhibited a trend of uniform growth, and is anticipated to do so in the future. The results of this model indicate a trend that is slightly lower than SEMCOG projections and the recent trend in housing construction. This would be an indication that Grosse Ile Township is entering a stage of growth that will exceed historic growth rates.
- **Modified exponential:** This model represents a pattern of a declining rate of growth approaching an upper capacity limit. The build-out represents the capacity of undeveloped, buildable land under current zoning regulations. As the township approaches this limit, the rate of growth will begin to slow as developable land becomes more scarce, expensive and difficult to develop.



- **Building permits:** This method involved taking recent trends in housing construction and projecting this construction activity into the future to determine number of households. Then based upon average household size, future population can be approximated. While this method assumes that housing construction rates will remain constant, it provides a comparison of the township's recent development trends with the long range development of the community. Projections based upon housing construction rates yields a slightly higher result then the SEMCOG projections.

Based upon the results of these various population projections, build-out of the township would not occur until after 2010. With the exception of the build-out modified exponential model, projections assume continuation of historic and current trends with no upper limit. Because there is a finite capacity due to the amount of land available and allowed by current policies, the straight line population projection is not a trend that is expected to continue. Development that significantly increases population will be curtailed as the population gets closer to the build-out level. As the township becomes more developed and there are fewer parcels of available land to accommodate new development, the rate of population growth will begin to decline. The supply of vacant land will become scarce and the remaining parcels will often be those that are more difficult to develop.

It is important to note that there are other factors which can influence the growth rate including changes to the economy, such as a recession, demographics, such as number of persons per household, or land use policies, such as zoning, wetland regulations or public land acquisition. The current rate of new home construction is occurring under good economic conditions. A change in the region's economy could impede this growth rate.

**Table 6
Population Projection Models**

| | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|--------------------------------|-------|-------|-------|-------|--------|--------|--------|
| Historic Trend ^a | 6,318 | 7,799 | 9,320 | 9,781 | 10,894 | | |
| SEMCOG ^b | | | | | 10,894 | 11,349 | 12,007 |
| Building Permits ^c | | | | | 10,894 | 12,558 | 14,073 |
| Linear Regression | | | | | 10,894 | 12,007 | 13,121 |
| Build-out Modified Exponential | | | | | 10,894 | 11,575 | 11,881 |

Sources: a. U.S. Census Bureau 1960-2000
 b. SEMCOG Regional Development Forecast
 c. Based upon Building Department records

Age Characteristics

As expected in the previous Grosse Ile Community Development Plan, the median age has increased from 39.0 years in 1990 to 43.4 in 2000. A review of the age composition reveals that as a whole the township population is older than the populations of most nearby communities and of the county, which has a median age of 34.0.

Age characteristics of the township assist in indicating economic, transportation, recreational, education and other community needs. The information is useful when the



age groups are broken into three main categories: school age, labor force and seniors. As indicated in the following table, the largest population segment is comprised of those that are in the labor force between the ages of 20 and 59. Within this group, the majority falls between the ages of 35 and 54. This suggests there is a significant number of residents with needs such as improved recreation programming and increased community events matched to their age.

The percentage of residents in the 45 to 54, 55 to 59, 60 to 64 and 75 to 84 age groups increased between 1990 and 2000. The percentage of residents in the younger age groups either stayed the same or declined. It can be inferred that in the next few years the number of school age residents will likely decrease as the largest groups continue to age and have fewer children.

The changes in age distribution as a result of the anticipated projected population growth are summarized in the following Table 7. This table is projected for the year 2010. The method used for this projection on age distribution is commonly referred to as the Cohort Component Method. This model projects population by age group based upon birth rates, mortality rates, and migration rates. Birth and mortality rates are determined based upon an analysis of the 1990 to 2000 trends. Net migration can be estimated based upon the build-out projections for the township.

Persons between the ages of 45-54 were the largest age group in 2000

The largest percent increases in population are for people 65 and older. This can be attributed to the “baby-boomer” population. The largest decline between 2000 and 2010 will be the age group between 35 and 44 with a corresponding decrease in children below the age of 15. This is also attributed to the younger portion of the “baby-boomer” population, as this generation was within this age group in 2000 and the generation that will be 35 to 44 in the year 2010 will make up a much smaller percent of the overall population.

The largest age groups will remain to be persons between 45 and 64. Persons between the ages of 25 and 34 will continue to be a relatively small group. This is an indication of type and cost of housing in Grosse Ile Township that appeals to older families and persons with greater financial resources.

The number of children below the age of 15 will only be 1,258 in 2010 based upon the cohort component model. Over time, the average number of children per household will decline as the community matures. This is a result of a number of factors, including a maturing population where there are more “empty nesters” and a change in the distribution of housing types within the community where the relative percent of multiple family households increases.



Table 7
Changes in Age Distribution Between 2000 and Build-out

| Age | 2000 | | Projected 2010 | | 2000 to 2010 Change in Population |
|--------------|------------|------------------|----------------|------------------|---|
| | Population | Percent of Total | Population | Percent of Total | |
| Under 5 | 527 | 5% | 393 | 4% | (25%) |
| 5-14 | 1,606 | 15% | 865 | 8% | (46%) |
| 15-24 | 1,131 | 10% | 1412 | 12% | 25% |
| 25-34 | 719 | 6% | 725 | 6% | 1% |
| 35-44 | 1,830 | 17% | 1365 | 12% | (25%) |
| 45-54 | 2,289 | 21% | 2408 | 21% | 5% |
| 55-64 | 1,500 | 14% | 2163 | 19% | 44% |
| 65-74 | 801 | 7% | 1247 | 11% | 56% |
| 75-84 | 394 | 4% | 539 | 5% | 37% |
| 85 and over | 97 | 1% | 231 | 2% | 138% |
| Total | 10,894 | 100% | 11,349 | 100% | 4% |

Sources: U.S. Census Bureau 2000, Projections

Housing Characteristics

As of 2000, there were 4,335 housing units in the Township of Grosse Ile. This is a 39.3% increase from 1980 (3,111 units) and a 19.4% increase from 1990 (3,632 units). The increase in housing is apparent by the large number of new subdivisions in the township.

The township has a significantly higher percentage of owner-occupied homes (94%) than the Wayne County average (67%), and a lower percentage of renter occupied and vacant units. Additionally, the median household value is almost 2.5 times that of the county average.

Table 8
Housing Characteristics, 1990 & 2000

| | Owner Occupied | | Renter Occupied | | Vacant | | Median Value | |
|-----------------|----------------|------|-----------------|------|--------|------|--------------|-----------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Grosse Ile Twp. | 88% | 94% | 7% | 6% | 3% | 5% | \$148,500 | \$248,800 |
| Wayne County | 59% | 67% | 33% | 33% | 6% | 7% | \$48,500 | \$99,400 |

Source: U.S. Census Bureau 1990 & 2000

Of the 4,335 homes reported by the census in 2000, 47.1% were built since 1970. Grosse Ile, like many Michigan townships situated near a large urban center, has experienced rapid residential growth in the last 30 years, the past 10 years has seen comparable



development to the 1970's and 1980's. This is largely due to the availability of land and the out-migration to the townships. As noted in the table above, the township has a very high median housing value. This can largely be attributed to the high percentage of modern, larger homes.

**Table 9
Year Structure Built**

| Year | Number | Percentage |
|-------------------|--------|------------|
| 1990 – March 2000 | 706 | 16.3% |
| 1980 – 1989 | 611 | 14.1% |
| 1970 – 1979 | 726 | 16.7% |
| 1960 – 1969 | 737 | 17.0% |
| 1940 – 1959 | 996 | 23.0% |
| 1939 or earlier | 559 | 12.9% |

Source: U.S. Census Bureau 2000

Ethnic Composition

**Table 10
Ethnic Composition, 1990 & 2000**

| | Grosse Ile Twp. | | Wayne County | |
|---------------------------|-----------------|-------|--------------|-------|
| | 1990 | 2000 | 1990 | 2000 |
| White | 95.8% | 96.1% | 57.4% | 53.7% |
| Black or African American | 0.0% | 0.4% | 40.2% | 43.0% |
| American Indian | 0.4% | 0.8% | 3.8% | 1.0% |
| Asian or Pacific Islander | 3.6% | 3.1% | 1.0% | 2.2% |
| Other | 0.2% | 0.5% | 1.0% | 2.8% |

Source: U.S. Census Bureau 1990 & 2000

The township has a small minority population with Blacks or African Americans and American Indians having similar minority segments. The largest minority group consists of Asian or Pacific Islander, which account for 3.6% of the population. Grosse Ile's ethnic composition changed very little between 1990 and 2000.

Educational Attainment

The educational attainment for Grosse Ile residents 25 years and older in 2000 was higher than county and state figures, with almost half of township residents obtaining a college degree and almost ninety-five percent (94.4%) having a high school diploma. This is a higher percentage than Wayne County or Michigan residents who have college degrees or high school diplomas.

**Table 11
Educational Attainment of Residents
25 years or Older**

| | High School Diploma | College Degree |
|-------------------|---------------------|----------------|
| Grosse Ile Twp. | 94.4% | 45.1% |
| Wayne County | 77.0% | 17.2% |
| State of Michigan | 83.4% | 21.8% |

Source: U.S. Census Bureau 2000

Grosse Ile's educational attainment is significantly higher than county & state averages



Employment Characteristics

There are two important factors to consider when evaluating the employment characteristics of the township. To begin with, it is important to review the employment by industry since this identifies the types of jobs available in the township. Second, it is useful to know the occupation breakdown of the population in order to establish the experience and employment specialization of township residents.

**Table 12
Employment by Industrial Class**

| Industrial Class | 1990 | 2000 | 90-00 % Change |
|-------------------------------|------------------|------------------|-------------------|
| Agriculture/Natural Resources | 59 (1.1%) | 21 (0.4%) | -64.4% |
| Construction | 240 (4.7%) | 299 (5.4%) | 24.6% |
| Manufacturing | 1,473 (28.6%) | 1,398 (25.2%) | -5.1% |
| Telecommunication, Utilities | 276 (5.4%) | 359 (6.4%) | 30.1% |
| Wholesale Trade | 211 (4.1%) | 175 (3.1%) | -17.1% |
| Retail Trade | 618 (12.0%) | 485 (8.7%) | -21.5% |
| Financial, Real Estate | 349 (6.8%) | 377 (6.8%) | 8.0% |
| Services | 1,863 (36.2%) | 2,349 (65.6%) | 26.1% |
| Public Administration | 59 (1.1%) | 95 (1.7%) | 61.0% |
| Total Jobs | 5,149 | 5,558 | 7.9% |

Source: U.S. Census Bureau 1990 & 2000

Table 12 provides information relative to the types of employment that are available in the township. In 2000, there were a total of 5,558 jobs in the Township of Grosse Ile reported to the US Census Bureau, and increase of 7.9% since 1990. Service jobs have historically been the predominant employment base in Grosse Ile providing over half of all employment, with manufacturing being the second, making up just over 25%. Grosse Ile can expect to continue to show services as the leading job class, which typifies the nationwide trend over the last 20 years as the US evolves into a more service-oriented economy. Agriculture and natural resource, manufacturing, wholesale and retail trade jobs have all declined between 1990 and 2000.



**Table 13
Occupation Breakdown, 1990**

| Occupation Type | Percent |
|-----------------------------------|---------|
| Managerial & Professional | 54.0% |
| Service Workers | 9.3% |
| Sales & Office Workers | 21.2% |
| Farming, Forestry & Fishing | 0.0% |
| Construction, Crafts & Repair | 7.9% |
| Operators, Fabricators & Laborers | 7.6% |

Over half of residents have managerial & professional jobs

Source: U.S. Census Bureau 2000

The occupational breakdown for the township provides insight into the skills, expertise and training of the township’s residents. This can be useful in developing economic development programs because these strategies can draw upon the training of citizens. The highest-ranking categories are managerial & professional, and Sales & Office Workers. This reaffirms the township’s high proportion of residents with advanced education and suggests that many of the township’s residents are “white collar” workers who likely work in surrounding employment centers.

Income

Grosse Ile Township experienced a 39% increase in median household income between 1990 and 2000 while Wayne County experienced a decrease of 45.6% and Michigan experienced an increase of 30.6% in median household income. The median income in Grosse Ile is approximately double that of other communities in the area, making it one of Wayne County’s more affluent communities. When compared to other affluent communities throughout southeast Michigan, Grosse Ile has seen a comparable increase in income.

Grosse Ile’s median household income is almost twice that of the county & state

**Table 14
Median Household Income**

| | 1990 | 2000 | 90-00 % Change |
|-------------------|----------|----------|----------------|
| Grosse Ile Twp. | \$62,619 | \$87,062 | 39.0% |
| Wayne County | \$27,997 | \$40,776 | 45.6% |
| State of Michigan | \$31,020 | \$44,667 | 30.6% |

Source: U.S. Census Bureau 1990 & 2000

