

COMMUNITY SNAPSHOT

GROSSE ILE MASTER PLAN
FEBRUARY 2024

Working File

WELCOME TO GROSSE ILE!

The Grosse Ile Master Plan will help define how the community wants the Township to progress over the next 20 years, and outline a path to achieve that vision. Before determining what opportunities lie ahead for the Township, it is important to understand what it is like today, how it has changed over time, and how it compares to other communities.

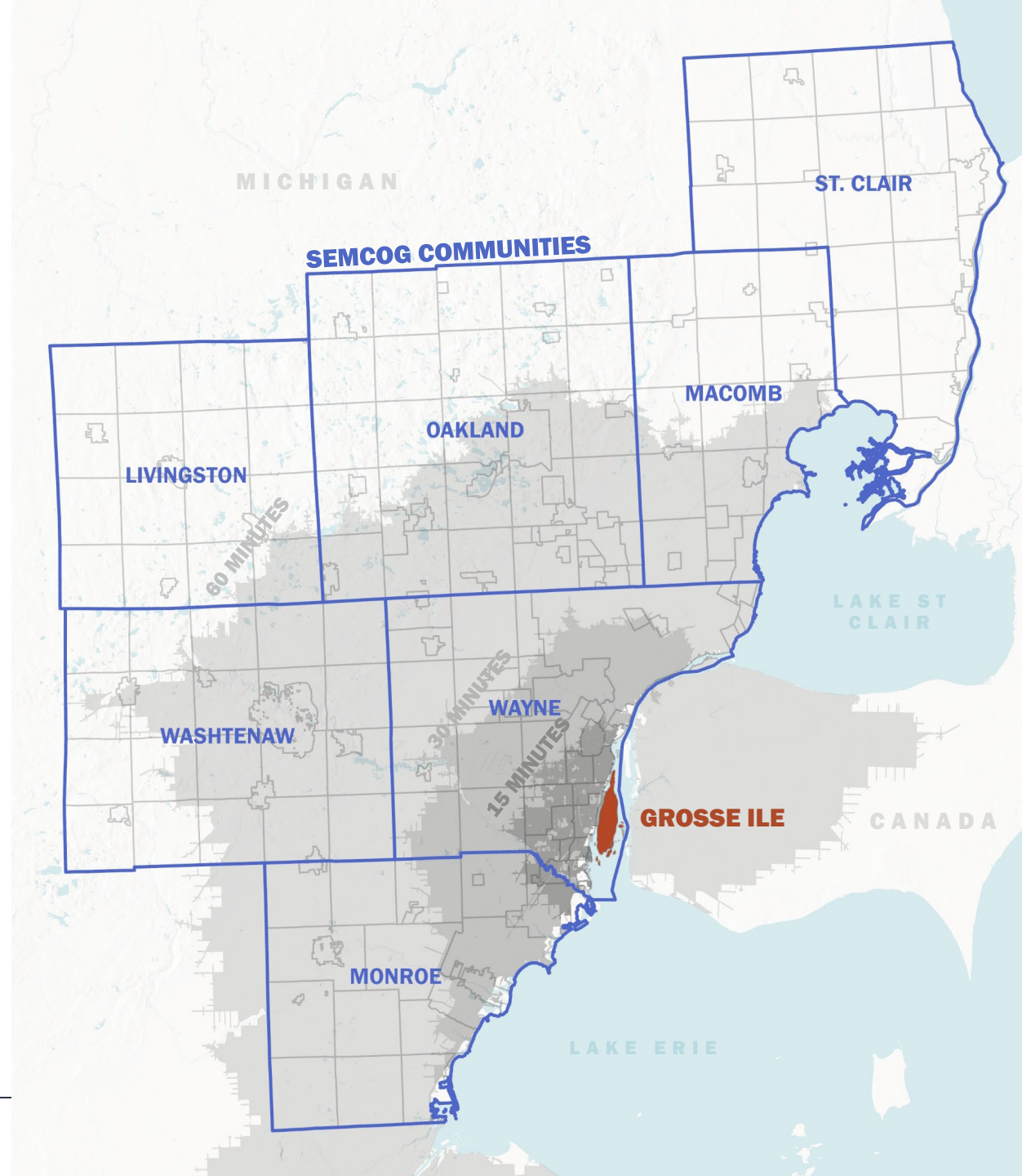
The community snapshot analyzes eight key topics that shape who the Township is, was, and could be.



REGIONAL CONTEXT

Grosse Ile Township is an island community on the Detroit River, right at the border with Canada. Near the mouth of Lake Erie, it is a downriver oasis with a wealth of natural resources and waterfront views.

As a member of the Southeast Michigan Council of Governments (SEMCOG), Grosse Ile is part of a larger network of communities. Just 12 miles south of Detroit, the township enjoys proximity to larger cities and resources while maintaining its small-town identity. The community snapshot analyzes the eight parts that make up this identity.



PEOPLE



SUMMARY

OBSERVATIONS

- The population has decreased where before it was growing.
- The population has aged and is projected by SEMCOG to continue doing so if things remain the same.

OPPORTUNITIES

- Create opportunities to attract young families and stabilize the population to ensure a strong tax base to provide quality Township services.

POPULATION

POPULATION

10,788

Source: 2020 Decennial Census

POPULATION CHANGE FROM 2010 TO 2020

4%

GROSSE ILE

7%

GIBRALTAR

-3%

WYANDOTTE

-1%

WAYNE COUNTY

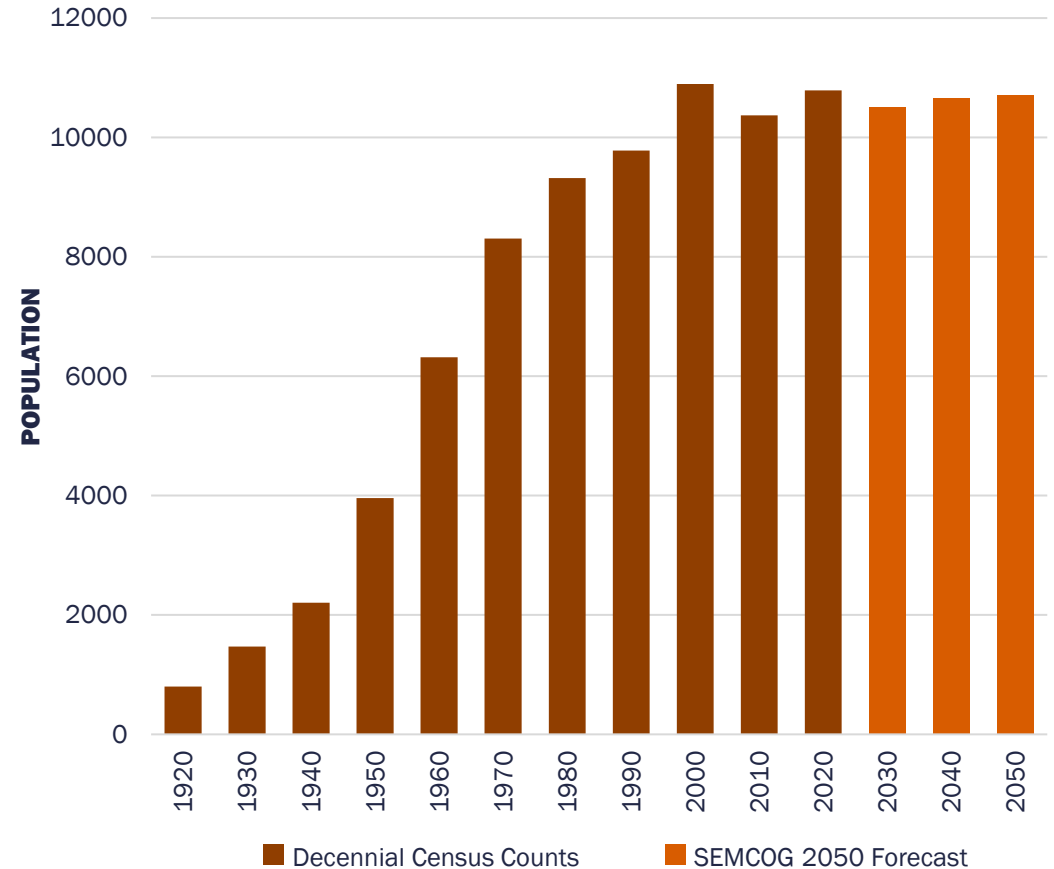
Source: 2020 Decennial Census

POPULATION CHANGE

When the prior master plan was developed in 2002, Grosse Ile was experiencing massive growth. The population grew 11% between 1990 and 2000. However, the Township experienced population loss soon after and even with recent growth, the Township still has a smaller population than it did in 2000.

Population count is important because residents make up the Township tax base and ensure the Township and other institutions such as Township Schools can provide quality services.

Source: 2020 Decennial Census and SEMCOG 2050 Forecast



AGE

OBSERVATIONS

Age characteristics of the township assist in indicating economic, transportation, recreational, education and other community needs. The median age clearly shows that Grosse Ile is an aging community, partly due to community members aging over time and also due to a decrease in the amount of younger children and families. Grosse Ile is also older on average than the surrounding area.

CONSIDERATIONS

- How can we attract younger families and children?
- How can we ensure the Township provides the necessary services for an aging population?



AGE

MEDIAN AGE OVER TIME



Source: 2000, 2010, and 2020 Decennial Census

MEDIAN AGE



Source: 2022 American Community Survey 5-Year Estimates

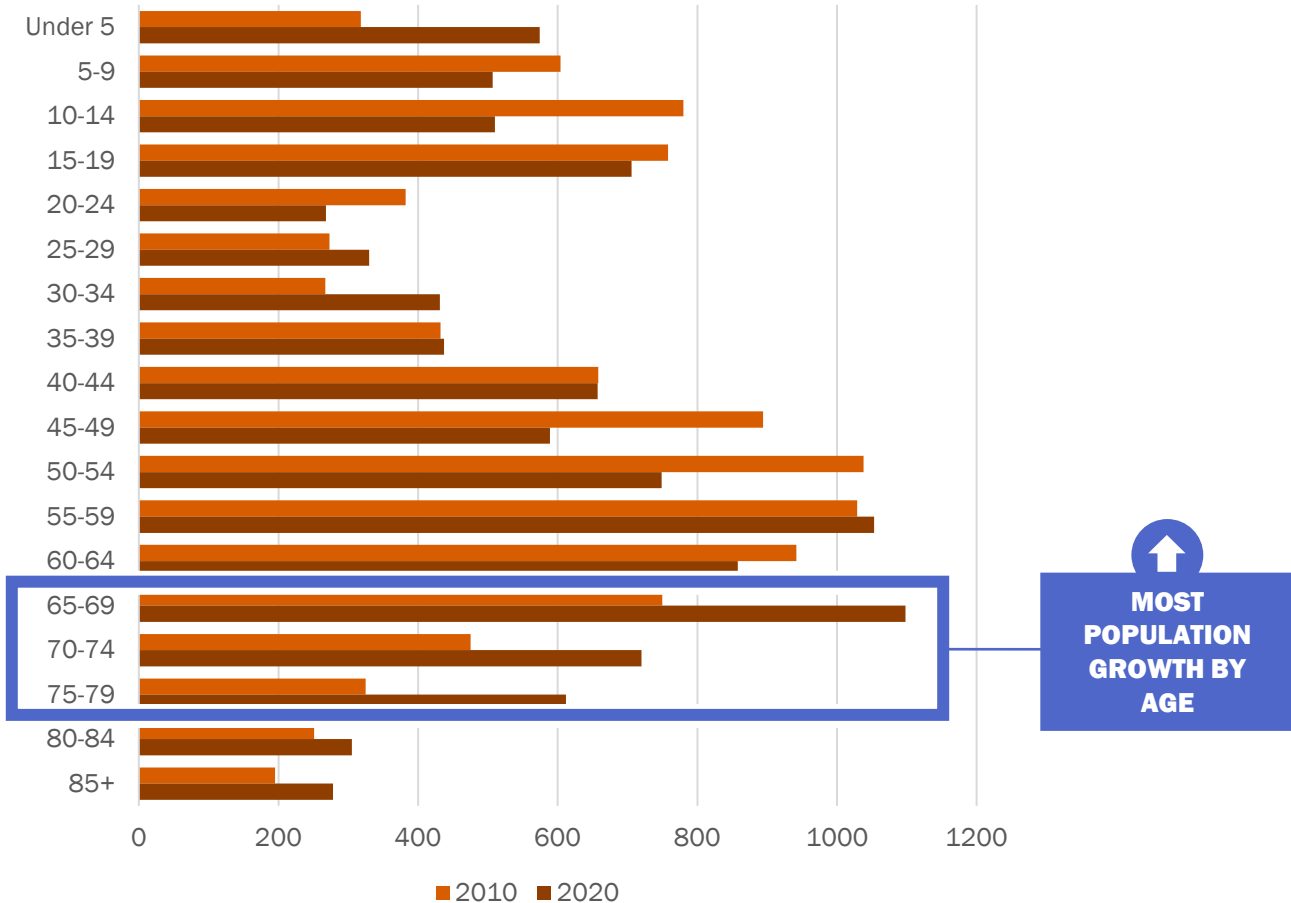
AGE GROUPS



Source: 2022 American Community Survey 5-Year Estimates

POPULATION BY AGE OVER TIME

Source: 2000, 2010, and 2020 Decennial Census



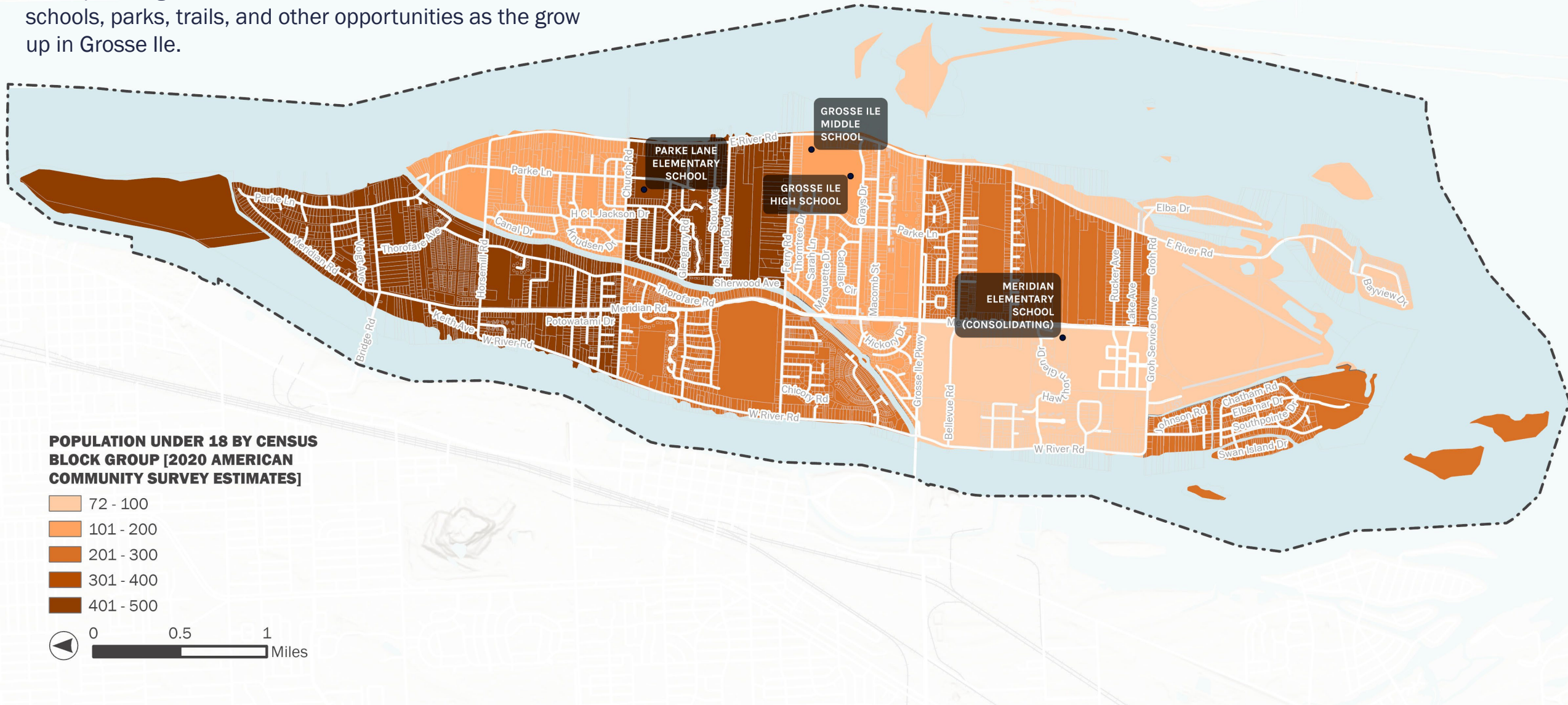
AGE | SENIORS

Darker blue areas are areas where retirees and older community members are located, with the majority near Island Woods, the only retirement facility on the island. With a spread of population across the island, this indicates a need to consider where people will age in place while accessing centralized resources.



AGE | YOUTH

Darker orange areas are areas where school aged children are more highly concentrated. It is important to consider when planning how children will access resources such as schools, parks, trails, and other opportunities as the grow up in Grosse Ile.

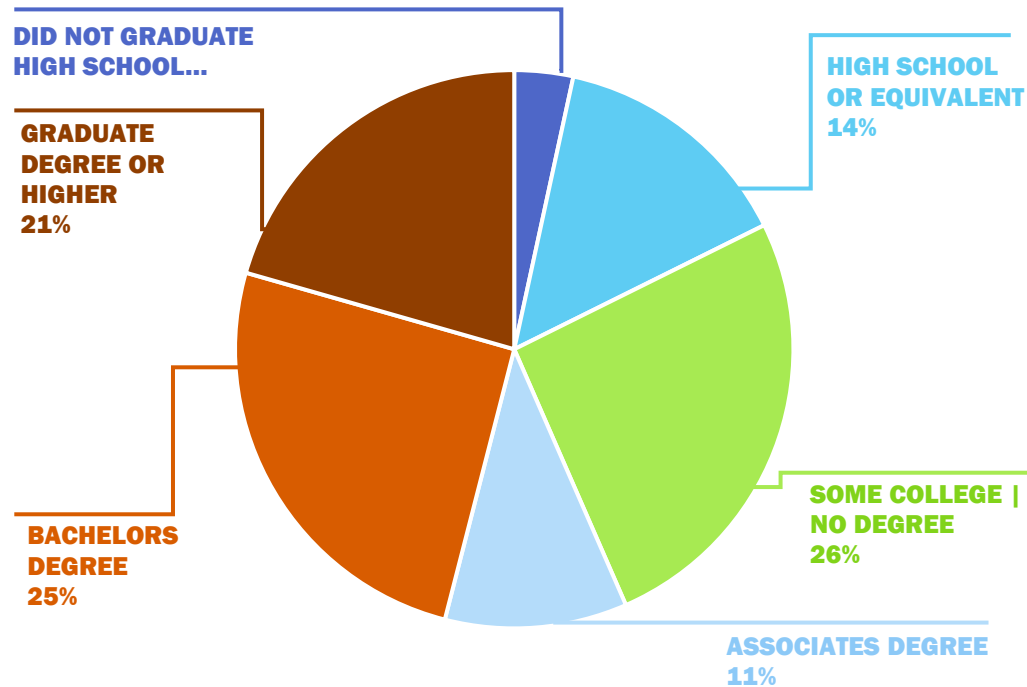


EDUCATION

EDUCATION FOR POPULATION 25+

Grosse Ile has a high educational attainment rate, which is key to a high quality of life for community members and is indicative of the higher-than-average incomes of the community as well.

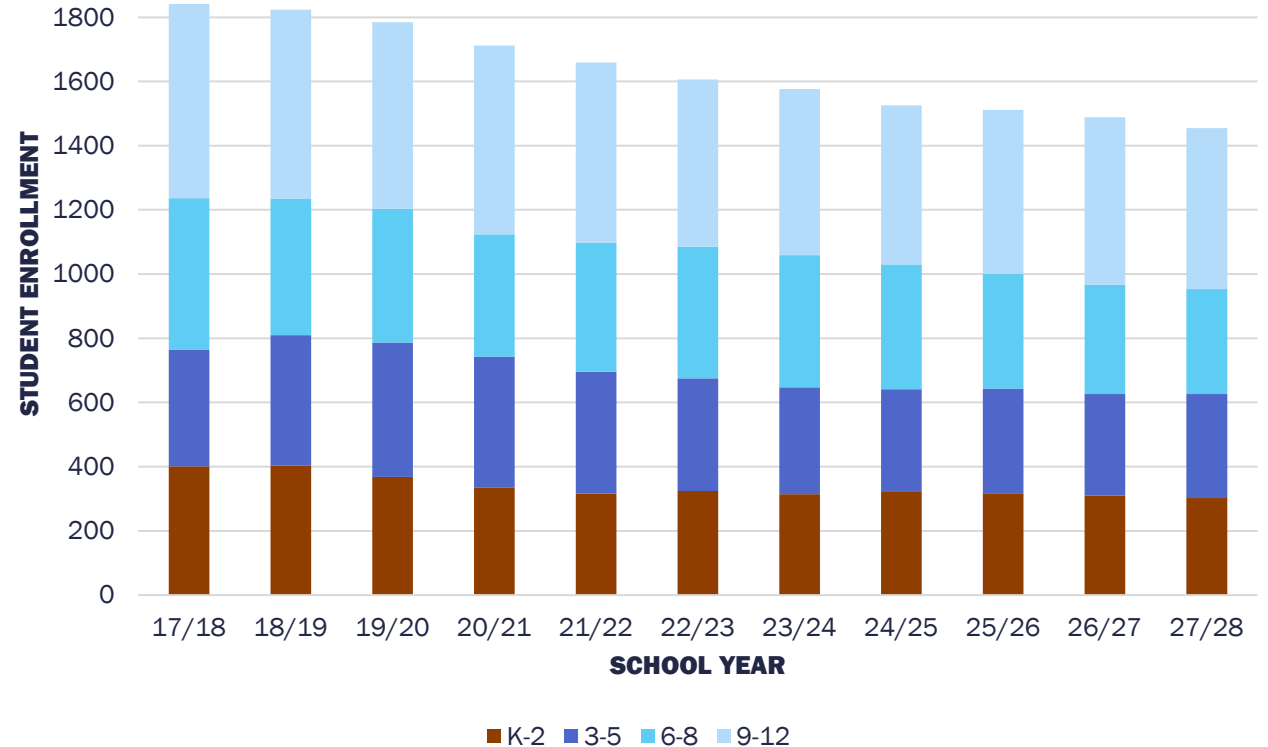
Source: 2022 American Community Survey 5-Year Estimates



STUDENT ENROLLMENT OVER TIME

Student enrollment is projected to decrease over time with the population. This not only impacts our students but also our staffing needs, facilities, and more.

Source: Grosse Ile Township School District

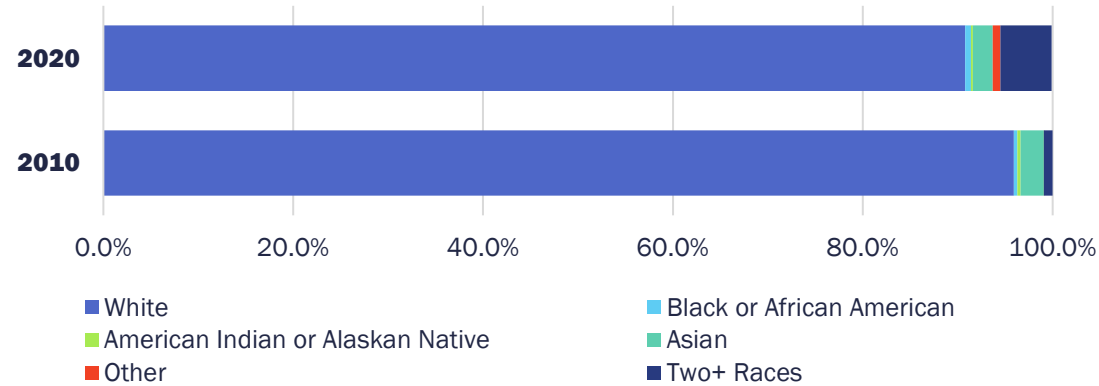


RACE & ETHNICITY

RACE OVER TIME

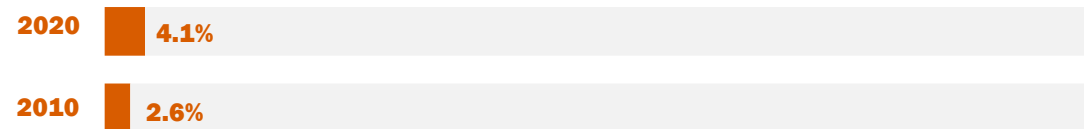
Grosse Ile has become more diverse over the past decade in terms of race and ethnicity, going from 95% white in 2010 to 90% in 2020 and about 3% Hispanic to 4%.

Source: 2020 American Community Survey 5-Year Estimates



HISPANIC ORIGIN OVER TIME

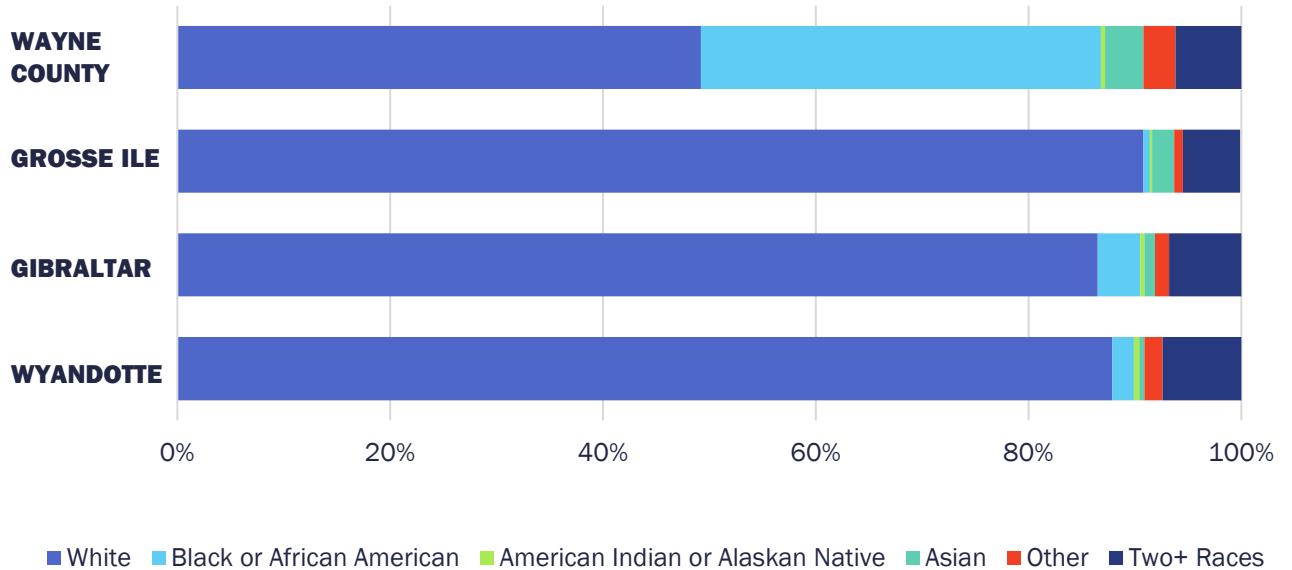
Source: 2020 Decennial Census



RACE IN COMPARISON

However, Grosse Ile is not as diverse as the surrounding area. While Wayne County as a whole has a much higher percentage of people who are Black or African American, largely reflecting larger metropolitan areas like Detroit, other surrounding communities are also typically more diverse than Grosse Ile.

Source: 2020 American Community Survey 5-Year Estimates



PERSONS WITH DISABILITIES

PERSONS WITH A DISABILITY

Knowing the amount of people with a disability is key to understanding the accessibility and resource needs of the Township so all can have a high quality of life in Grosse Ile.

The majority of people with a disability in Grosse Ile are older, although their needs vary based on the type of disability they are experiencing.

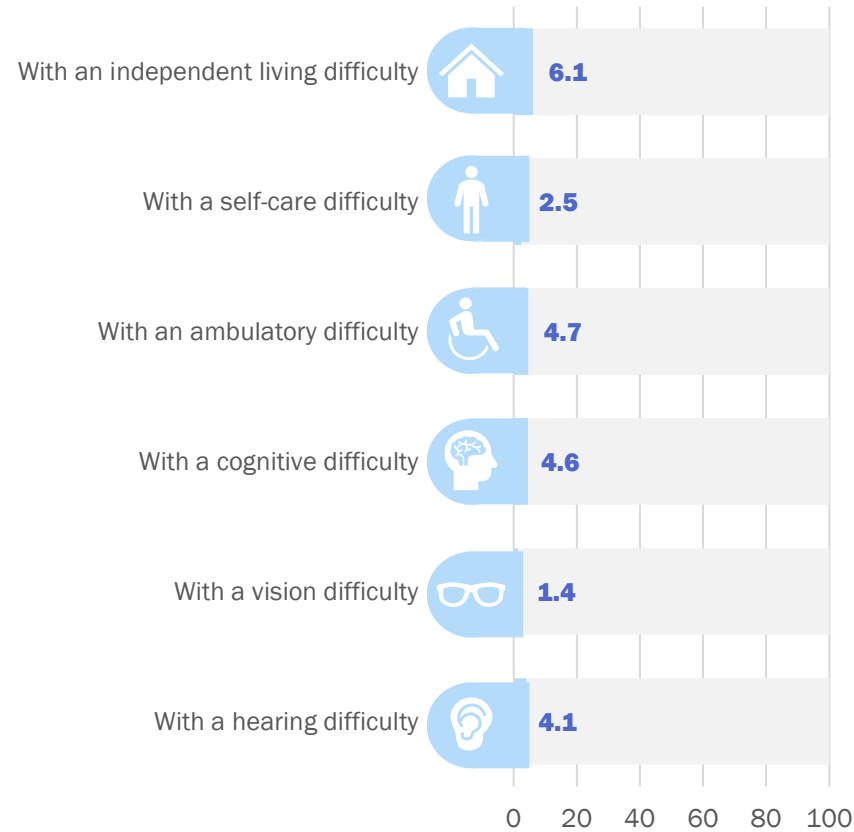
2,311 PEOPLE IN GROSSE ILE HAVE A DISABILITY



Source: 2022 American Community Survey 5-Year Estimates

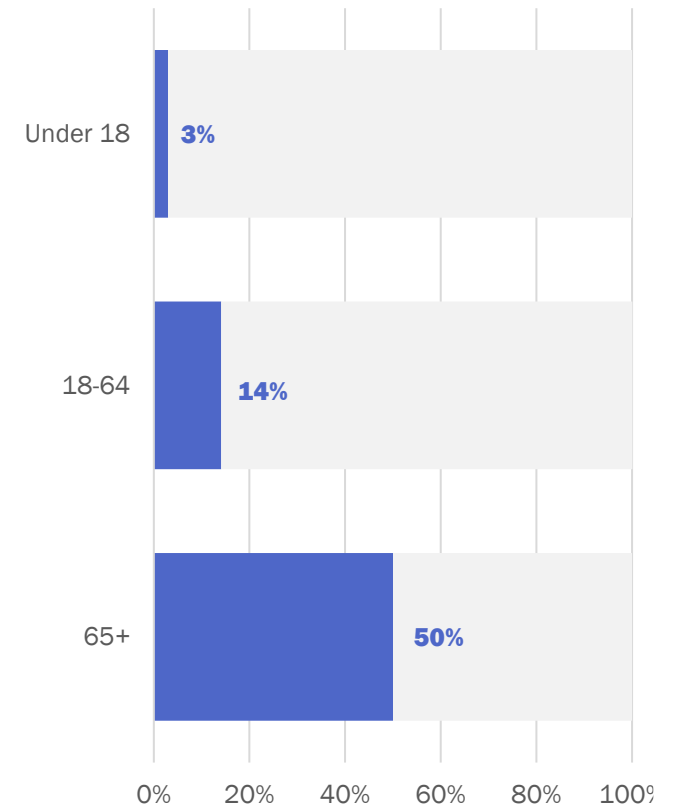
PERCENT OF PEOPLE WITH A DISABILITY BY TYPE

Source: 2022 American Community Survey 5-Year Estimates



PERCENT OF POPULATION WITH A DISABILITY BY AGE

Source: 2022 American Community Survey 5-Year Estimates



HOUSING



SUMMARY

OBSERVATIONS

- Housing is, on average, more expensive and of higher value in Grosse Ile than the surrounding area, and costs have increased over the past 20 years.
- Development, which has almost exclusively been of 1-unit detached housing, has slowed, and there are limited opportunities to develop in the future.
- Grosse Ile has a variety of housing types which can be expanded to meet new housing needs.

OPPORTUNITIES

- Identify key opportunities for more dense housing types, such as duplexes and townhomes, on the island in remaining developable areas to meet new market demands and help affordability.

CONSIDERATIONS

- What types of housing do people most want to see and why?
- What defines housing character across Grosse Ile's neighborhoods?
- What does affordability mean for current residents, new residents, and future generations?

HOUSING

HOUSING UNITS

4,555

Source: 2020 Decennial Census

HOUSEHOLD SIZE

The majority of homes in Grosse Ile were constructed in the 1970s or before, when the average household size was 4.5. Households are now half that size, indicating a market for smaller homes.

2.5

GROSSE ILE

2.3

GIBRALTAR

2.2

WYANDOTTE

2.5

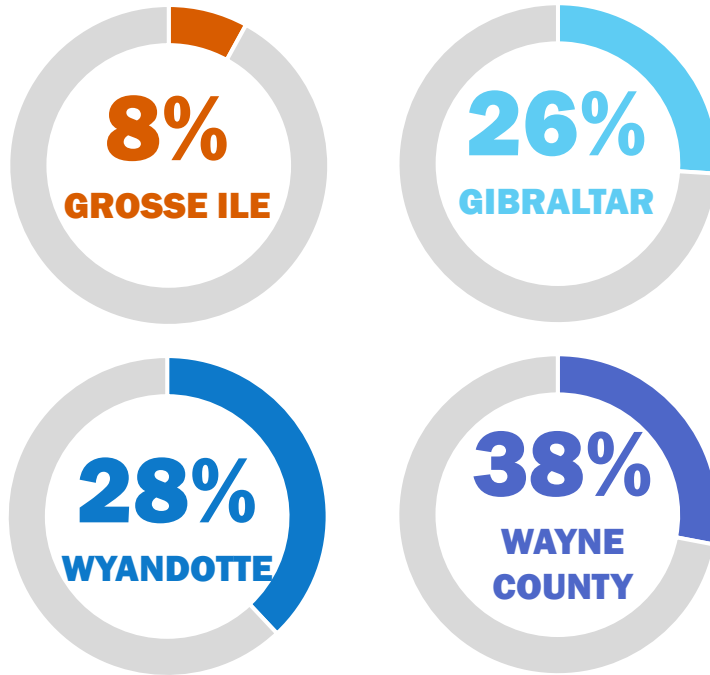
WAYNE COUNTY

Source: 2020 Decennial Census

OWNERSHIP & RENTERS

Grosse Ile has a smaller share of renters compared with the area, shown below.

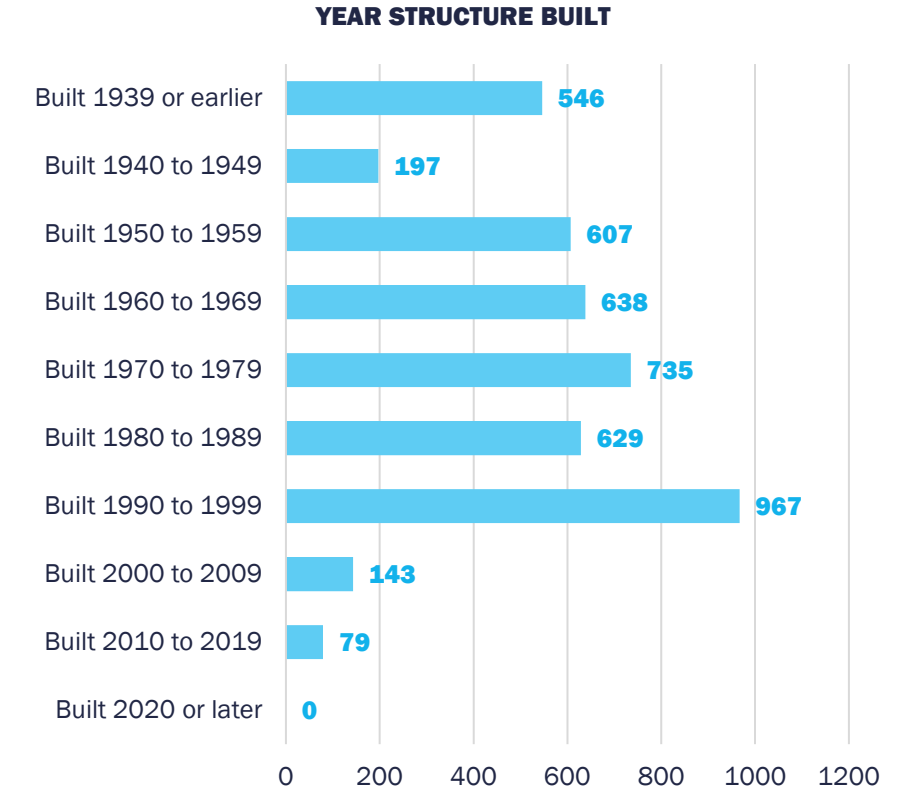
Source: 2022 Decennial Census



HOUSING AGE

As houses get older, they require upkeep. This is key to homeowner support in Grosse Ile.

Source: 2022 Decennial Census



HOUSEHOLDS

HOUSEHOLDS

4,327

Source: 2020 Decennial Census

HOUSEHOLDS WITH CHILDREN

27% **THAT'S 1 IN 4 HOMES**

Source: 2020 Decennial Census

HOUSEHOLDS WITH SENIORS

43% **THAT'S 2 IN 4 HOMES**

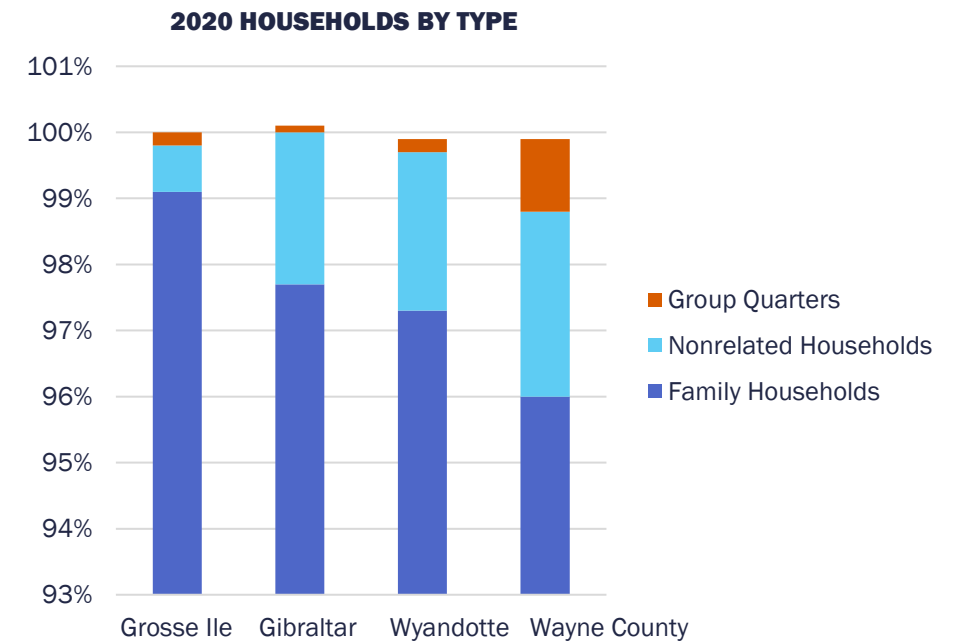
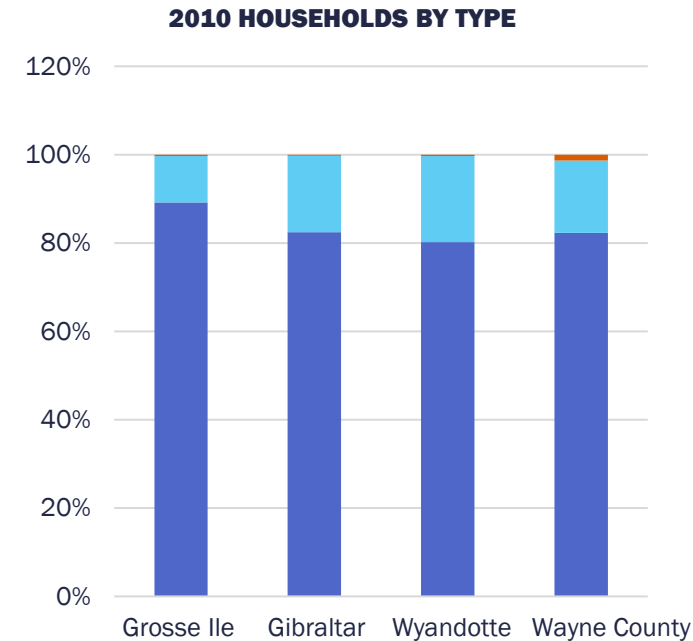
Source: 2020 Decennial Census



GROUP QUARTERS

There has been a rise in group quarters in the township since 2010. Group living refers to non-institutional residential care homes. These include nursing and assisted living, foster care homes, and temporary housing for children in need. Part of this is because of recent developments. However, shifting household trends signal a need to provide options beyond detached homes.

Source: 2010 and 2020 Decennial Census



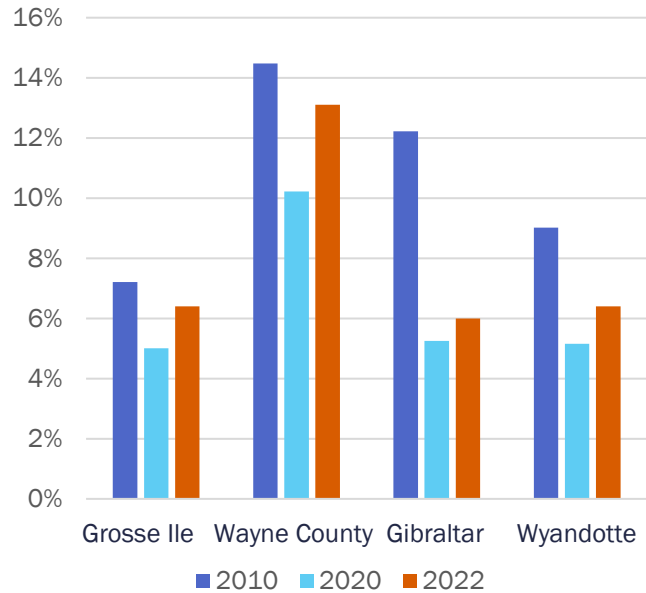
HOUSING COST

VACANCY

Grosse Ile has seen a decline in vacancy since 2010, as have surrounding communities.

Source: 2010 and 2020 Decennial Census, 2022 American Community Survey 5-Year Estimates

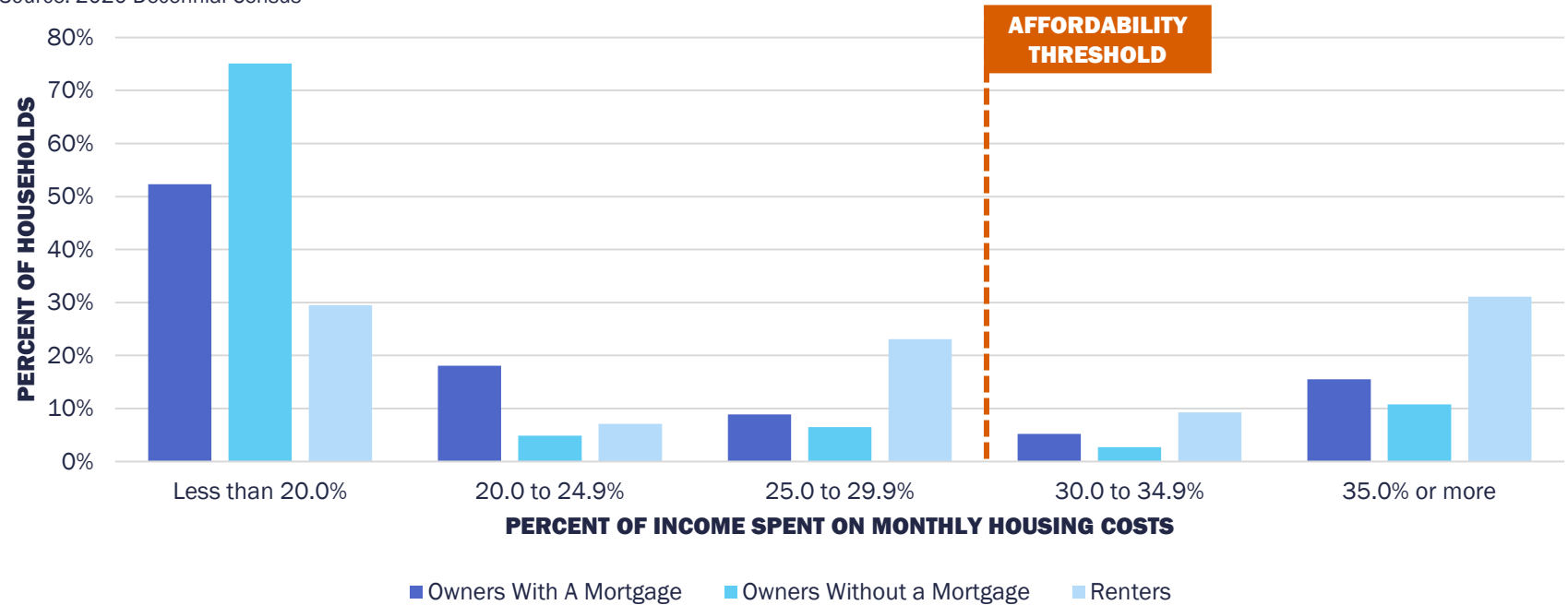
VACANCY RATE OVER TIME



AFFORDABILITY

Housing costs per month are a strong indicator of households living within affordable means. It is recommended that people spend 30% or less of their income on housing costs. Renters especially are putting more of their income towards housing. Housing costs have risen since the prior master plan due to several reasons: a decrease in vacancy which puts more pressure on the local market and indicates higher demand, high construction costs during the pandemic, and a turn in the housing market.

Source: 2020 Decennial Census

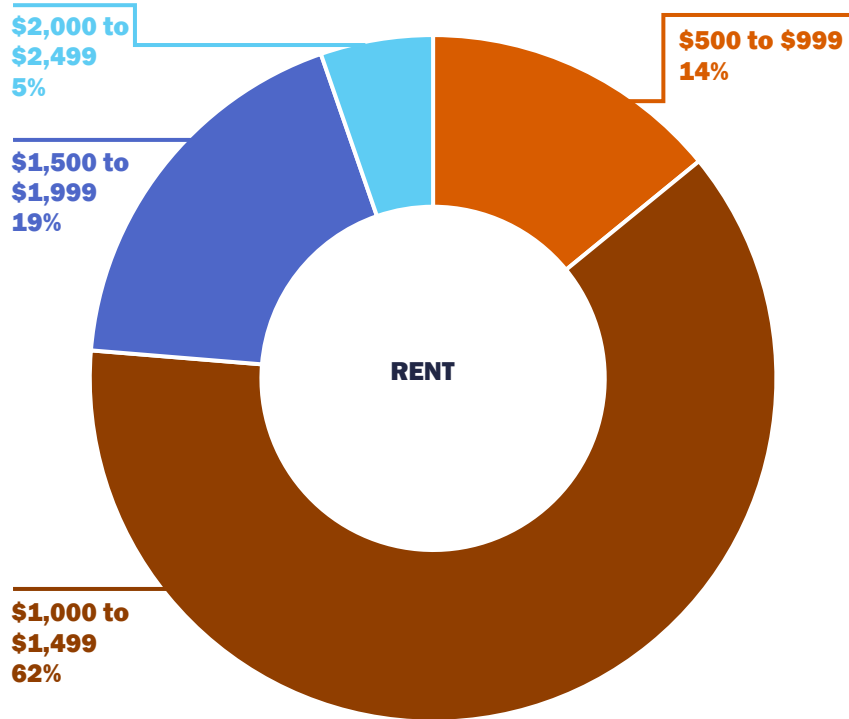


RENT COST

RENT COST

The average Grosse Ile rental cost has decreased over the past decade, but is still generally higher than the surrounding area, largely due to a higher ratio of higher cost rental units.

Source: 2020 Decennial Census

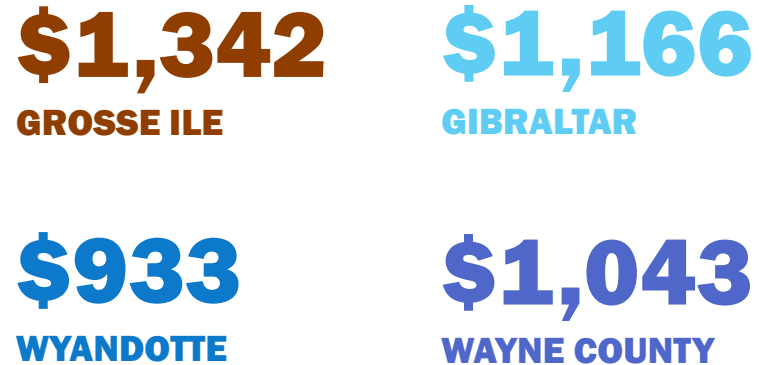


MEDIAN MONTHLY RENT OVER TIME



Source: 2000, 2010, and 2020 Decennial Census (adjusted for [inflation](#))

MEDIAN MONTHLY RENT



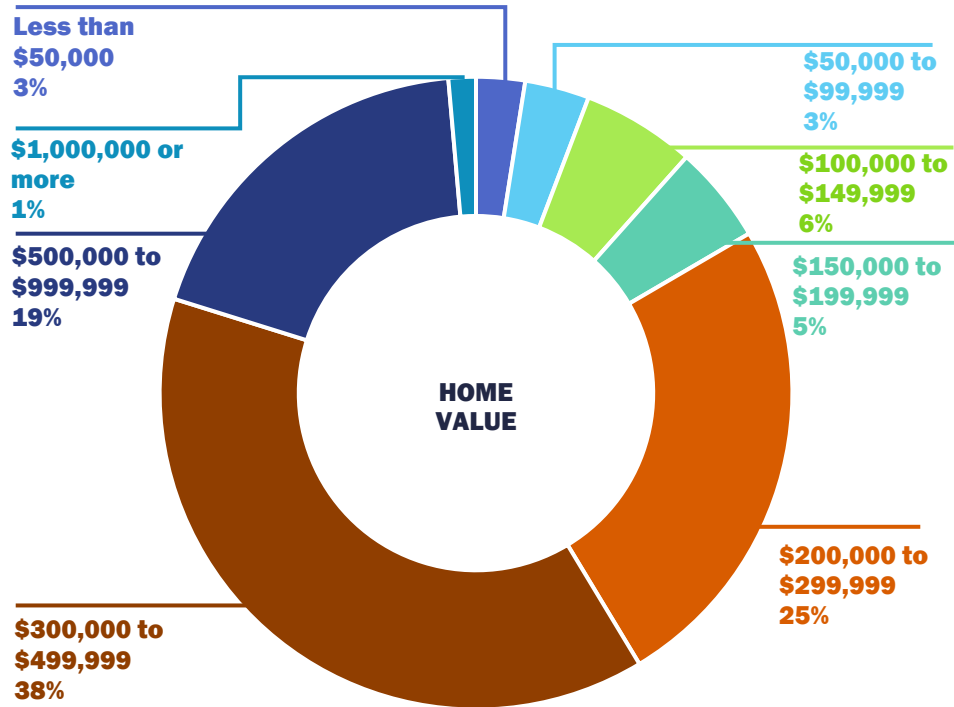
Source: 2020 Decennial Census

HOUSING VALUE

HOME VALUE

Grosse Ile has higher home values than the surrounding area, largely due to the high ratio of larger homes. This is an asset but can also be a barrier to entry for first time homebuyers.

Source: 2020 Decennial Census

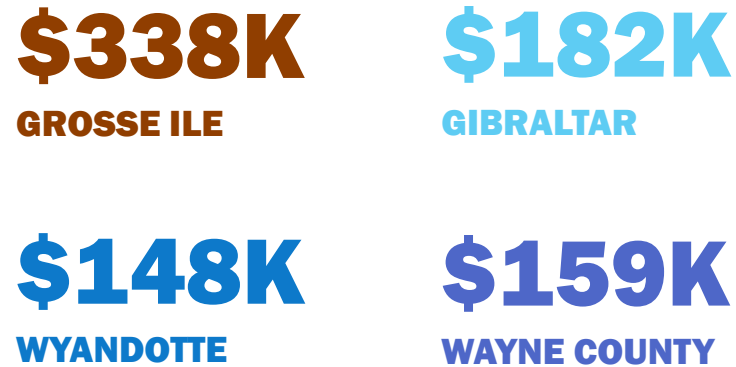


MEDIAN HOME VALUE OVER TIME



Source: 2000, 2010, and 2020 Decennial Census (adjusted for inflation)

MEDIAN HOME VALUE



Source: 2020 Decennial Census

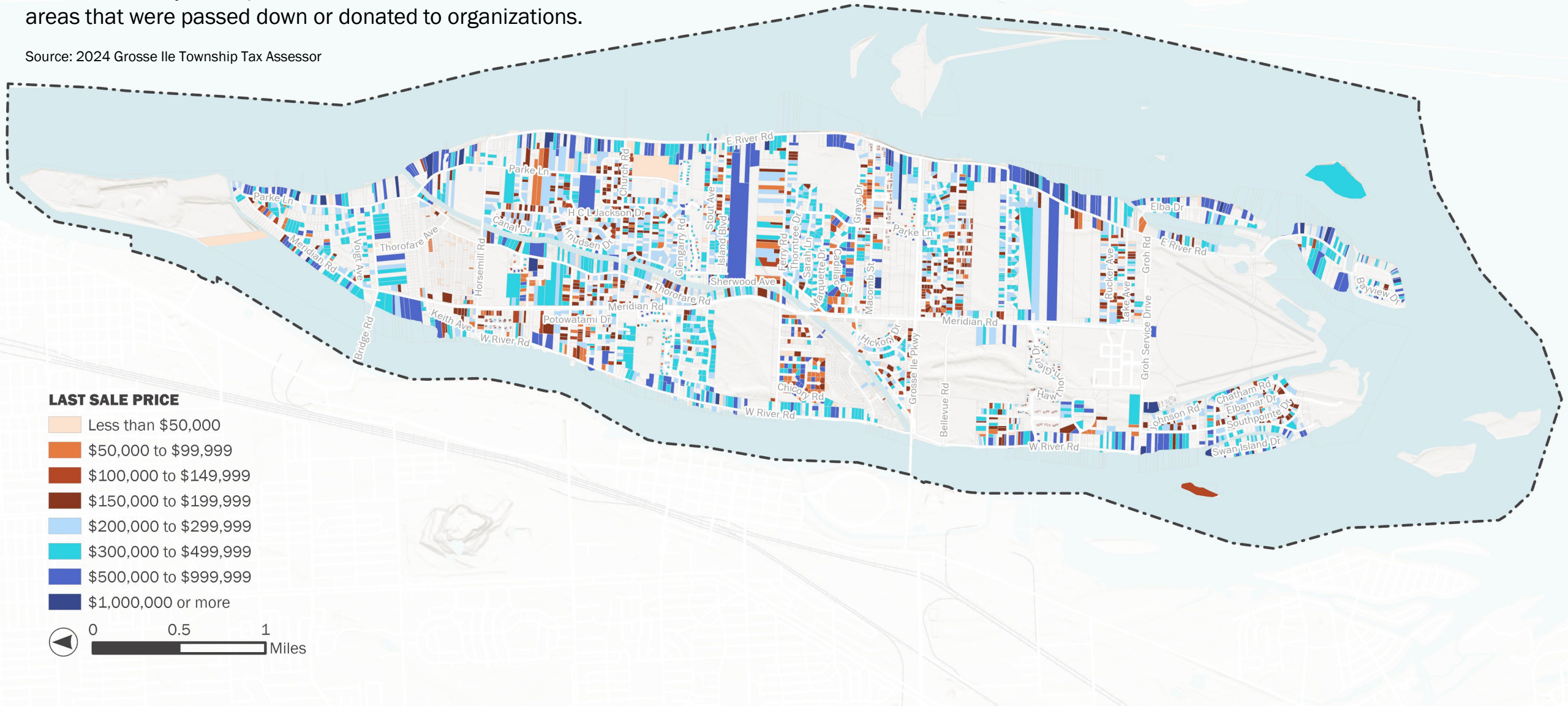
SALES VALUES

Sales values, while useful, can vary greatly based on the year of the sale. Grosse Ile's sales data ranges from 1994 to 2024, and many lower priced land based on sales include areas that were passed down or donated to organizations.

Source: 2024 Grosse Ile Township Tax Assessor

LAST SALE PRICE

- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999
- \$1,000,000 or more



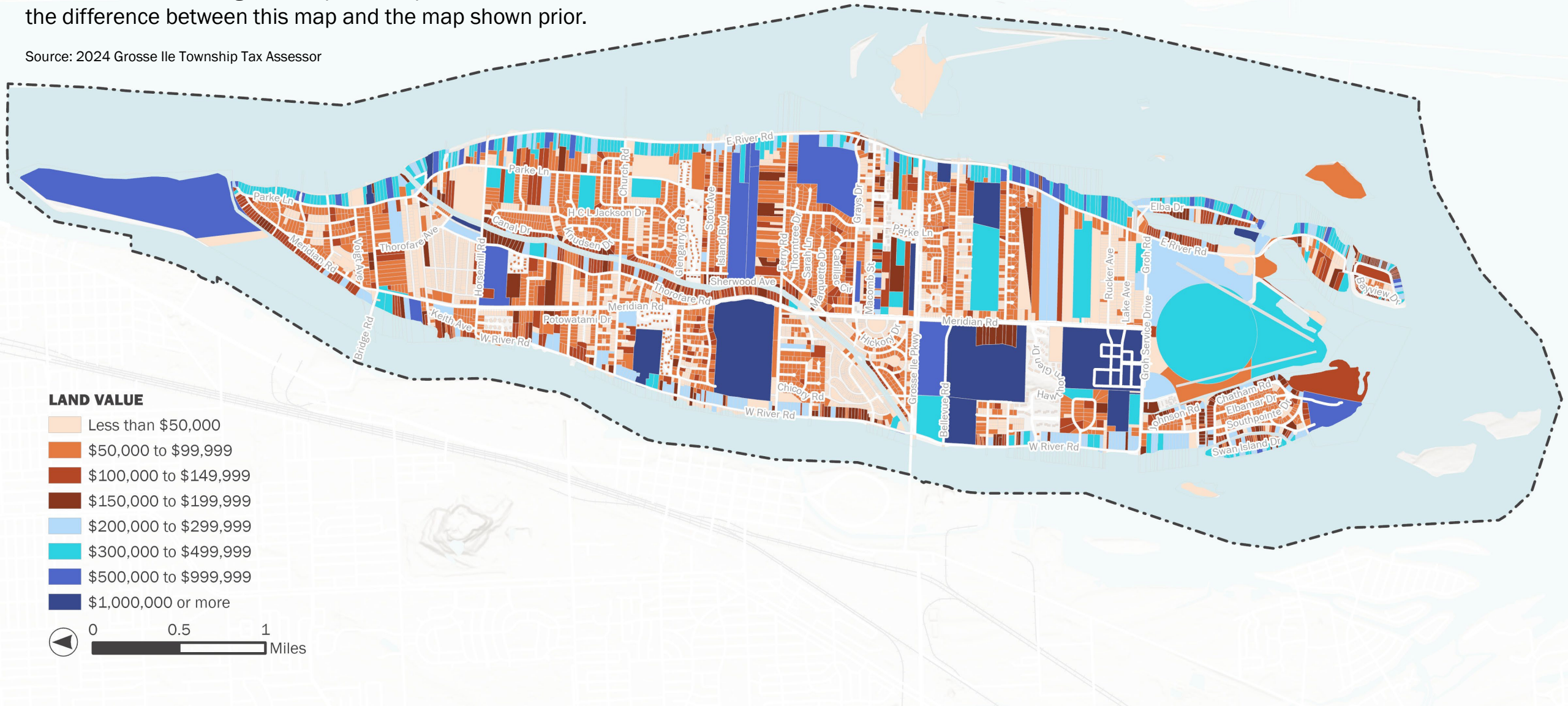
LAND VALUE

Land values help us evaluate overall areas, including those that aren't developed or that are designated as open space. Land values tend to be lower than the buildings developed on top of them, which is the reason for the difference between this map and the map shown prior.

Source: 2024 Grosse Ile Township Tax Assessor

LAND VALUE

- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999
- \$1,000,000 or more



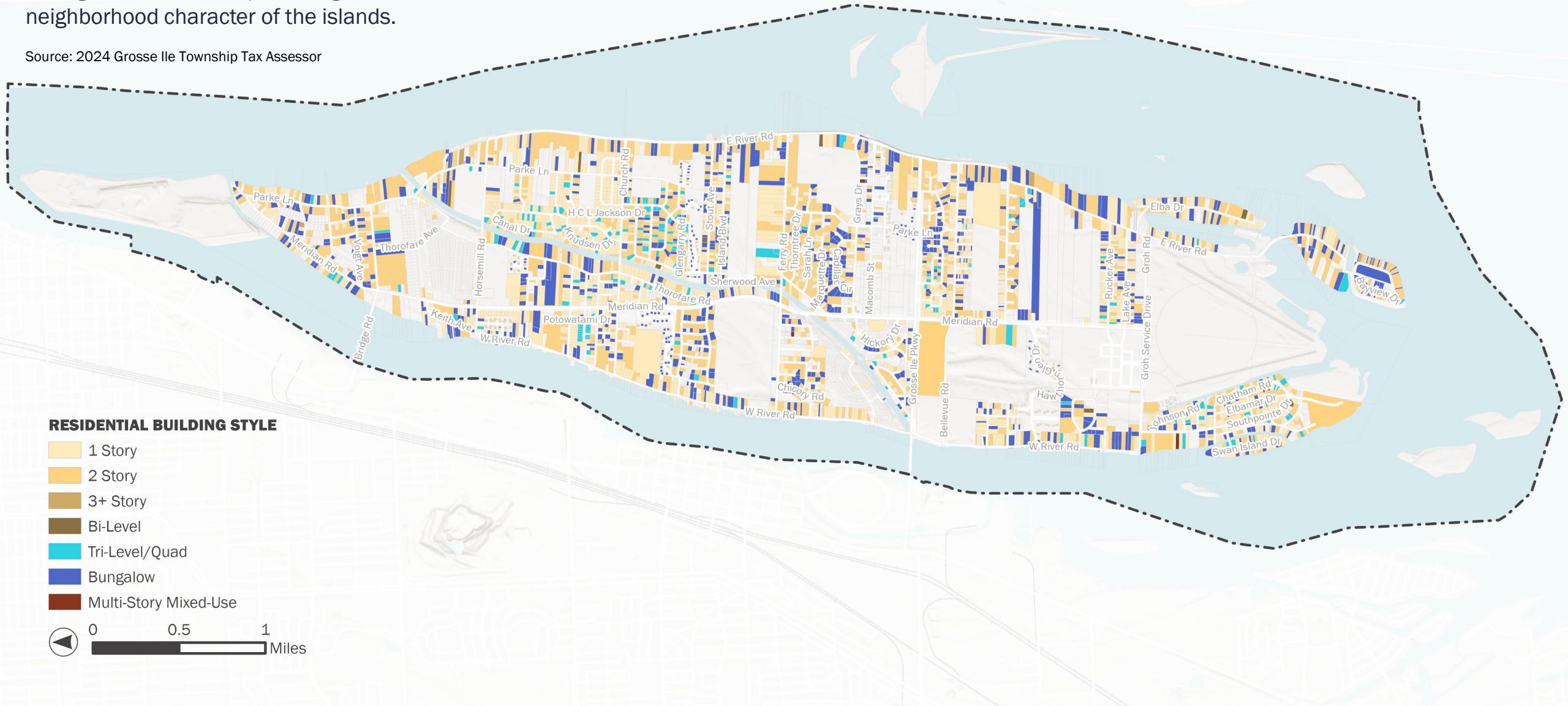
HOUSING TYPES

While the majority of homes in Grosse Ile are 1-unit detached homes, they take a variety of forms throughout the township, leading to the traditional neighborhood character of the islands.

Source: 2024 Grosse Ile Township Tax Assessor

RESIDENTIAL BUILDING STYLE

- 1 Story
- 2 Story
- 3+ Story
- Bi-Level
- Tri-Level/Quad
- Bungalow
- Multi-Story Mixed-Use



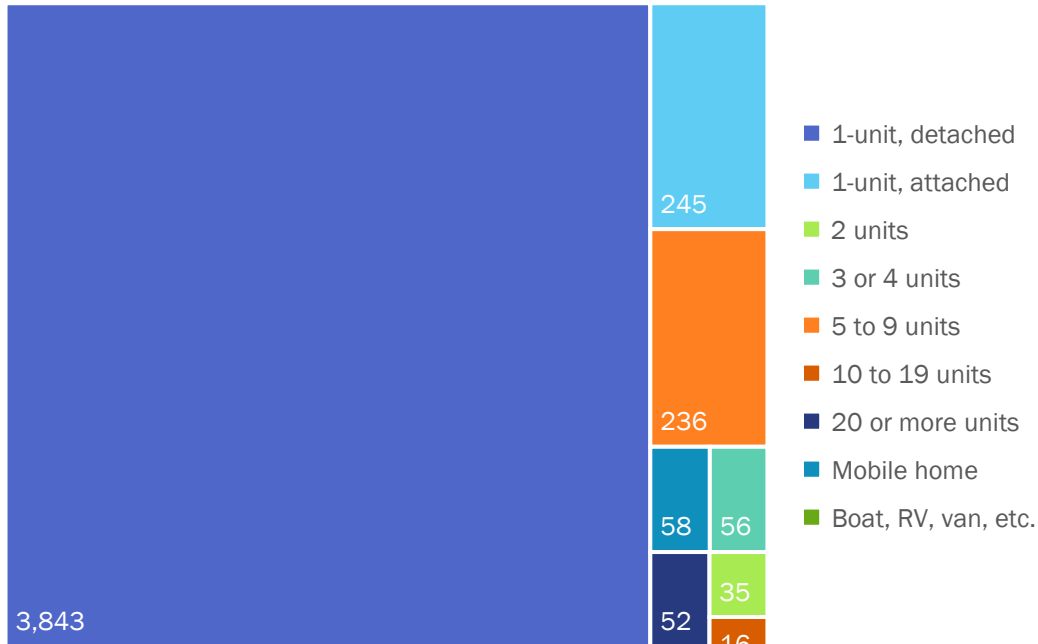
HOUSING TYPES

HOUSING UNITS BY TYPE

Grosse Ile is built of mostly one-unit detached homes. However, there are multiple examples on the island of a mixture of housing types that increase housing options for renters and homeowners.

Source: 2020 Decennial Census

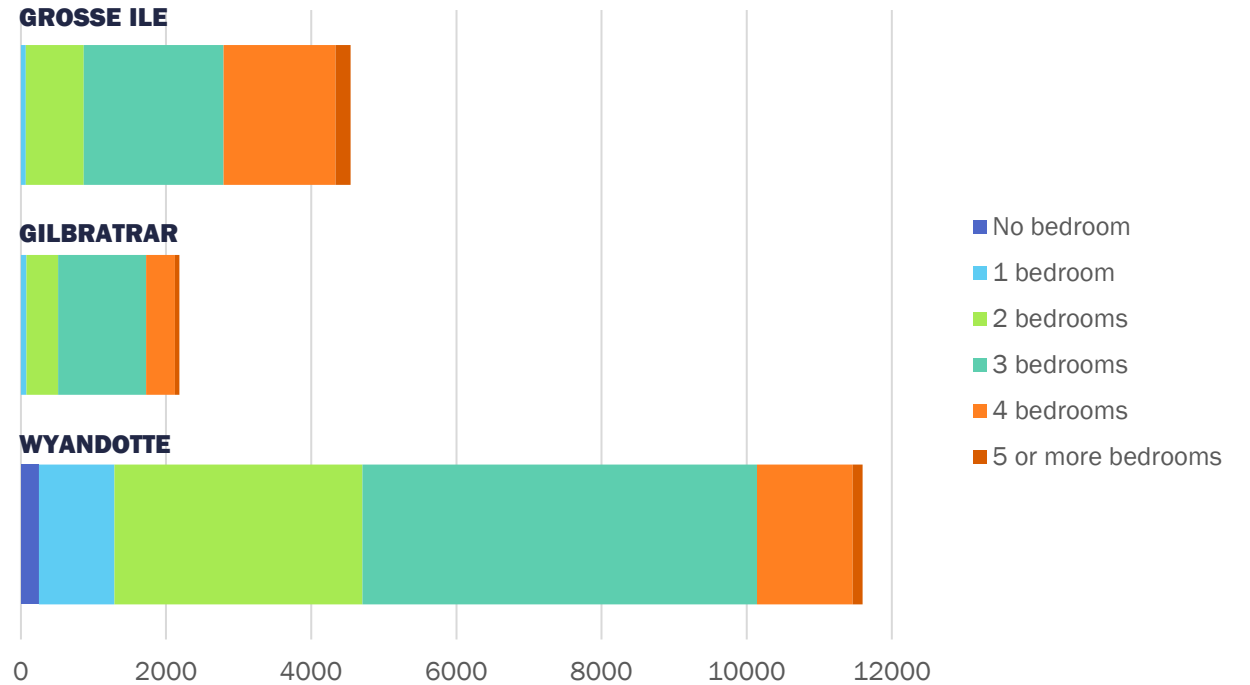
NUMBER OF HOUSING UNITS BY TYPE



HOUSING UNITS BY BEDROOMS

Grosse Ile has a higher share of larger, multi-bedroom homes than the surrounding area. Given the shrinking household size, there may be an opportunity for future development to fill the gap in smaller-sized households.

2022 American Community Survey 5-Year Estimates



DEVELOPMENT

TOTAL PERMITS | 2010 - 2023

145

Source: SEMCOG Development

TOTAL DEMOS | 2010 - 2023

40

Source: SEMCOG Development

MISSING DEVELOPMENT TYPES

These types of development haven't been built in over a decade.

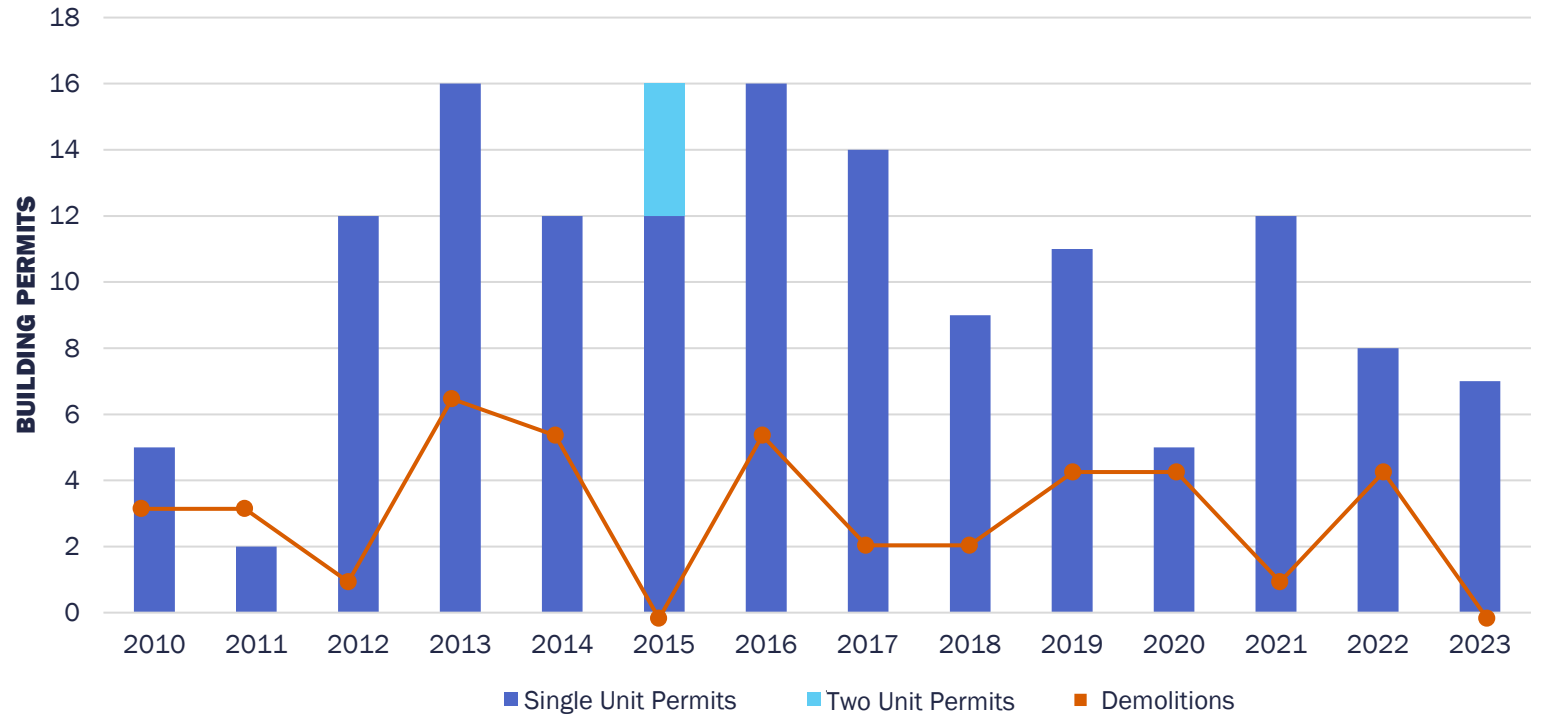
Source: SEMCOG Development



DEVELOPMENT OVER TIME

Development has been primarily one-unit detached homes, opening opportunities for future development to fit other market needs as household dynamics have changed.

Source: SEMCOG Development



DEVELOPMENT

HOUSING NEEDS

The demand for housing is projected using several factors, including current housing supply, projected population growth, and estimated supply (the types of housing estimated to be developed). If the current income distribution (see [page 53](#)) is to continue in the future, Grosse Ile Township could have a gap of 205 owner units and 57 rental units. **That is less than a 1% increase of the current housing on the islands.**

This does not include the need to preserve existing attainable housing and support needed for the 305 cost-burdened homes and 33 homes that are estimated to be in substandard condition. The full housing needs assessment will be forthcoming.

Source: Draft Housing Needs Assessment, SmithGroup, 2024

*Supply based on projects currently in the development pipeline as shared to date.

DRAFT ESTIMATES			
HOUSING TYPE AND COST	DEMAND	SUPPLY*	NET NEW NEEDED
Units with rents up to \$450/month	17	0	17
Apartments with rents between \$500-\$700/month	9	0	9
Apartments and manufactured homes with rents between \$700-950/month	5	0	5
Attached single-family homes (duplexes, townhomes, condominiums) with purchase price up to \$200,000	25	0	25
SUBTOTAL	56	0	56
Duplex/Fourplexes with rents between \$1,500-2,000/month	14	26	-12
Ownership homes (Condominiums, townhomes) for sale between \$200,000-\$275,000	50	0	50
SUBTOTAL	64	26	38
Townhomes/Condos with rents between \$2,000-3,000/month	7	0	7
Townhomes/condos for sale between \$276,000-\$412,500	49	0	49
SUBTOTAL	56	0	56
Ownership housing for sale above \$412,500	70	8	62
Apartment units with rents above \$3,000/month	13		13
SUBTOTAL	83	8	75
TOTAL	259	34	225

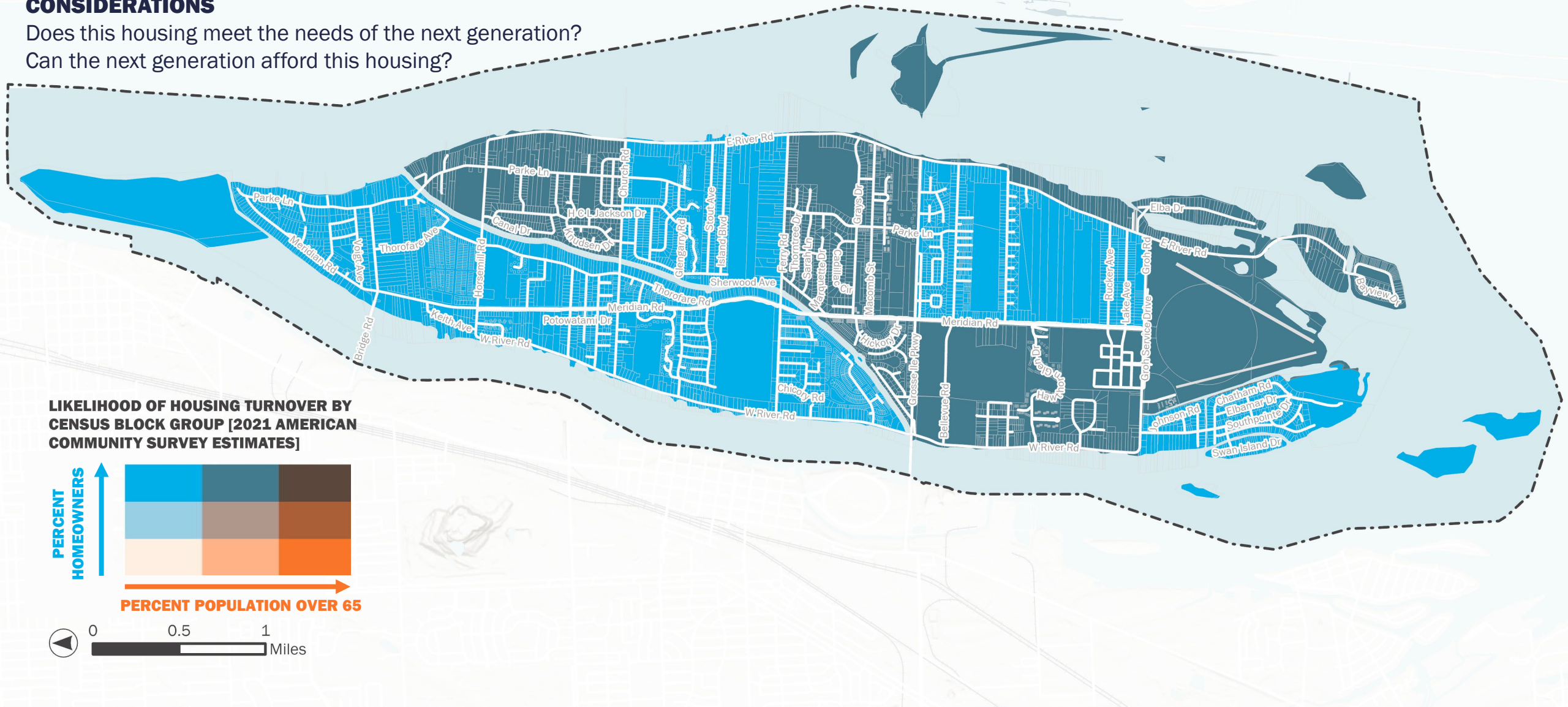
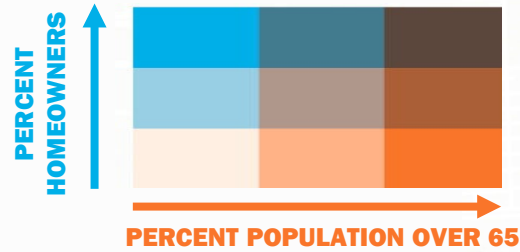
HOUSING TURNOVER

Darker blue are areas more likely to turn over based on household age and ownership rate.

CONSIDERATIONS

Does this housing meet the needs of the next generation?
Can the next generation afford this housing?

LIKELIHOOD OF HOUSING TURNOVER BY CENSUS BLOCK GROUP [2021 AMERICAN COMMUNITY SURVEY ESTIMATES]

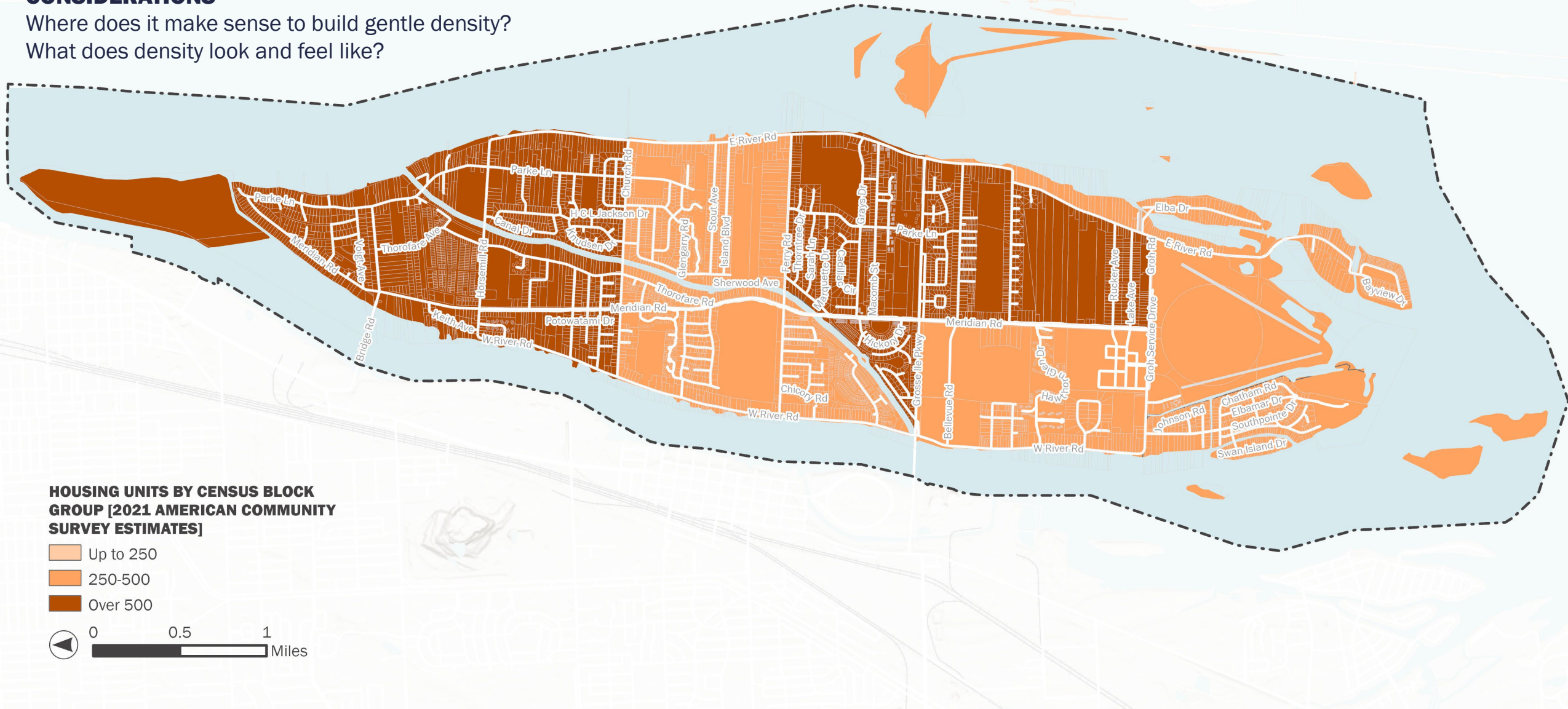


HOUSING DENSITY

Increasing density through accessory dwelling units, duplexes, triplexes and small apartment buildings is a key way to enhance affordability and provide new housing units on the island considering how it is already fairly built out.

CONSIDERATIONS

Where does it make sense to build gentle density?
What does density look and feel like?



BUILDING DENSITY

POPULATION DENSITY IN PEOPLE PER SQUARE MILE

1,135
GROSSE ILE

1,136
GIBRALTAR

3,589
WYANDOTTE

2,668
WAYNE COUNTY

Grosse Ile is generally less dense than surrounding communities, in part because of large amounts of natural assets which can't be developed, but also because the large amount of housing is 1-unit detached housing. **As households continue to change, this might not fit everyone's needs.**

Source: 2020 Decennial Census

DEFINING WHAT DENSITY LOOKS LIKE

Some people hear density and think tall or big development. However, density for Grosse Ile would be different. Density is meant to be at the scale, size and character that fits the community. While it wouldn't be everywhere, in specific neighborhoods it can make an impact. This "gentle density" can take multiple forms to best meet different community members needs.



CLUSTER-STYLE HOUSING, multiple smaller homes placed on lots in close proximity make great use of existing Township services, keep costs relatively lower, and are perfect for first time homebuyers or community members looking to move back.



ACCESSORY DWELLING UNITS can be built in the rear of homes and are perfect for families looking to move their grandparents or adult children nearby.



Other options such as **DUPLEXES, TOWNHOMES, AND QUADS** are also examples of residential development that is more dense than current development that enhance housing options for community members, maintain neighborhood character, and have minimal impacts to the environment.

BUILDING DENSITY

HOUSING DIVERSITY

Grosse Ile has a history of developing a variety of housing types, many of which encourage small-scale density. Diverse housing types, such as duplexes, small apartment buildings, and attached housing, can help with affordability and expand housing choice to meet different lifestyle needs, from first-time home buyers to empty nesters and people looking to age in place.

EXISTING HOUSING TYPES

SINGLE-FAMILY DETACHED



SINGLE-FAMILY ATTACHED



ACCESSORY DWELLING UNITS



TRIPLEXES, DUPLEXES & QUADS



SENIOR HOUSING



APARTMENT COMPLEXES



MIXED-USE

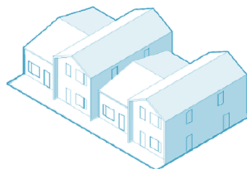


MISSING HOUSING TYPES

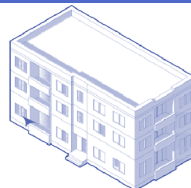
MODULAR HOMES



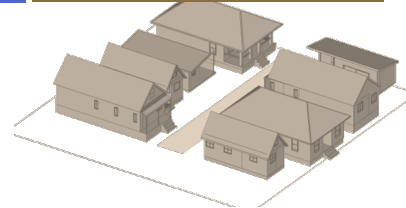
TOWNHOMES



SMALL APARTMENTS



CLUSTER STYLE HOMES



BUILDING DENSITY

ZONING FOR DENSITY

Zoning determines where certain types of housing can be developed. Understanding residential zoning on the island is key to finding development opportunities.

Source: 2024 Grosse Ile Township Tax Assessor

CONSIDERATIONS

Are there areas where zoning changes make sense?
Where does it make sense to prioritize residential development versus where does it make sense to maintain open space and land preservation?

RESIDENTIAL ZONING BY DISTRICT

- R1A Single Family Residential
- R1B Single Family Residential
- R1C Single Family Residential
- R1D Single Family Residential
- R1F Single Family

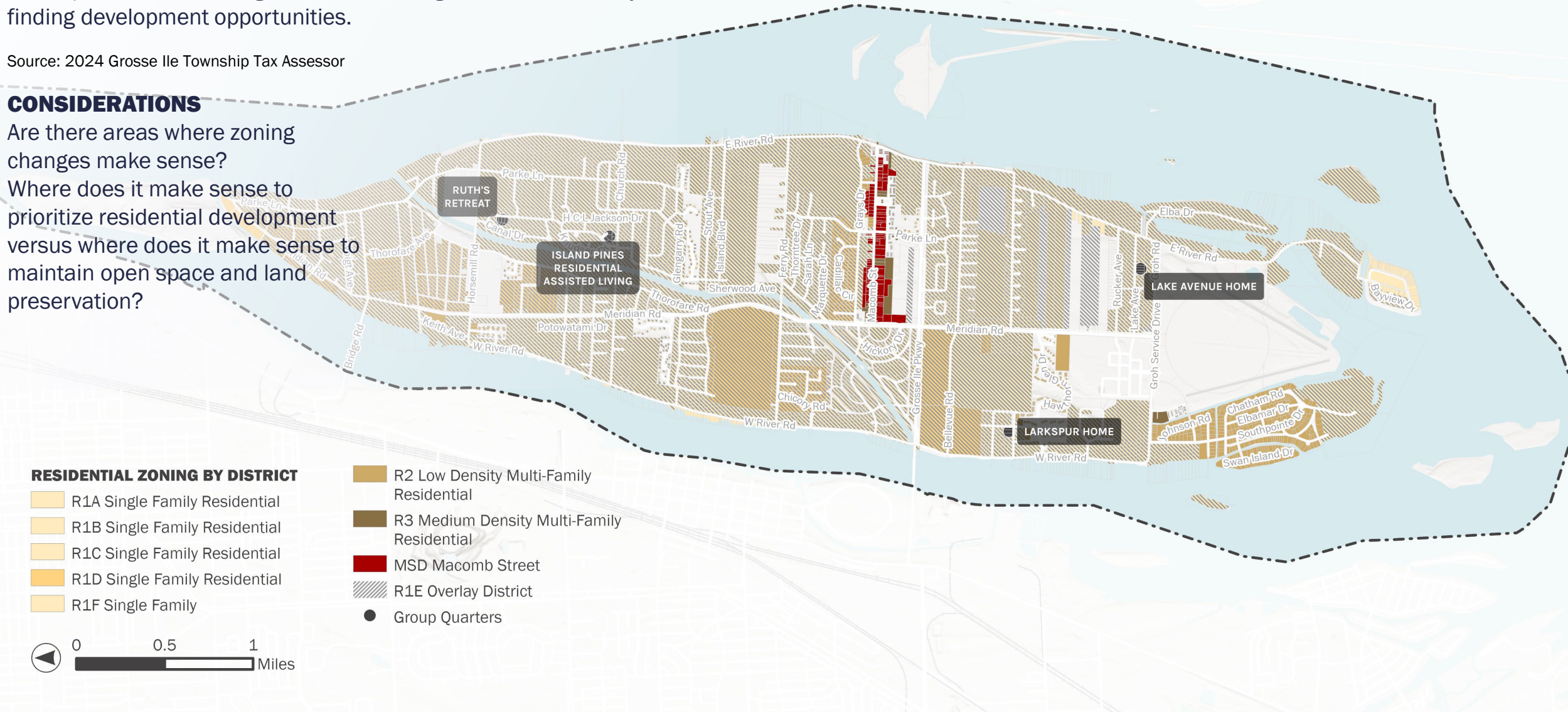
R2 Low Density Multi-Family Residential

R3 Medium Density Multi-Family Residential

MSD Macomb Street

R1E Overlay District

● Group Quarters



CONNECTIVITY & MOBILITY



SUMMARY

OBSERVATIONS

- Commuting has decreased as people work from home more.
- Grosse Ile has a strongly designed North/South trail on Meridian, but not as many on the periphery or East/West roads to connect residents to community assets.

OPPORTUNITIES

- Strengthen walkable connections from schools to Macomb Street.
- Connect to the regional assets such as the Iron Belle Trail System.
- Identify key locations near existing parks and businesses for safe crossings to enhance accessibility.
- Create a cohesive and streamlined signage and wayfinding system.

CONSIDERATIONS

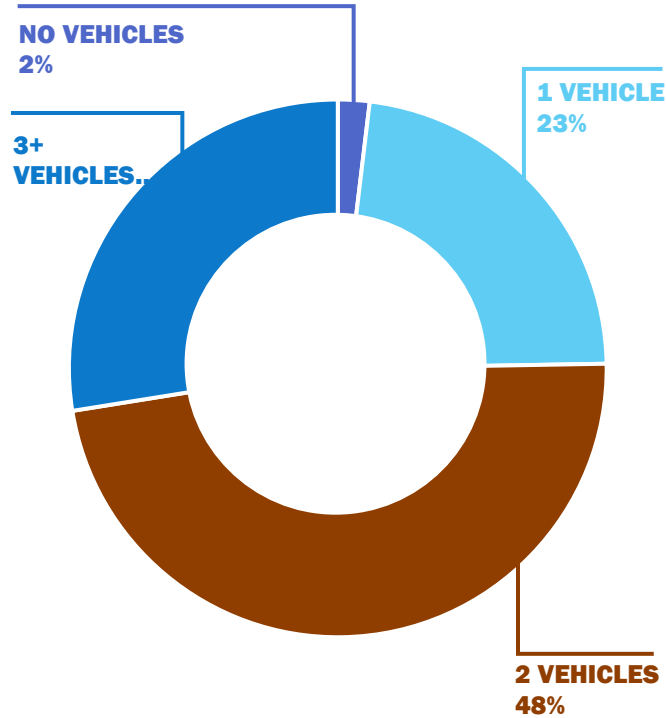
- What gateways should be prioritized?
- What key destinations are residents trying to reach and how can the Township enhance those connections?
- The prior plan recommended improvements to the Meridian/Grosse Ile Parkway – is this still needed? What are the current challenges?
- East/West River is a key loop road for everyday trips on the island. If it were made multi-modal, it could be a huge asset to create a recreation destination. What are the tradeoffs? Are we comfortable with the tradeoffs?

VEHICLES

VEHICLES AVAILABLE

1 in 4 households have 1 or no vehicle, limiting their connectivity options.

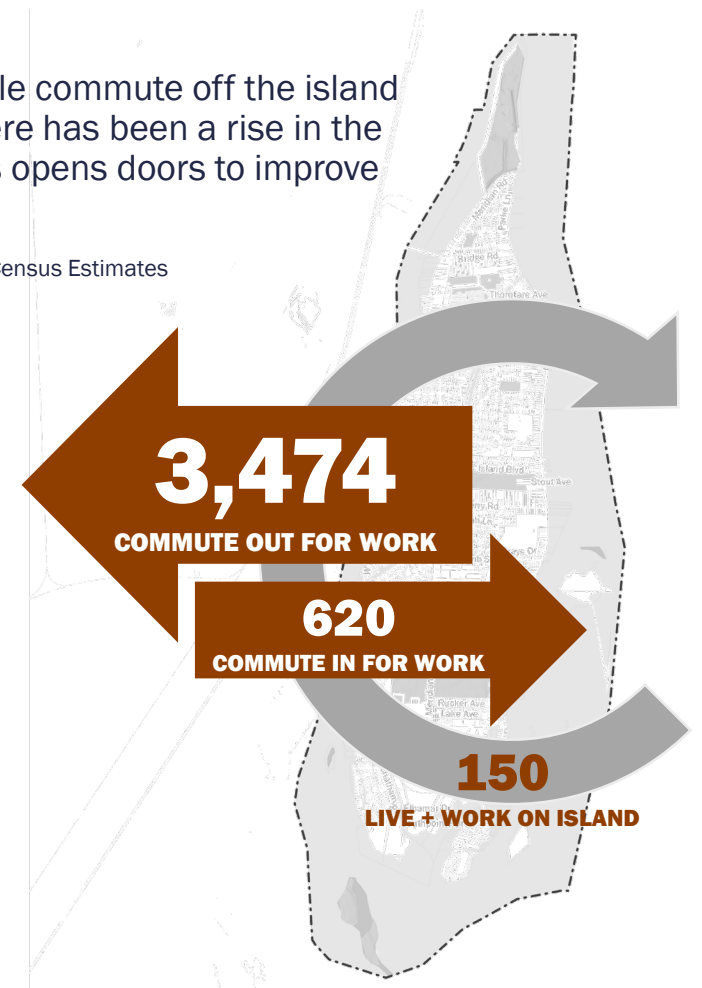
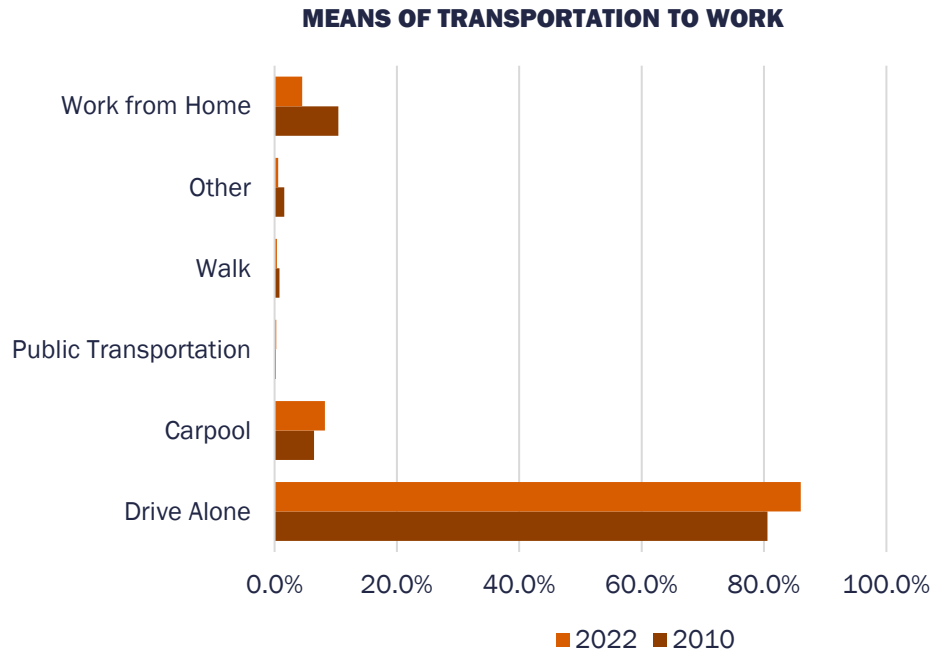
Source: 2022 American Community Survey 5-Year Estimates



COMMUTING PATTERNS

Commuting is major for island residents. Over 3,000 people commute off the island everyday for work, most of whom drive alone. However, there has been a rise in the number of people working from home post pandemic. This opens doors to improve transportation choices.

Source: 2010 and 2022 American Community Survey 5-Year Estimates, On the Map U.S. Census Estimates



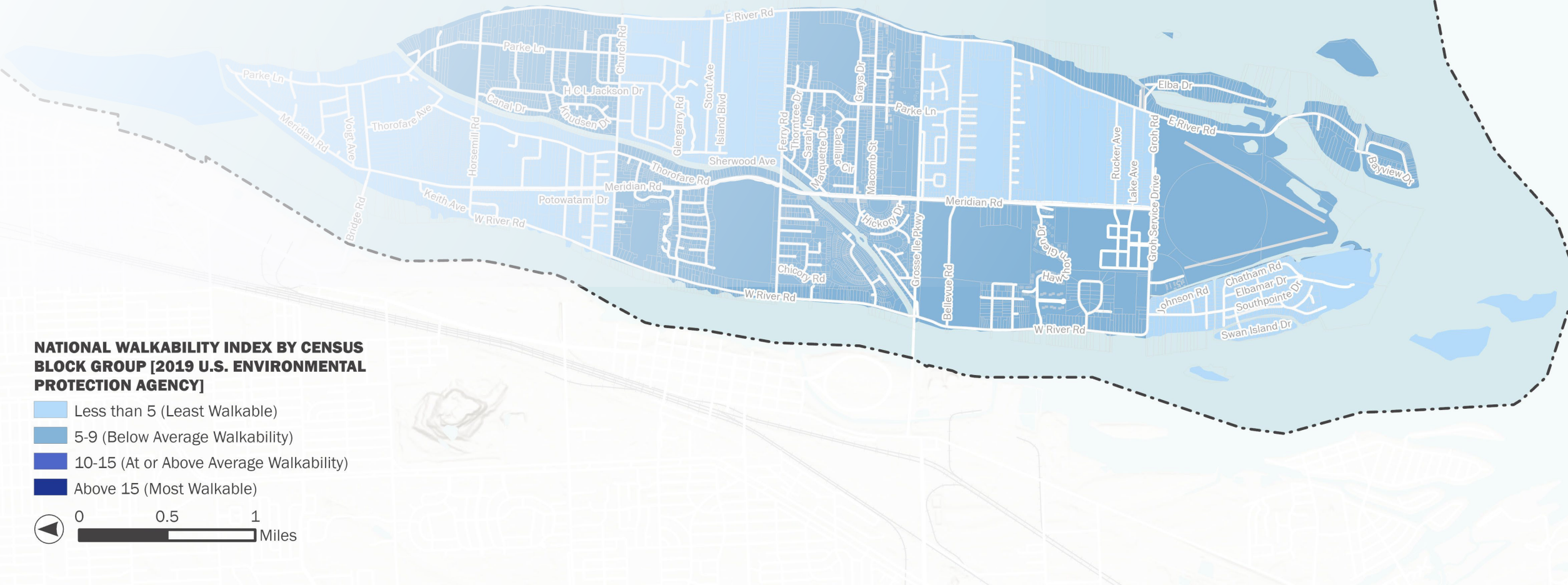
WALKABILITY

Walkability is key for households without vehicles, for children, and generally for the health of Grosse Ile community members. No areas in Grosse Ile have scored at or above an average walkability score. This is largely due to gaps in sidewalk infrastructure and a lack of crossings. While not every neighborhood may want to have this type of walkable infrastructure, enhancing walkability in areas such as around Macomb Street and near schools could be prioritized as a future opportunity.

Source: 2019 U.S. Environmental Protection Agency

NATIONAL WALKABILITY INDEX BY CENSUS BLOCK GROUP [2019 U.S. ENVIRONMENTAL PROTECTION AGENCY]

- Less than 5 (Least Walkable)
- 5-9 (Below Average Walkability)
- 10-15 (At or Above Average Walkability)
- Above 15 (Most Walkable)



SIDEWALKS

Sidewalks are key to walkability. While there are sidewalks in some neighborhoods, most sidewalks are created around Grosse Ile Township Schools, Macomb Street businesses, and along Meridian. Strengthening crossings connecting these sidewalks and traffic calming measures will enhance these walks. It is also important to identify key destinations to connect with sidewalks, such as select parks and open spaces.

Source: 2024 SafeBuilt and C.E. Raines



16% 

of roadways in Grosse Ile have sidewalks

— Sidewalks and Crosswalks

■ Parks and Open Spaces

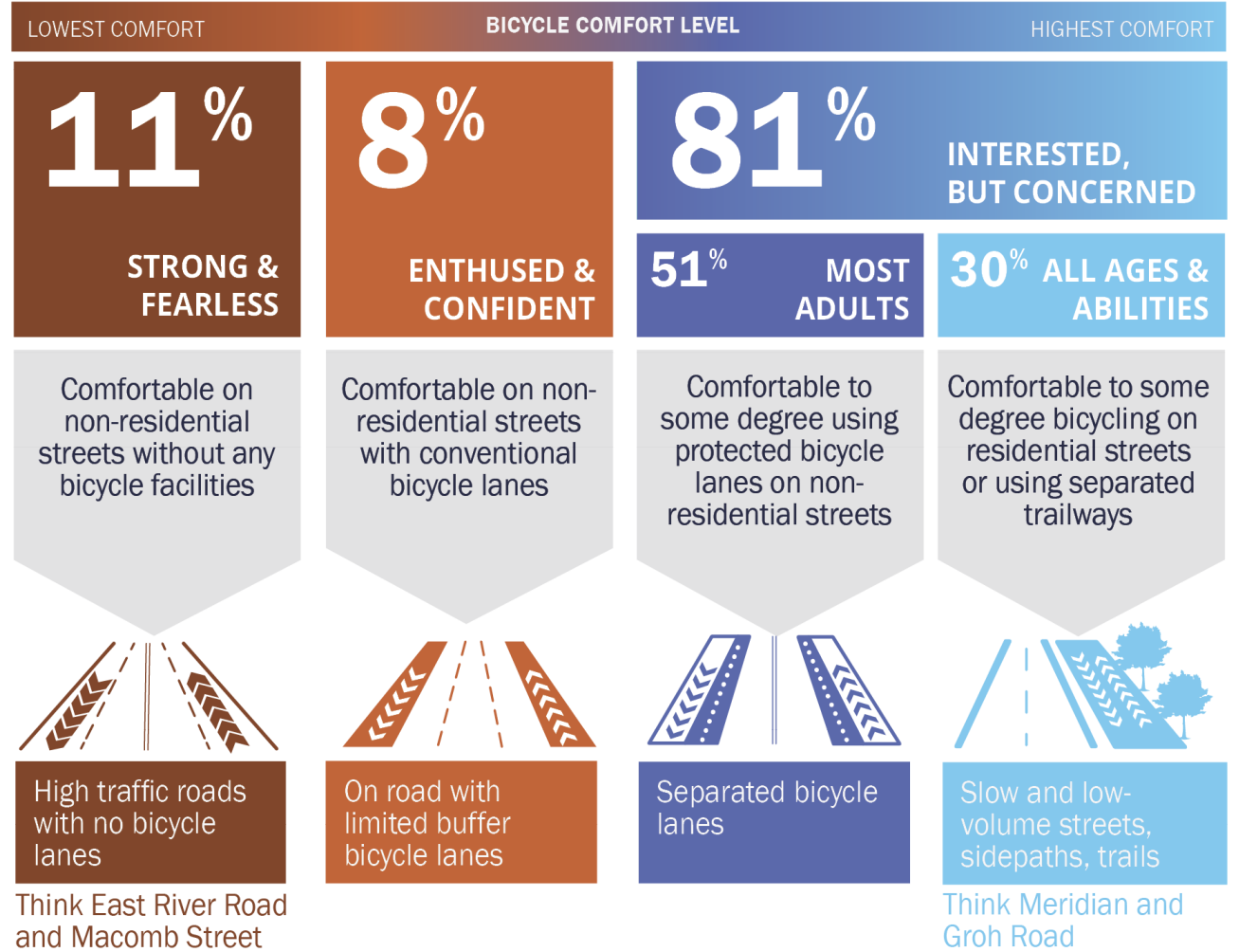


TRAILS & PATHS

BICYCLE COMFORT LEVEL

Grosse Ile's trails are either well protected and high comfort for all ages and ability or limited and very low comfort. Meridian Road creates a strong north/south connection through the center of the Township. Connecting Meridian to other safe routes going east/west using similar infrastructure will enhance the connectivity network in Grosse Ile for the majority of people who bike, enhancing transportation options for community members.

Source: 2016 Dill J. and McNeil N., Revisiting the Four Types of Cyclists: Findings from a National Survey, Journal of the Transportation Research Board.



GATEWAYS + BRIDGES

MERIDIAN/BRIDGE
 Importance | Key intersection
 Opportunity

- Placemaking, wayfinding, and/or art at Township-owned property

MACOMB STREET
 Importance | Entrance to commercial district
 Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Enhanced landscaping
- Implement prior plans to allow for street closures



MERIDIAN/GROSSE ILE PARKWAY
 Importance | Key intersection
 Opportunity

- Wayfinding and decluttering signage
- Potential road improvements (i.e. prior master plan recommended a roundabout)

GROH ROAD
 Importance | Key intersection
 Opportunity

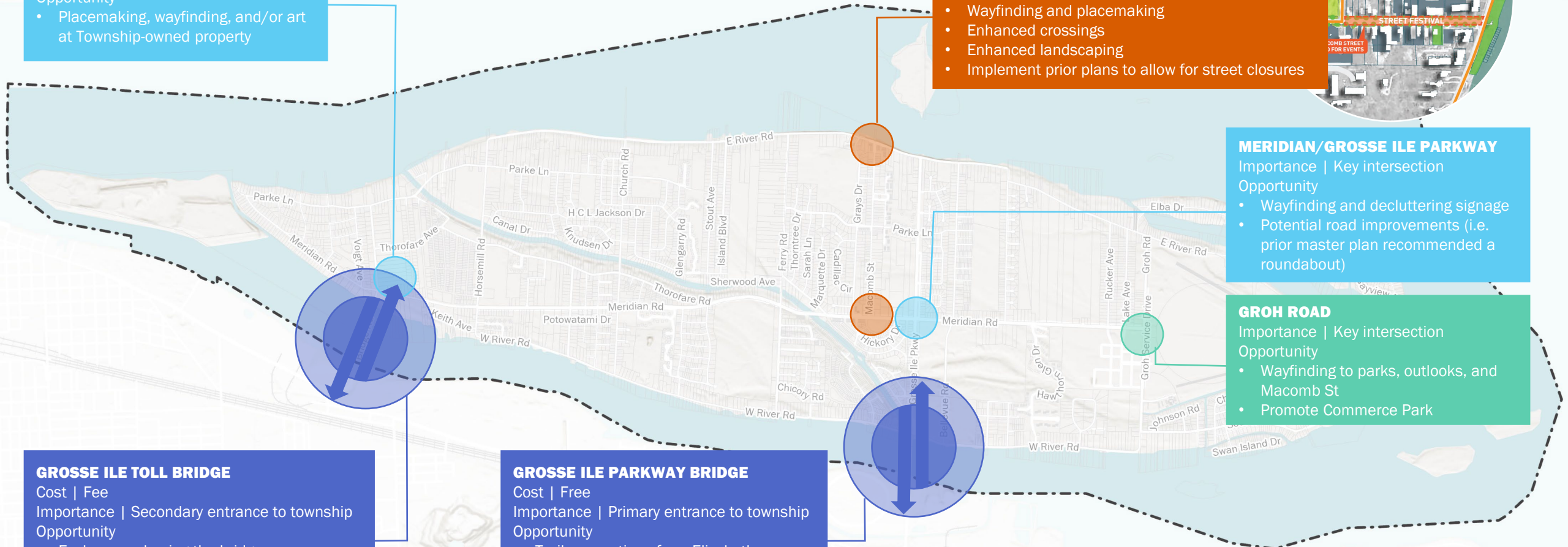
- Wayfinding to parks, outlooks, and Macomb St
- Promote Commerce Park

GROSSE ILE TOLL BRIDGE
 Cost | Fee
 Importance | Secondary entrance to township
 Opportunity

- Explore purchasing the bridge
- Placemaking at Meridian/Bridge Intersection

GROSSE ILE PARKWAY BRIDGE
 Cost | Free
 Importance | Primary entrance to township
 Opportunity

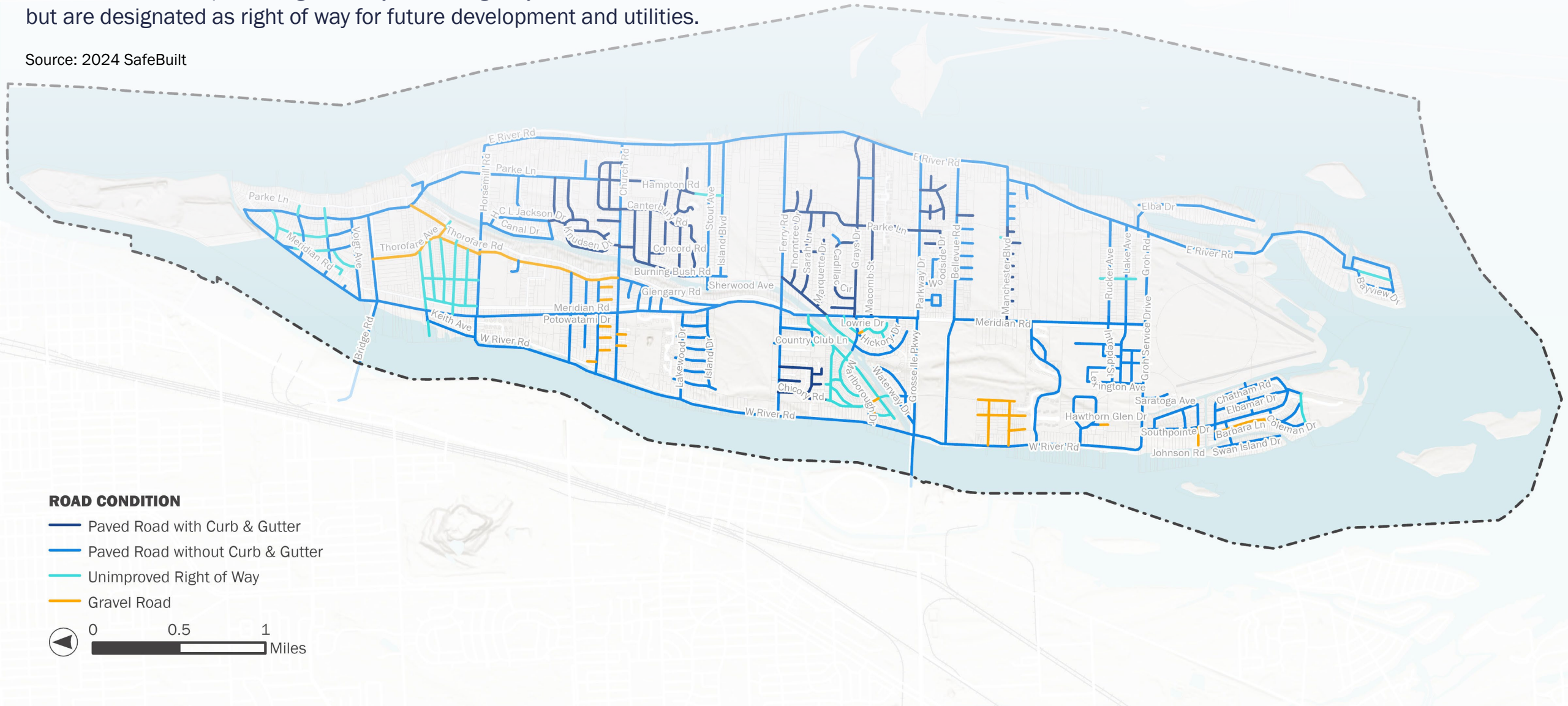
- Trail connections from Elizabeth Park/Jefferson Ave into Township
- Clear wayfinding



ROAD CONDITION

Most Wayne County managed roads have been constructed and are regularly maintained, but there are still some gravel roads in the Township and several, shown in teal, that are “unimproved right of way” meaning they have not been constructed at all, but are designated as right of way for future development and utilities.

Source: 2024 SafeBuilt



ROAD CONDITION

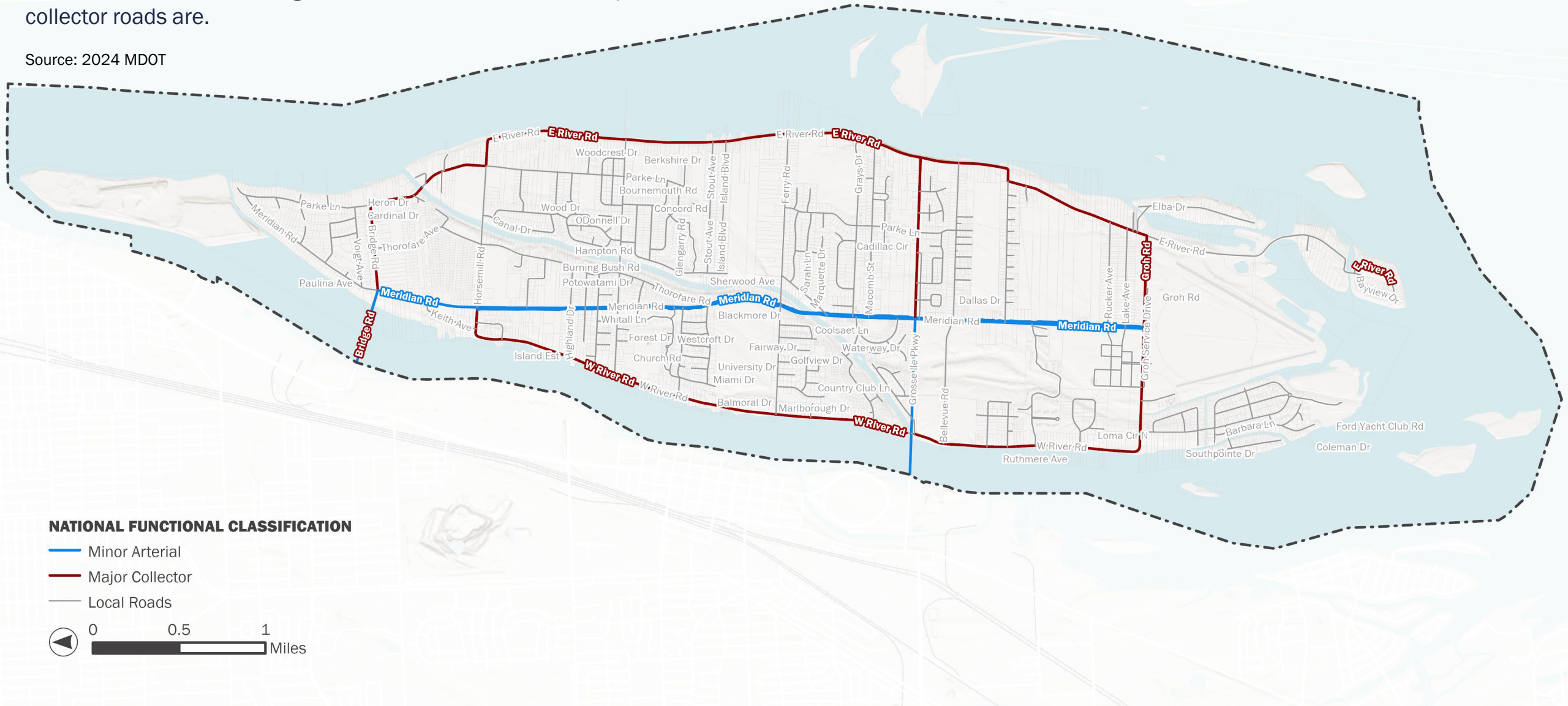
- Paved Road with Curb & Gutter
- Paved Road without Curb & Gutter
- Unimproved Right of Way
- Gravel Road



ROAD CLASSIFICATION

Functional classifications are used by the Michigan Department of Transportation to determine which roads are eligible for federal aid. While local roads are not eligible, minor arterial roads and major collector roads are.

Source: 2024 MDOT



TRAFFIC SPEED

Grosse Ile generally has low speeds, which contribute to the close neighborhood feel of the island. It also can be helpful when it comes to future biking opportunities.

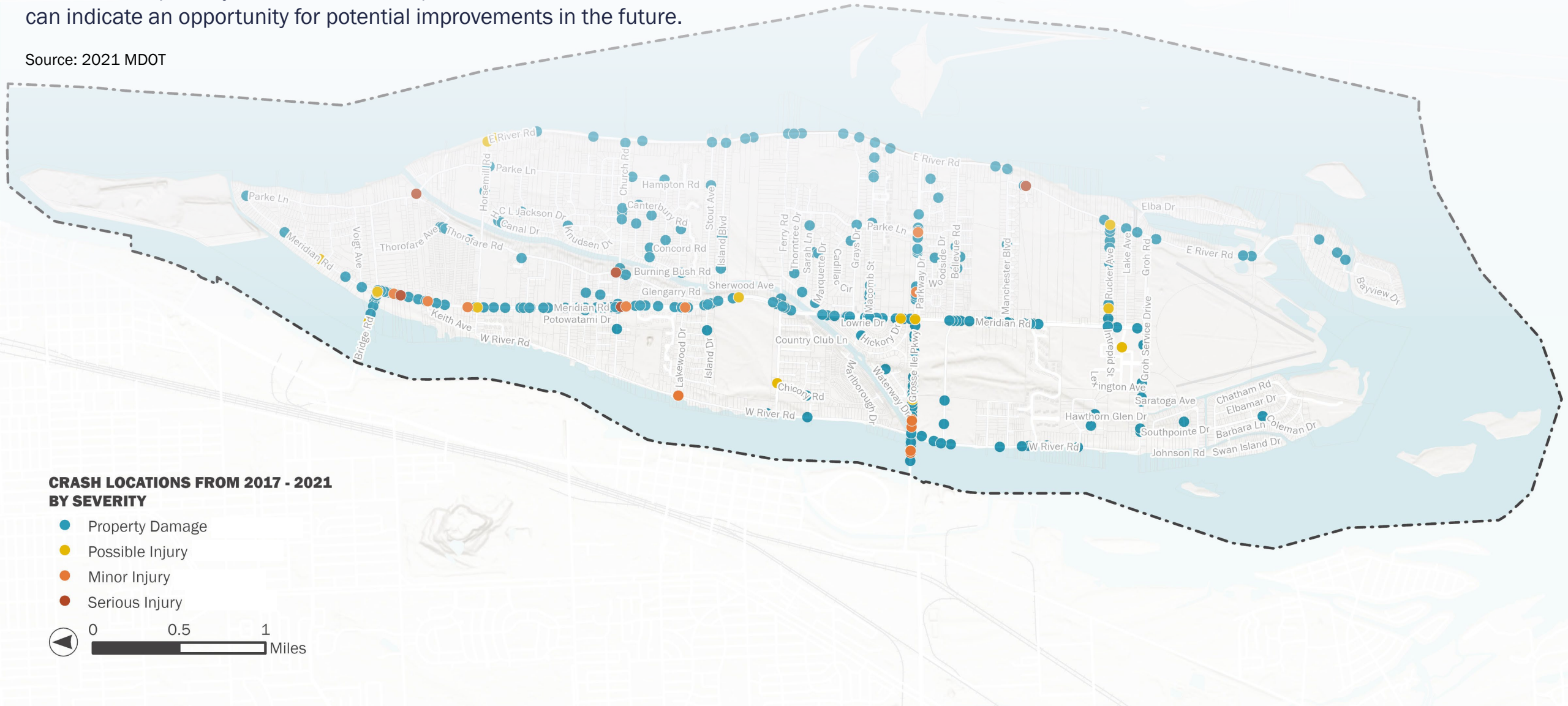
Source: 2023 SEMCOG



ROAD SAFETY

Crashes can indicate highly trafficked areas and also overall road safety. A higher cluster of crashes along Grosse Ile Parkway and Meridian Road make sense as these are the primary entrance and north/south connector for the Island, but it can indicate an opportunity for potential improvements in the future.

Source: 2021 MDOT



CRASH LOCATIONS FROM 2017 - 2021 BY SEVERITY

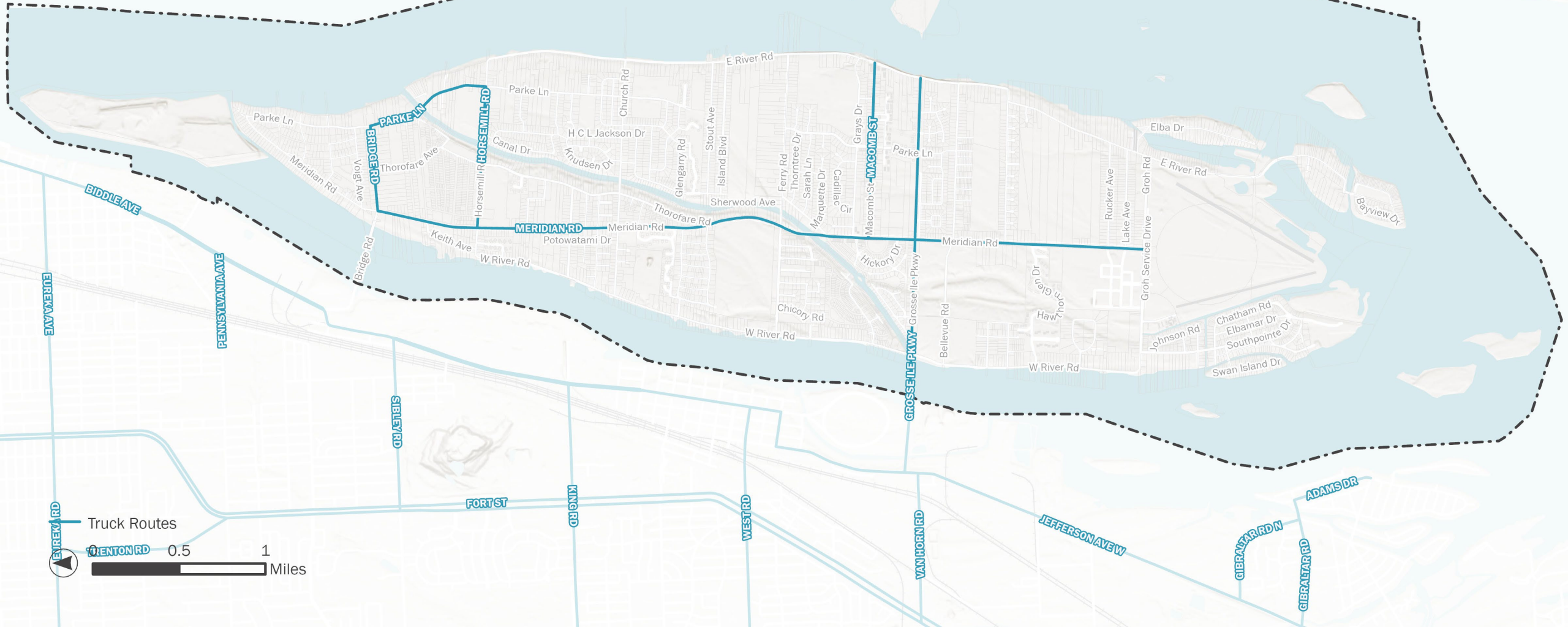
- Property Damage
- Possible Injury
- Minor Injury
- Serious Injury



TRUCK ROUTES

Truck routes help determine which roads can handle capacity for increased industry associated with certain types of businesses, showing Macomb Street and Commerce Park will be able to support future businesses.

Source: 2024 MDOT



ECONOMIC GROWTH & PROSPERITY



SUMMARY

OBSERVATIONS

- Grosse Ile has a higher educational attainment rate than the surrounding area.
- Grosse Ile has a higher income on average than the surrounding area, and that income has only risen over time.
- Many people commute off island for work.

OPPORTUNITIES

- Strengthen Macomb Street as a workforce and entertainment destination for those on island and nearby.
- Leverage the rising interest in work-from-home opportunities.

CONSIDERATIONS

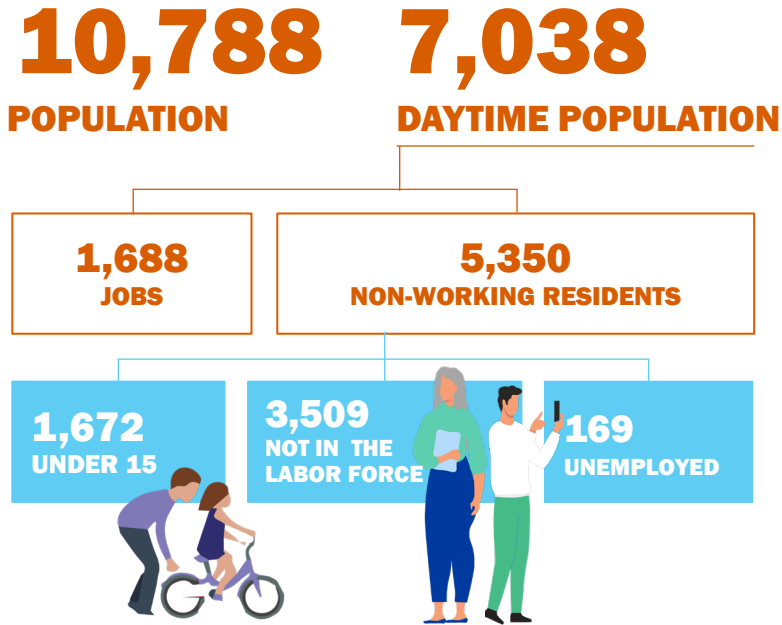
- What can establish Grosse Ile as a local destination for residents and nearby communities to support the local economy and local businesses?
- How can we encourage residents to shop local and foster a prosperous place for businesses along Macomb Street?
- Of the businesses the island can support, which make the most sense on Macomb Street? Commerce Park?
- What jobs can an island support, and what jobs are not sustainable?

WORKERS & JOBS

DAYTIME POPULATION

Grosse Ile's daytime population is smaller than the full population, largely due to the high commuter rate. Of those who are on the island during the daytime, only about 1 in 6 are there for work.

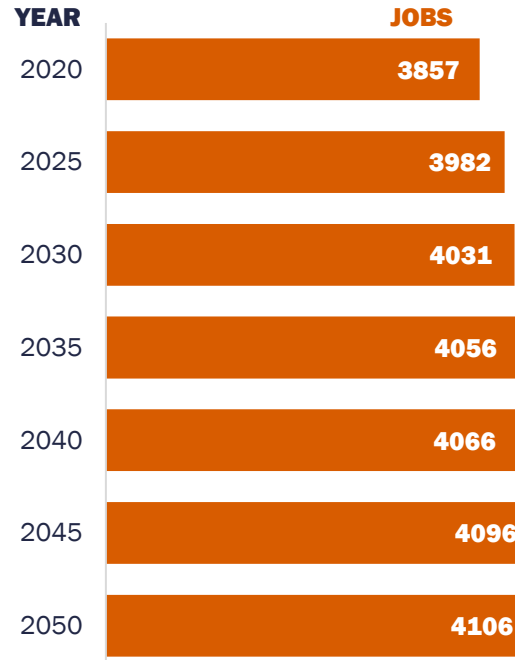
Source: 2020 Decennial Census



FORCASTED JOBS

SEMCOG estimates a slight increase in jobs on the island, with 249 new jobs by 2050.

Source: SEMCOG 2050 Regional Development Forecast



FORCASTED JOBS BY SECTOR

Most of this growth is believed to be in administrative and professional services while the most loss is projected for retail.

Source: SEMCOG 2050 Regional Development Forecast

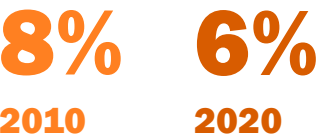
	2020	2025	2030	2035	2040	2045	2050	CHANGE
NATURAL RESOURCES, MINING, & CONSTRUCTION	517	422	420	435	437	438	432	▲ 9%
MANUFACTURING	140	139	135	133	120	119	121	▼ -6%
WHOLESALE TRADE	78	78	79	83	84	84	85	▲ 6%
RETAIL TRADE	256	240	230	212	204	194	185	▼ -30%
TRANSPORTATION, WAREHOUSING, & UTILITIES	300	353	351	352	352	351	349	▲ 20%
INFORMATION & FINANCIAL ACTIVITIES	563	599	610	601	592	589	591	▲ 4%
PROFESSIONAL AND TECHNICAL SERVICES & CORPORATE HQ	377	366	376	374	387	397	402	▲ 18%
ADMINISTRATIVE, SUPPORT, & WASTE SERVICES	433	458	472	497	509	530	531	▲ 16%
EDUCATION SERVICES	285	311	319	320	323	325	326	▲ 6%
HEALTHCARE SERVICES	251	249	251	260	267	275	282	▲ 16%
LEISURE & HOSPITALITY	269	359	370	366	372	376	376	▲ 5%
OTHER SERVICES	251	264	266	263	261	259	267	▼ -13%
PUBLIC ADMINISTRATION	137	144	152	160	158	159	159	▲ 12%

WORKERS & JOBS

UNEMPLOYMENT

Unemployment measures the number of people who have been actively seeking but unable to find work over the past year. Grosse Ile's unemployment rate has lowered over the past decade, despite the economic upset caused by the pandemic.

UNEMPLOYMENT RATE OVER TIME



Source: 2022 American Community Survey 5-Year Estimates

UNEMPLOYMENT RATE



Source: 2022 American Community Survey 5-Year Estimates



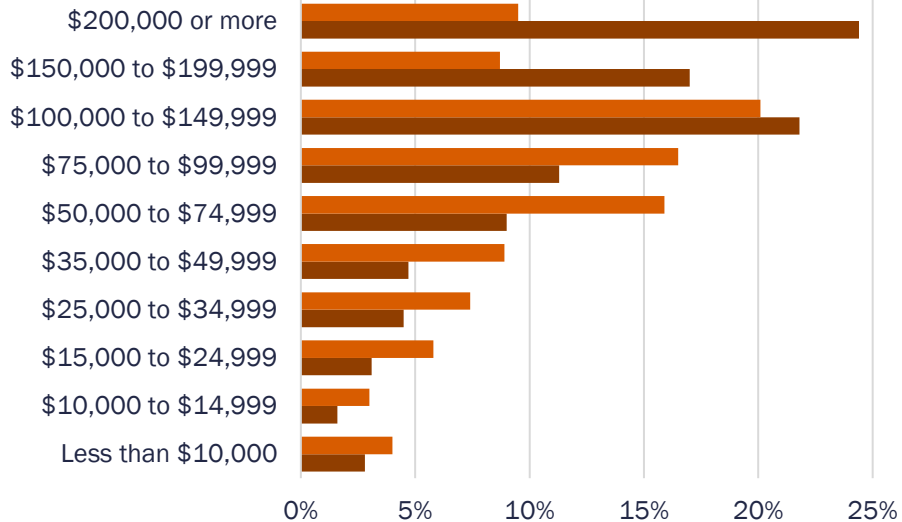
INCOME

MEDIAN INCOME OVER TIME

Community members' incomes are, on average, higher than they were in years past.

Source: 2000, 2010, and 2020 American Community Survey 5-Year Estimates Census (adjusted for [inflation](#))

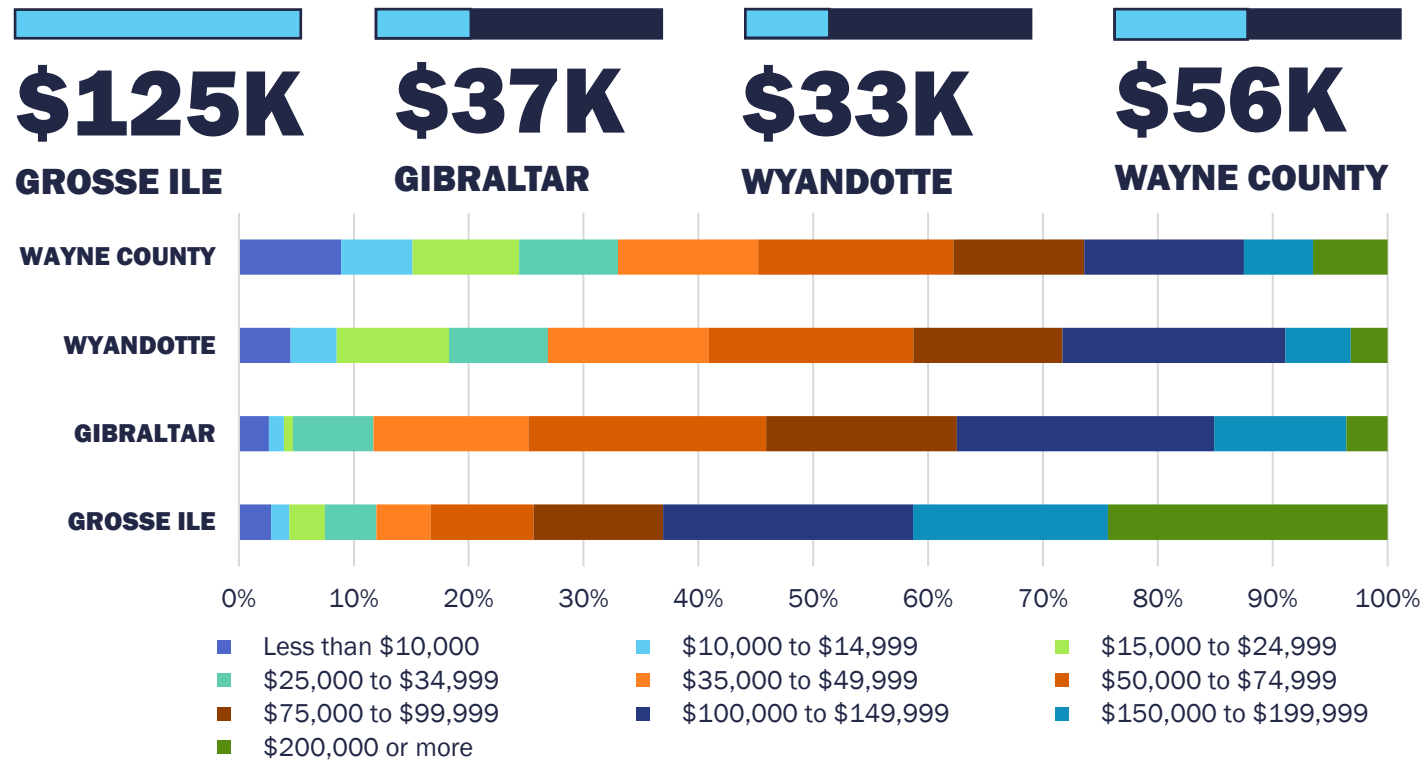
\$87K 2000 **\$81K** 2010 **\$125K** 2020



MEDIAN INCOME COMPARED TO THE REGION

Grosse Ile is one of the wealthiest communities in Wayne County, with more community members making more money annually than regional counterparts.

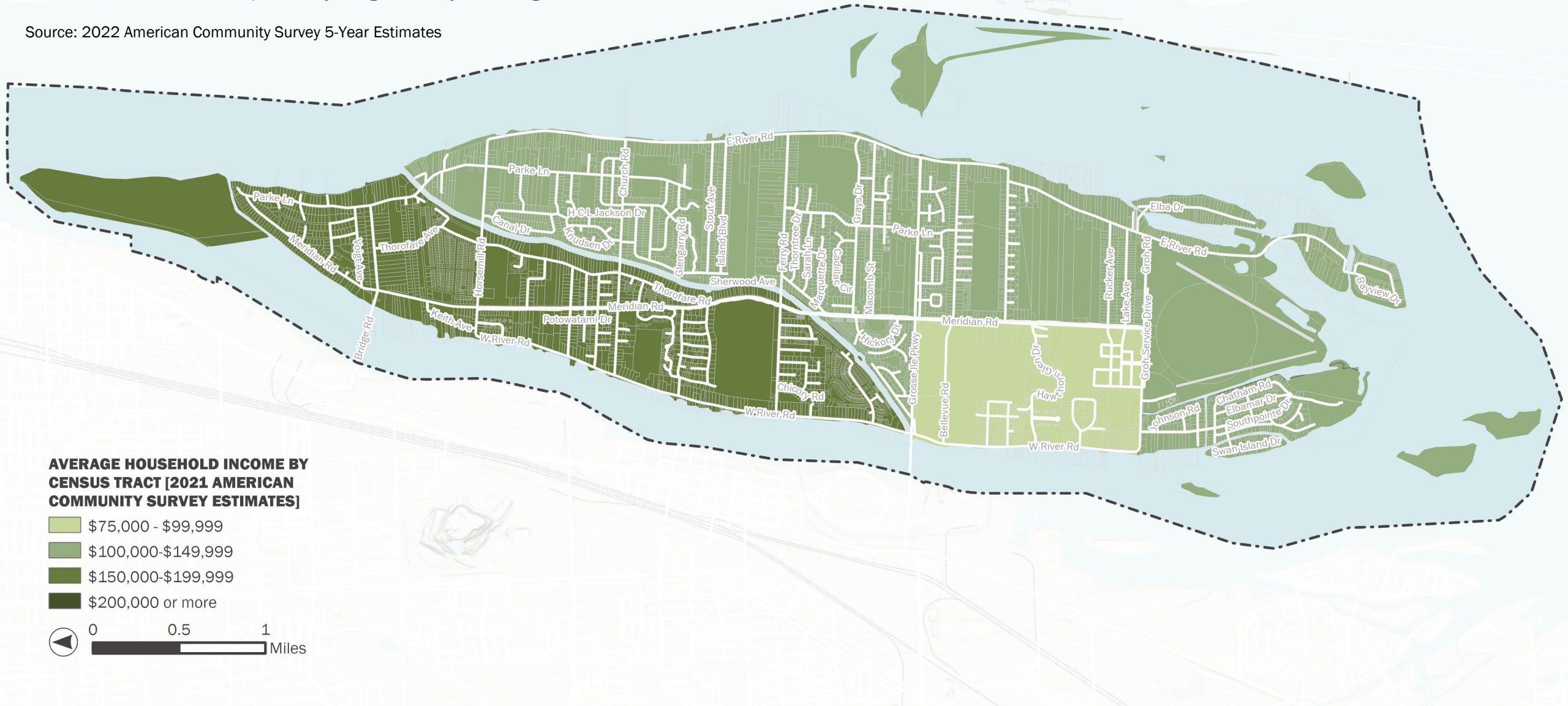
Source: 2022 American Community Survey 5-Year Estimates



INCOME

As is typical across the nation, areas where there are clusters of rental options tend to have lower incomes than those that are made of primarily single-family housing.

Source: 2022 American Community Survey 5-Year Estimates



AVERAGE HOUSEHOLD INCOME BY CENSUS TRACT [2021 AMERICAN COMMUNITY SURVEY ESTIMATES]

\$75,000 - \$99,999

\$100,000-\$149,999

\$150,000-\$199,999

\$200,000 or more

0 0.5 1 Miles

POVERTY

There are approximately 388 people in Grosse Ile living below the poverty line. The poverty rate for Grosse Ile is similar or below that of the surrounding area. However, the physical distribution of people living in poverty is not equal. Where there are concentrations of people living in poverty, the Township should prioritize necessary services and support.

4% GROSSE ILE



4% GIBRALTAR



16% WYANDOTTE



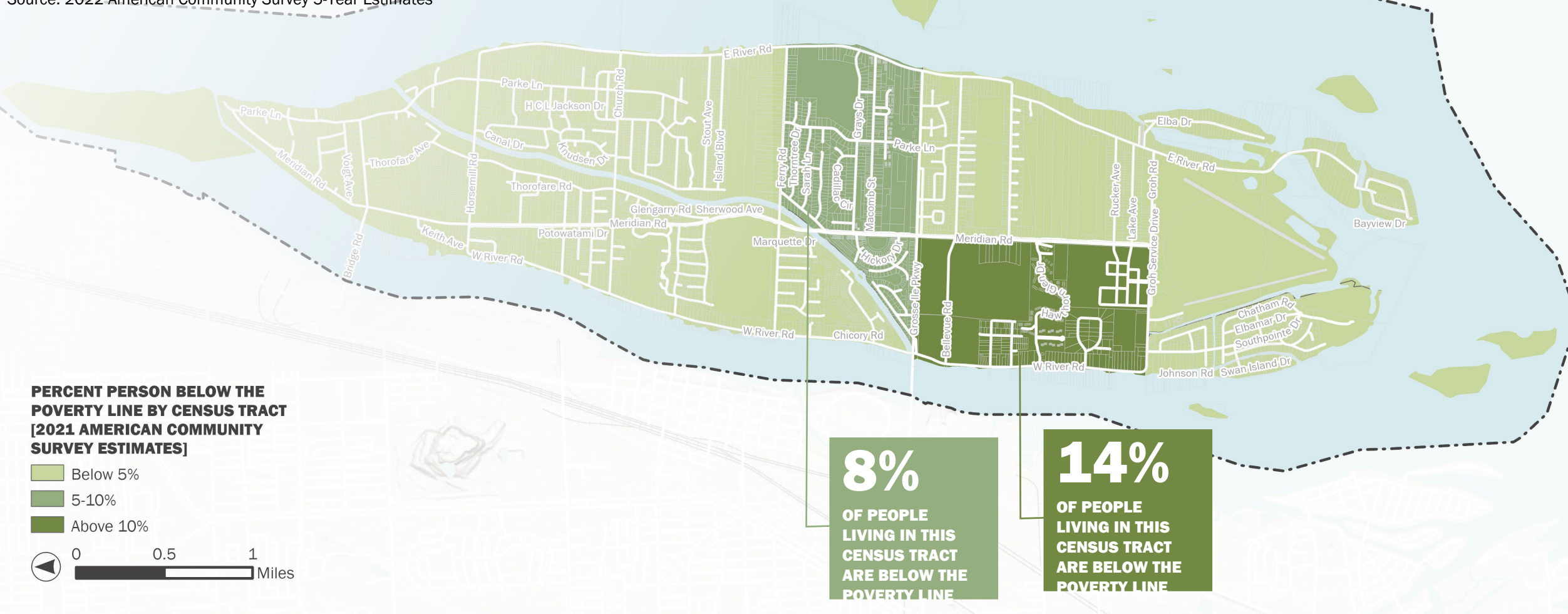
15% WAYNE COUNTY



Source: 2022 American Community Survey 5-Year Estimates

PERCENT PERSON BELOW THE POVERTY LINE BY CENSUS TRACT [2021 AMERICAN COMMUNITY SURVEY ESTIMATES]

- Below 5%
- 5-10%
- Above 10%



8%
OF PEOPLE
LIVING IN THIS
CENSUS TRACT
ARE BELOW THE
POVERTY LINE

14%
OF PEOPLE
LIVING IN THIS
CENSUS TRACT
ARE BELOW THE
POVERTY LINE

OPEN SPACES & WATERFRONTS

SUMMARY

OBSERVATIONS

- Grosse Ile has a wealth of open spaces, much of which are preservation areas, conservation areas, open spaces, or wetlands.
- There are few public access points to the waterfront, and much of these are not ADA accessible or safe to cross.

OPPORTUNITIES

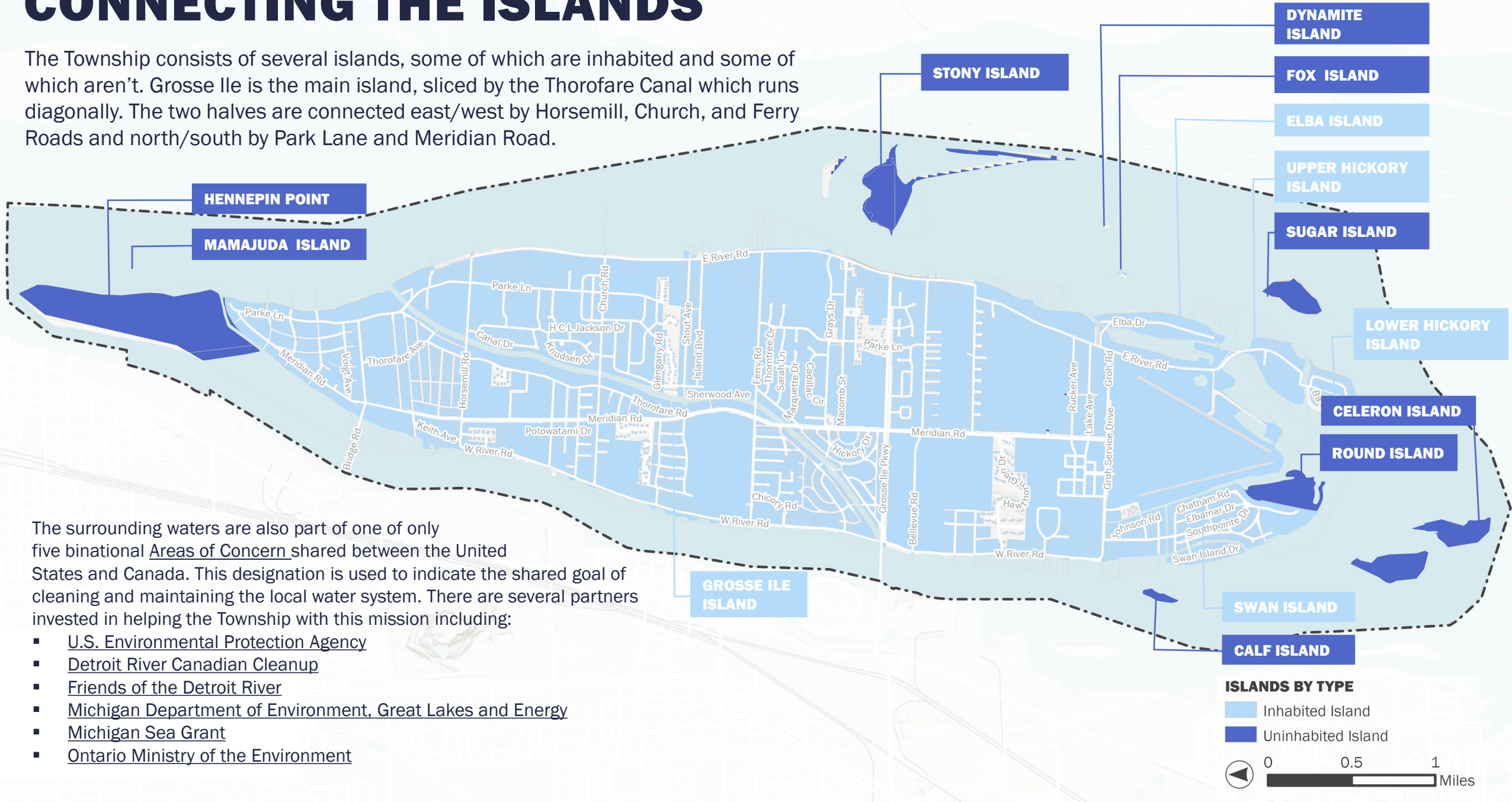
- Create spaces for active recreation near concentrations of youth, such as schools.
- Identify if there is an interest and a market for indoor recreation spaces.
- Promote Grosse Ile as a recreation and open space destination.
- Preserve public access to the waterfront and enhance these experiences.

CONSIDERATIONS

- How do we think about the criteria for intentional conservation? When does conservation make sense over recreation or development?
- Which public open spaces should be more publicly accessible? What does accessible mean?
- What recreational offerings do people go off island for? Why?
- What is the future of Waters Edge?

CONNECTING THE ISLANDS

The Township consists of several islands, some of which are inhabited and some of which aren't. Grosse Ile is the main island, sliced by the Thorofare Canal which runs diagonally. The two halves are connected east/west by Horsemill, Church, and Ferry Roads and north/south by Park Lane and Meridian Road.



The surrounding waters are also part of one of only five binational Areas of Concern shared between the United States and Canada. This designation is used to indicate the shared goal of cleaning and maintaining the local water system. There are several partners invested in helping the Township with this mission including:

- [U.S. Environmental Protection Agency](#)
- [Detroit River Canadian Cleanup](#)
- [Friends of the Detroit River](#)
- [Michigan Department of Environment, Great Lakes and Energy](#)
- [Michigan Sea Grant](#)
- [Ontario Ministry of the Environment](#)



PARKS AND OPEN SPACES

PEOPLE PER PARK ACRE

Grosse Ile has a surplus of park acreage per person compared to national averages analyzed by the National Recreation and Park Association (NRPA). This is a great asset. However, few of those greenspaces have recreational amenities for a variety of age groups, which could open future opportunities.

Source: 2020 Grosse Ile Parks and Recreation Plan

CLASS	NRPA GUIDELINE FOR ACRES/1000 RESIDENTS	EXISTING ACRES				RECOMMENDED ACRES FOR GROSSE ILE
		TOWNSHIP PARKS	SEMI-PUBLIC	SCHOOL	TOTAL	
MINI PARKS	0.375	0.28	-	-	0.28	4.05 ▼
NEIGHBORHOOD PARKS	1.75	25.2	-	22	47.2	18.88 ▲
COMMUNITY PARKS	6.5	574.7	40	52	666.7	70.12 ▲
REGIONAL PARKS	7.5	-	360	-	360	80.91 ▲

PARKS & OPEN SPACES

Grosse Ile has an abundance of green spaces, but few of them have barrier-free access, meaning they are accessible for people with mobility disabilities. From a scale of 1 to 5 (5 being greatest access), no spaces were evaluated above 2. Only a handful also have recreational amenities.

Source: 2020 Grosse Ile Parks and Recreation Plan

BIRD SANCTUARY
Barrier Free Access | 0
Paths & Trails | ✓

BERTHA PARK
Barrier Free Access | 0

MARION PARK
Barrier Free Access | 0

HORSEMILL OPEN SPACE

PARK LANE OPEN SPACE

WENDELL COURT OPEN SPACE

BIKE PATH OPEN SPACE

MANOR WOODS OPEN SPACE

GRAYS DRIVE OPEN SPACE

PARKWAY WOODS

MACOMB STREET OBSERVATION DECK
Barrier Free Access | 2

STOUT WOODS OPEN SPACE

ISLAND AVENUE WOODS OPEN SPACE

LYONS PARK

LOMA CIRCLE OPEN SPACE

GROH ROAD OPEN SPACE

WATERS EDGE REC AREA
Barrier Free Access | 2
Pools | ✓
Picnic Facilities | ✓
Basketball Court | ✓
Multi-Purpose Court | ✓

MANCHESTER WOODS
Barrier Free Access | 0
Paths & Trails | ✓

80-ACRE WOODS OPEN SPACE

SUNRISE PARK
Barrier Free Access | 0
Picnic Facilities | ✓

CENTENNIAL FARM
Barrier Free Access | 2
Playgrounds | ✓
Paths & Trails | ✓
Picnic Facilities | ✓
Dog Parks | ✓

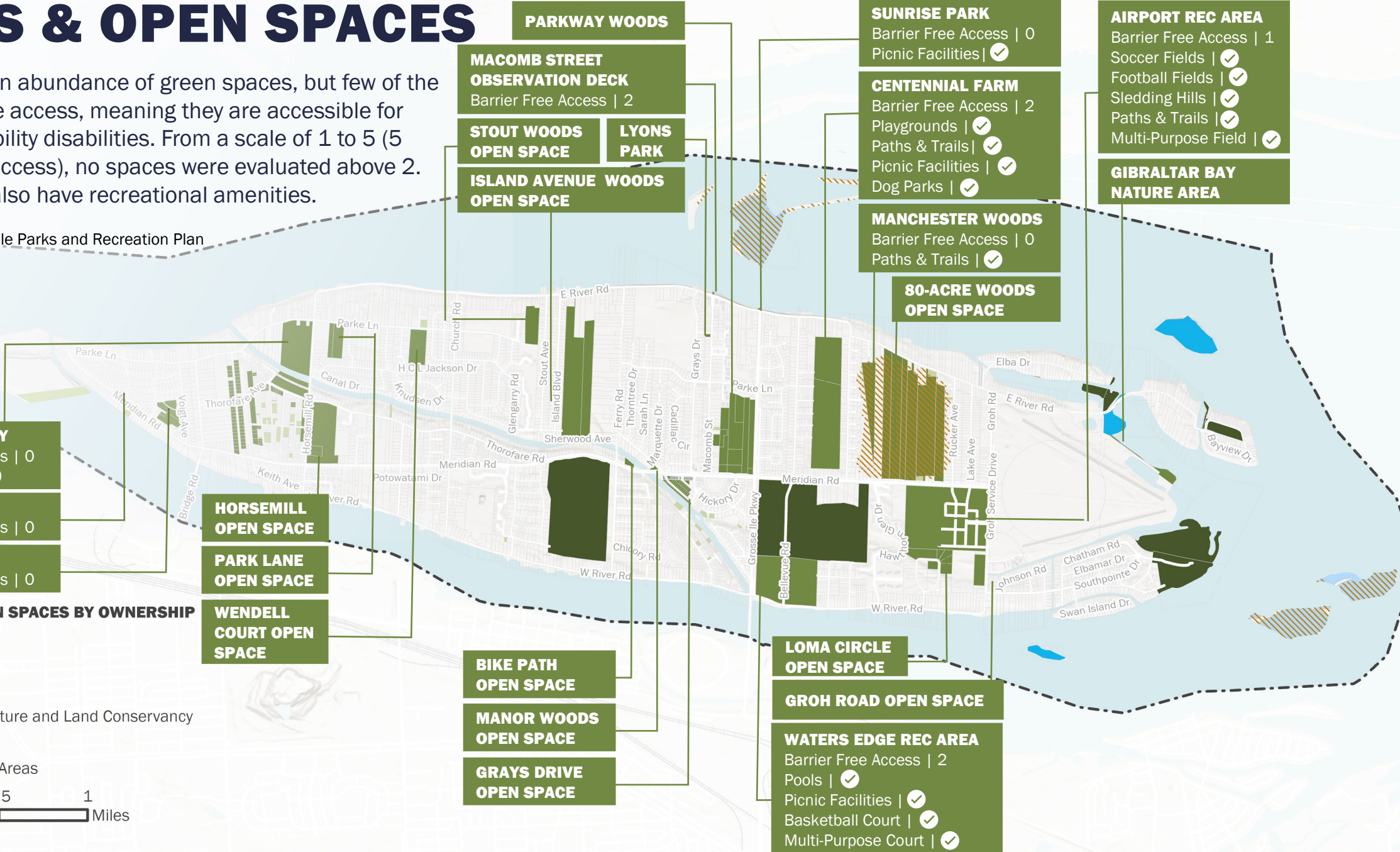
AIRPORT REC AREA
Barrier Free Access | 1
Soccer Fields | ✓
Football Fields | ✓
Sledding Hills | ✓
Paths & Trails | ✓
Multi-Purpose Field | ✓

GIBRALTAR BAY NATURE AREA

PARKS AND OPEN SPACES BY OWNERSHIP

- Federal
- State
- Township
- Grosse Ile Nature and Land Conservancy
- Private Clubs
- Core Habitat Areas

0 0.5 1 Miles



COMMUNITY WATERFRONT ACCESS

While there are plenty of waterfront views and boat access, most of these are privately owned. There are few opportunities for community access to the water, for both viewing and recreation.

CONSIDERATIONS

How can we enhance these connections to the waterfront?
Are there other opportunities in the future to enhance this connection?

MACOMB OVERLOOK

- ✕ Crossings
- ✓ ADA Access

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Enhanced landscaping



SUNRISE PARK

- ✕ Crossings
- ✕ ADA Access

Opportunity

- Wayfinding and placemaking
- Enhanced crossings
- Connection to trail network

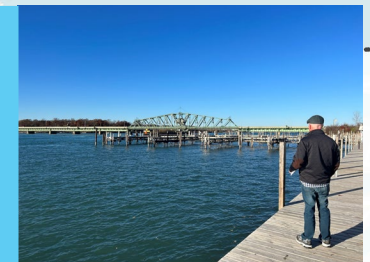


WATERS EDGE MARINA

- ✕ Crossings
- ✓ ADA Access

Opportunity

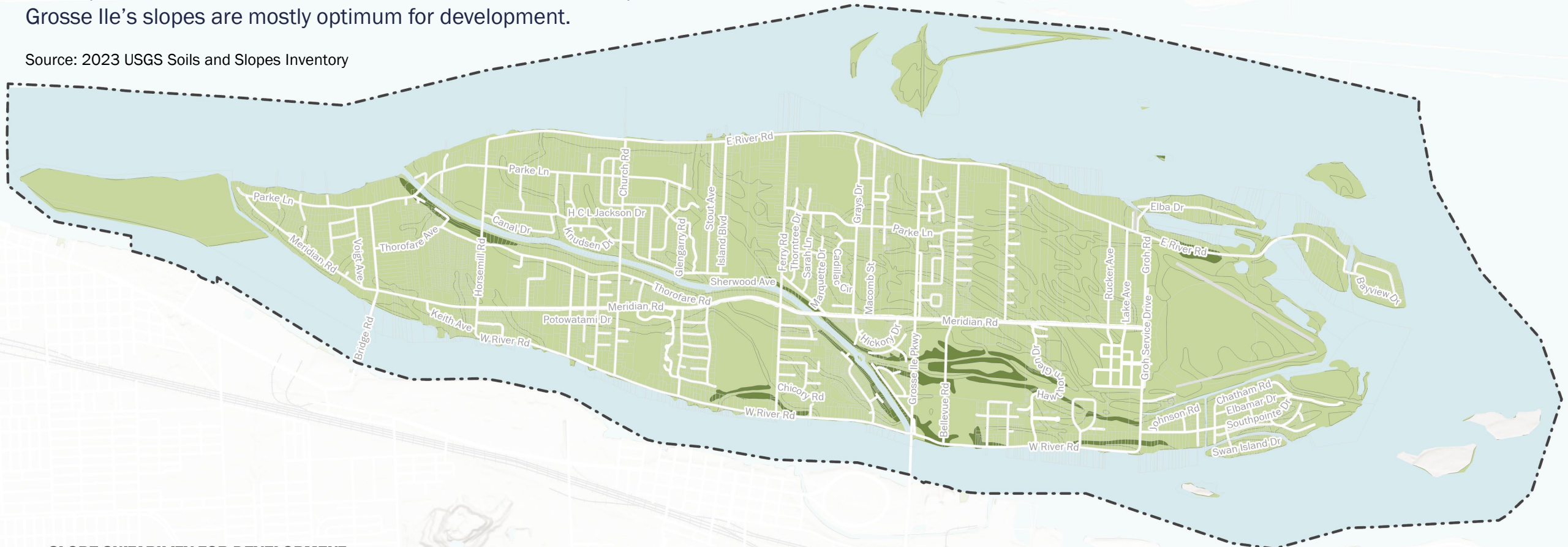
- Wayfinding and placemaking
- Enhanced crossings



SLOPE SUITABILITY

Slope plays a major factor in the ability to develop land or access public green spaces. Slopes over 18% are considered unsatisfactory for development and between 12-28% increase the cost of development. Grosse Ile's slopes are mostly optimum for development.

Source: 2023 USGS Soils and Slopes Inventory



SLOPE SUITABILITY FOR DEVELOPMENT

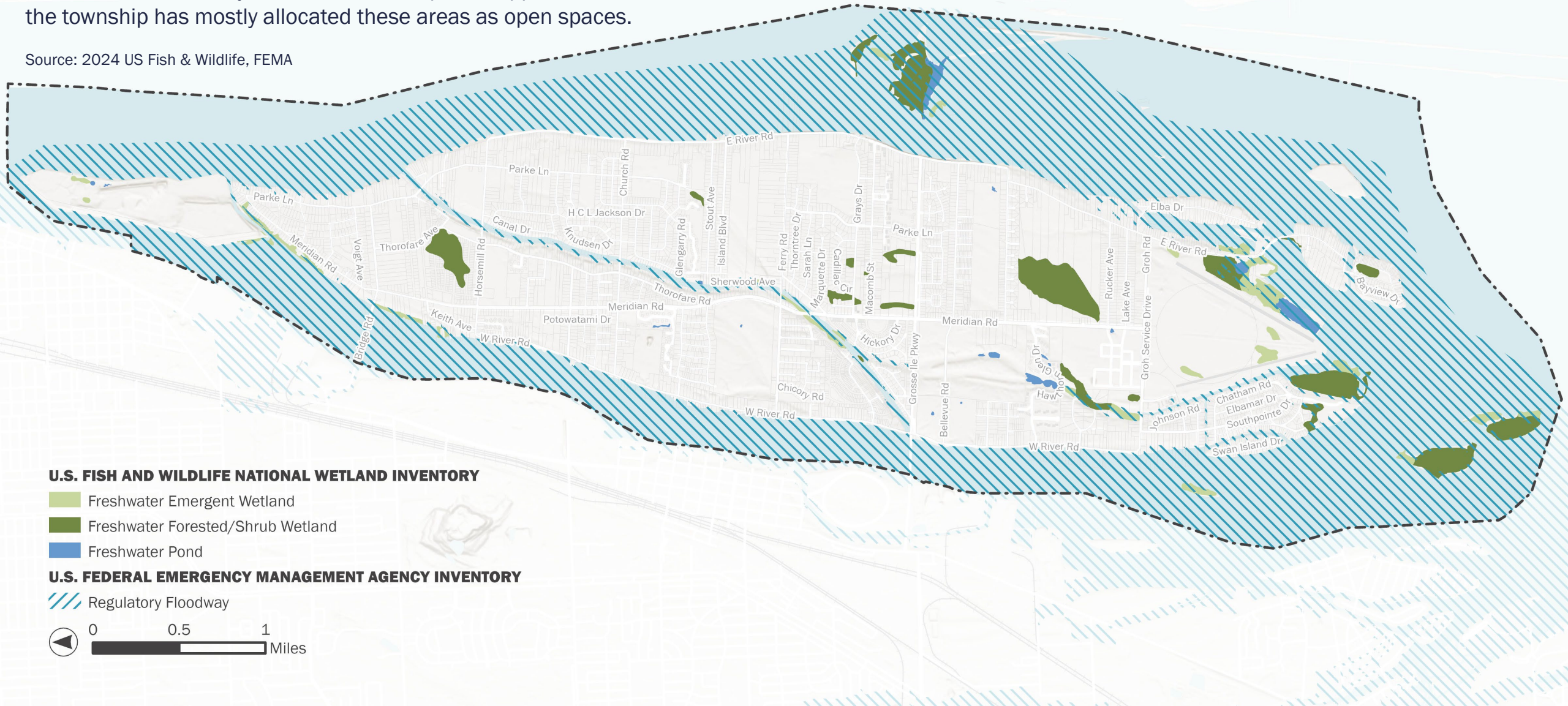
- Optimum Suitability (0-6% Slope)
- Satisfactory Suitability (6-12% Slope)



WETLANDS

Wetlands. Provide habitat for thousands of plants and animals. They are valuable not only for the local ecosystem, but also for flood protection, water quality, and shoreline erosion. They can restrict development opportunities in some areas, but the township has mostly allocated these areas as open spaces.


Source: 2024 US Fish & Wildlife, FEMA



U.S. FISH AND WILDLIFE NATIONAL WETLAND INVENTORY

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY INVENTORY

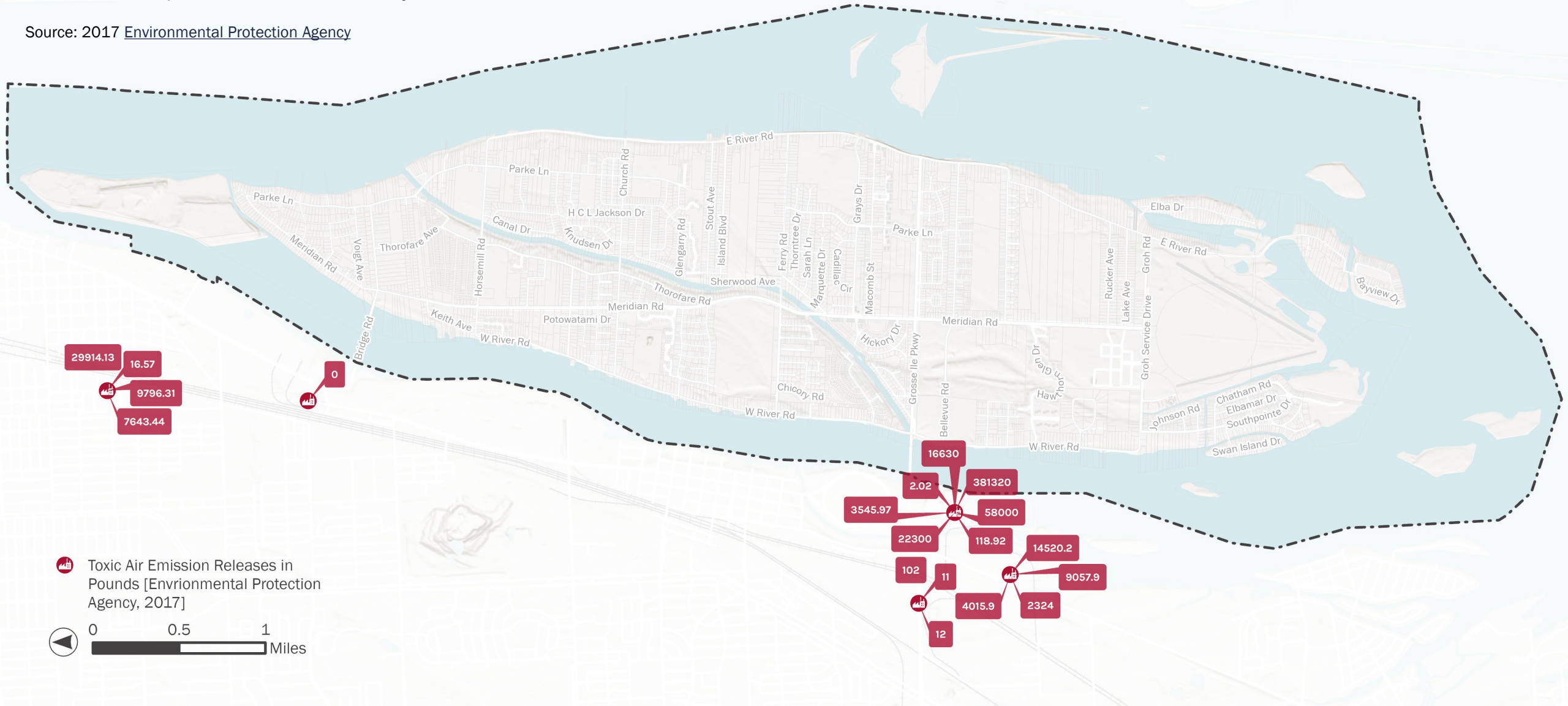
-  Regulatory Floodway



AIR QUALITY

While industrial operations in Grosse Ile don't contribute to toxic air emissions, nearby facilities can impact local air quality and should be considered as part of overall community health.

Source: 2017 [Environmental Protection Agency](#)



 Toxic Air Emission Releases in Pounds [Environmental Protection Agency, 2017]

 0 0.5 1 Miles

ARTS & CULTURE



SUMMARY

OBSERVATIONS

- The Macomb Street Vision Plan identified public art as a key placemaking opportunity. The DDA has prioritized opportunities for public art on Macomb Street through the Art on the Ile program.

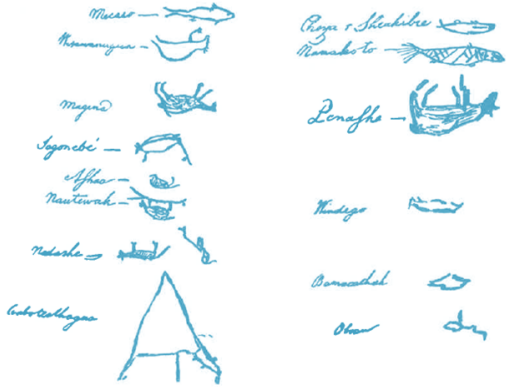
OPPORTUNITIES

- Use art and placemaking at key gateways, public waterfront access points, and locations along Macomb Street to establish a sense of place.
- Provide opportunities to highlight art by local artists and youth.

CONSIDERATIONS

- Who is curating the art of Grosse Ile?
- Who is creating the art?
- Is the art of Grosse Ile reflecting of the who we were, are, or want to be?
- Is this art unique to our story?

HISTORY



ORIGINAL TREATY



1793 MAP OF LAKE ST CLAIR AND GROSSE ILE



STOCKADE



SAINT JAMES CHURCH

1700S

Early 1700s

The area is first the ancestral land of the people of the Potawatomi and multiple tribal nations. It becomes a key trading post for them with the French.

French traders mark the island as “La Grosse Ile,” meaning the large island.

1776

The Potawatomi sign a treaty with Alexander and William Macomb. Many native tribes understood treaties to be an agreement to share land while Europeans took it as an agreement for ownership.

Mr. Ernest Stanton starts Westcroft Garden and Farm on the island, the oldest family owned and operated farm in the state of Michigan. Other development of the island is delayed due to the Revolutionary War, but gains traction again in 1783.

EARLY 1800S

1815

Grosse Ile becomes a military outpost.

1820s

Elizabeth Denison Forth purchases property in Grosse Ile and becomes the first Black female landowner in Michigan.

1866

When she passes. Elizabeth Denison Forth leaves savings for the construction of Saint James Episcopal Chapel, the oldest church on the island which still stands today.

HISTORY



RAILWAY COMPANY



ALEXANDER HOUSE HOTEL



WINDMILL POWERED HOMES



RAIL DEPOT

LATE 1800S

1873

The first rail line to the island, created by Canada Southern Railroad, allowed people to travel to the island in droves.

1874

The Alexander House Hotel was opened. While it burned down in 1880, it was a sign that the island was fast becoming a destination for people living in the city, encouraging families to later develop large estates on the island.

1894

Grosse Ile lighthouse is constructed, guiding ships between Grosse Ile and the Canadian shore.

EARLY 1900S

1909

Windmills are constructed on the east and west side of the island near the water to help firemen pump water. Before, they were used to help residents pump water for their farms and homes.

1913

Grosse Ile Toll Bridge is opened.

1914

Grosse Ile is established as a township.

1920s

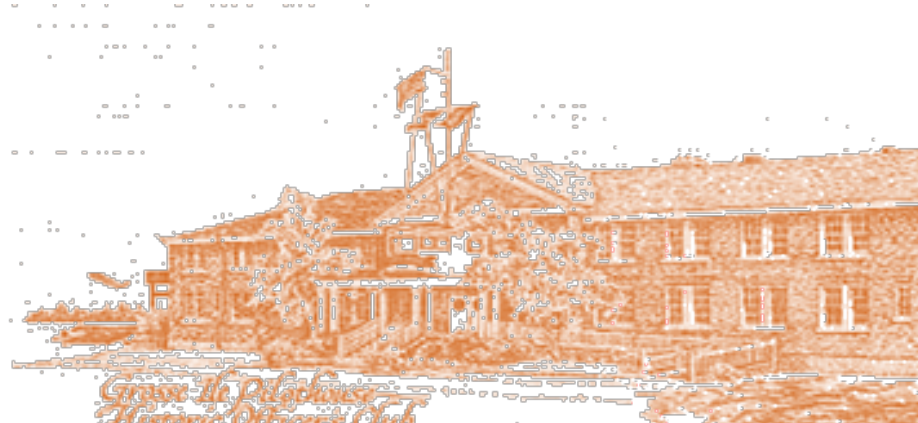
Rail lines, often used by students traveling to Detroit for school or work and visitors coming to the ile, go out of style with the rise of the automobile.

Source: Grosse Ile Historical Society

HISTORY



BICYCLISTS ON THE FREE BRIDGE



GROSSE ILE PILOTHOUSE



ORIGINAL GROSSE ILE LIGHTHOUSE

EARLY 1900S

1929

The U.S. Naval Air Station opens, causing huge growth for the island.

1931

The Wayne County “Free” Bridge is opened by removing the tracks from the former rail bridge to accommodate the rapidly growing island population.

1942

The Naval Air Station expands during World War II as a vital center for flight training.

LATE 1900S

1963

Grosse Ile lighthouse is turned off but stands to this day as a sentinel of the river and landmark for small boaters

1969

The Naval Air Station officially closes. It now operates as the Municipal Airport.

Source: Grosse Ile Historical Society

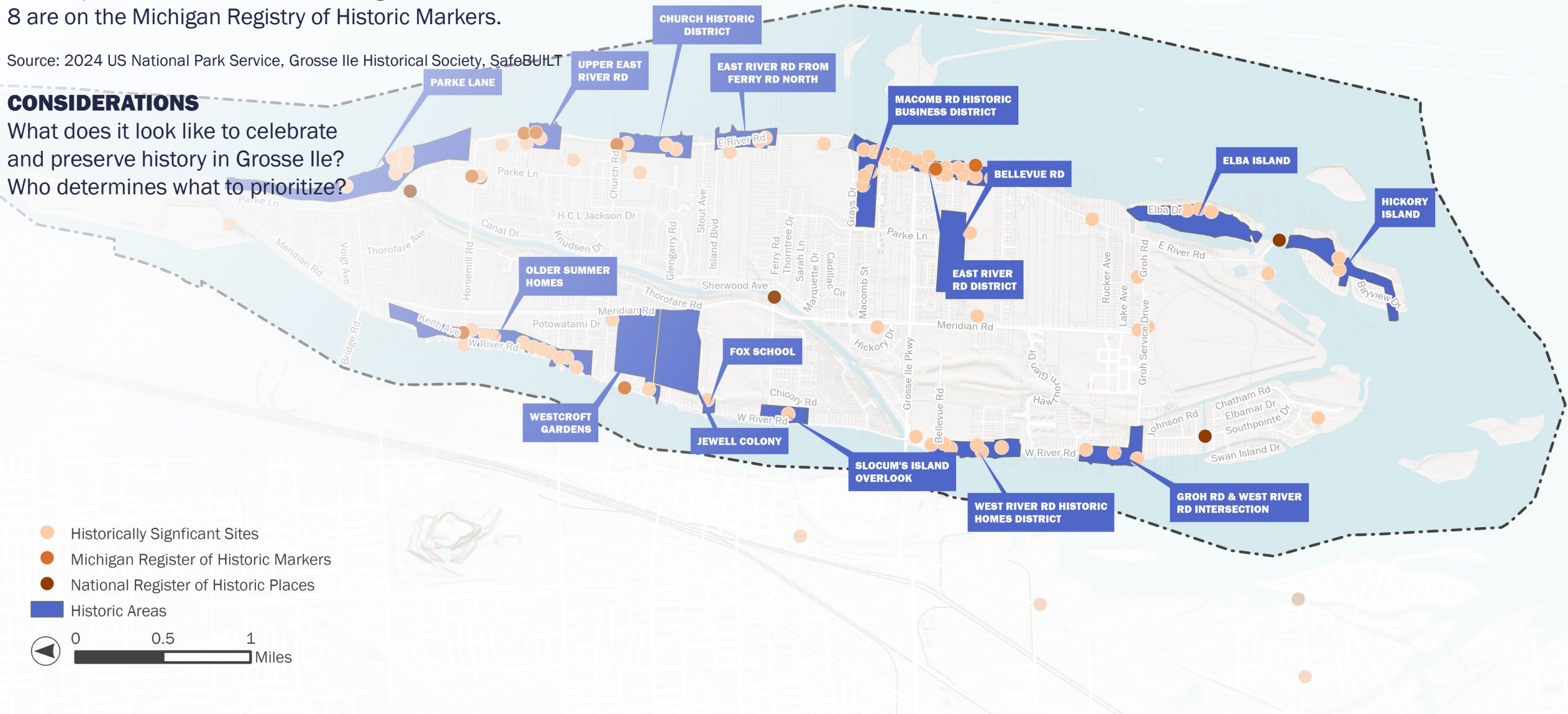
HISTORIC DISTRICTS

Of the 90 historically significant sites identified by the Grosse Ile Historical Society and 16 historic areas identified during the prior master plan, 5 are on the National Register of Historic Places and 8 are on the Michigan Registry of Historic Markers.

Source: 2024 US National Park Service, Grosse Ile Historical Society, SafeBUILT

CONSIDERATIONS

What does it look like to celebrate and preserve history in Grosse Ile?
Who determines what to prioritize?

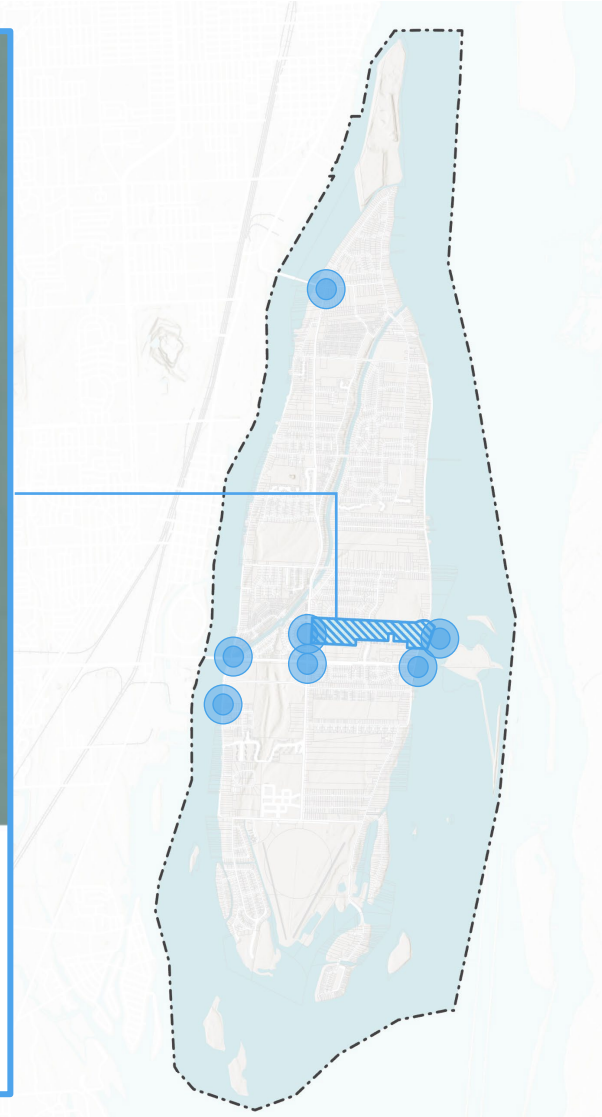
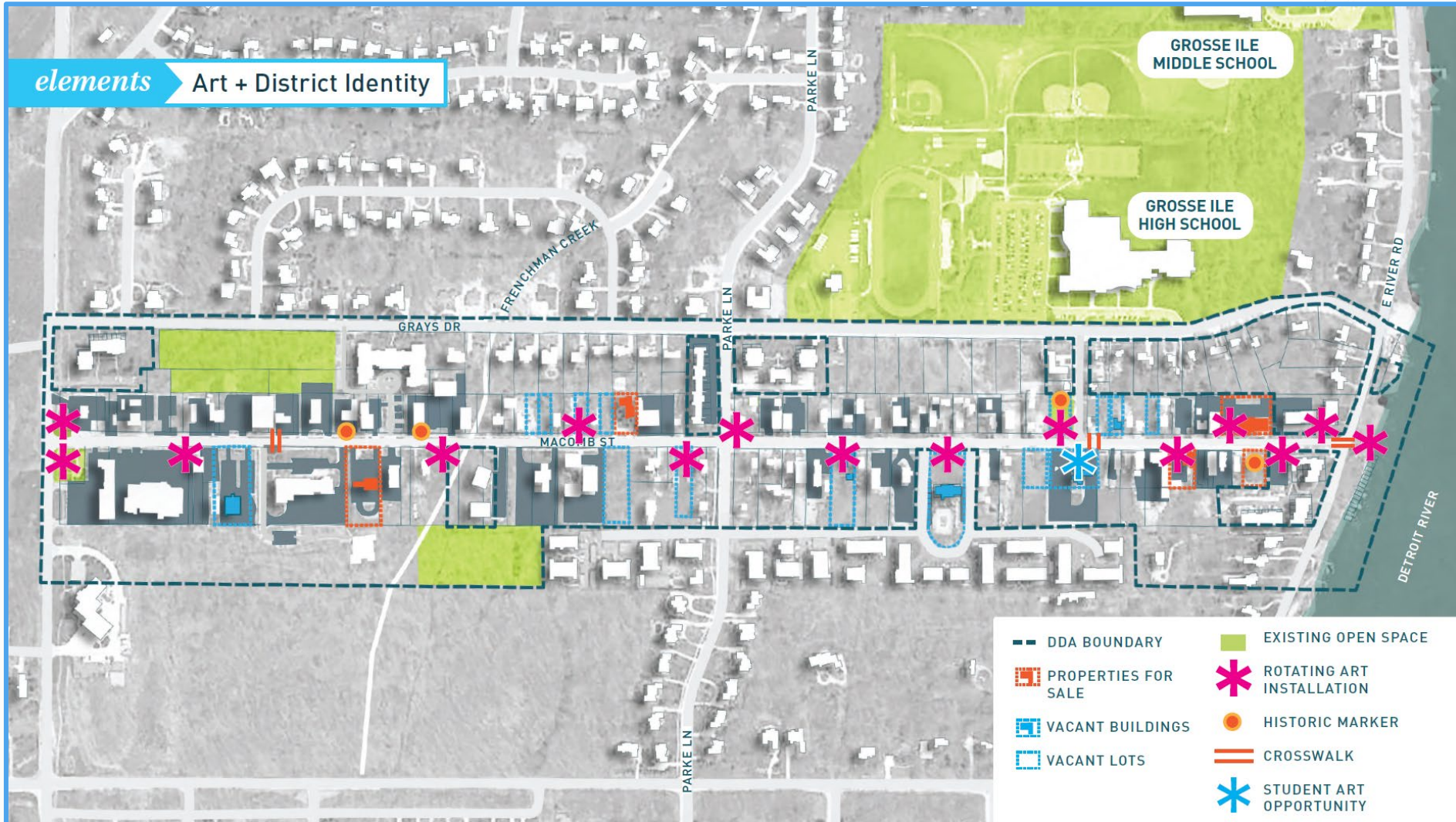


- Historically Significant Sites
- Michigan Register of Historic Markers
- National Register of Historic Places
- Historic Areas



ARTS

Most community art in the Township is located on Macomb Street thanks to the Art on the Ile Program. There are opportunities to expand this program using rotating art installations or extending arts installations to other community gateways. Other opportunities could be key gateways and waterfront access points.



Source: Macomb Street Master Plan, 2020

SUMMARY

OBSERVATIONS

- Internet access and cell phone connection are commonly mentioned community weaknesses.
- Grosse Ile has a built-out system of water and sewer utilities which can be more efficiently used by future development.
- The environment and geographic location of the Township is advantageous for renewable energy.

OPPORTUNITIES

- Develop public wi-fi hotspots.
- Promote development opportunities near existing township infrastructure and utilities.
- Allow and advertise opportunities for renewable energy.

CONSIDERATIONS

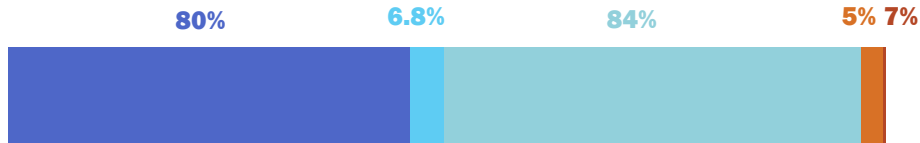
- Where should renewable energy be incorporated?
- How well are Township utilities serving residents?

INTERNET ACCESS

INTERNET ACCESS

7% of households across the Township don't have any internet subscription.

Source: 2022 American Community Survey 5-Year Estimates



- Cellular data plan
- Cellular data plan with no other type of Internet subscription
- Broadband such as cable, fiber optic or DSL
- Satellite Internet service
- Without an Internet subscription

PUBLIC INTERNET

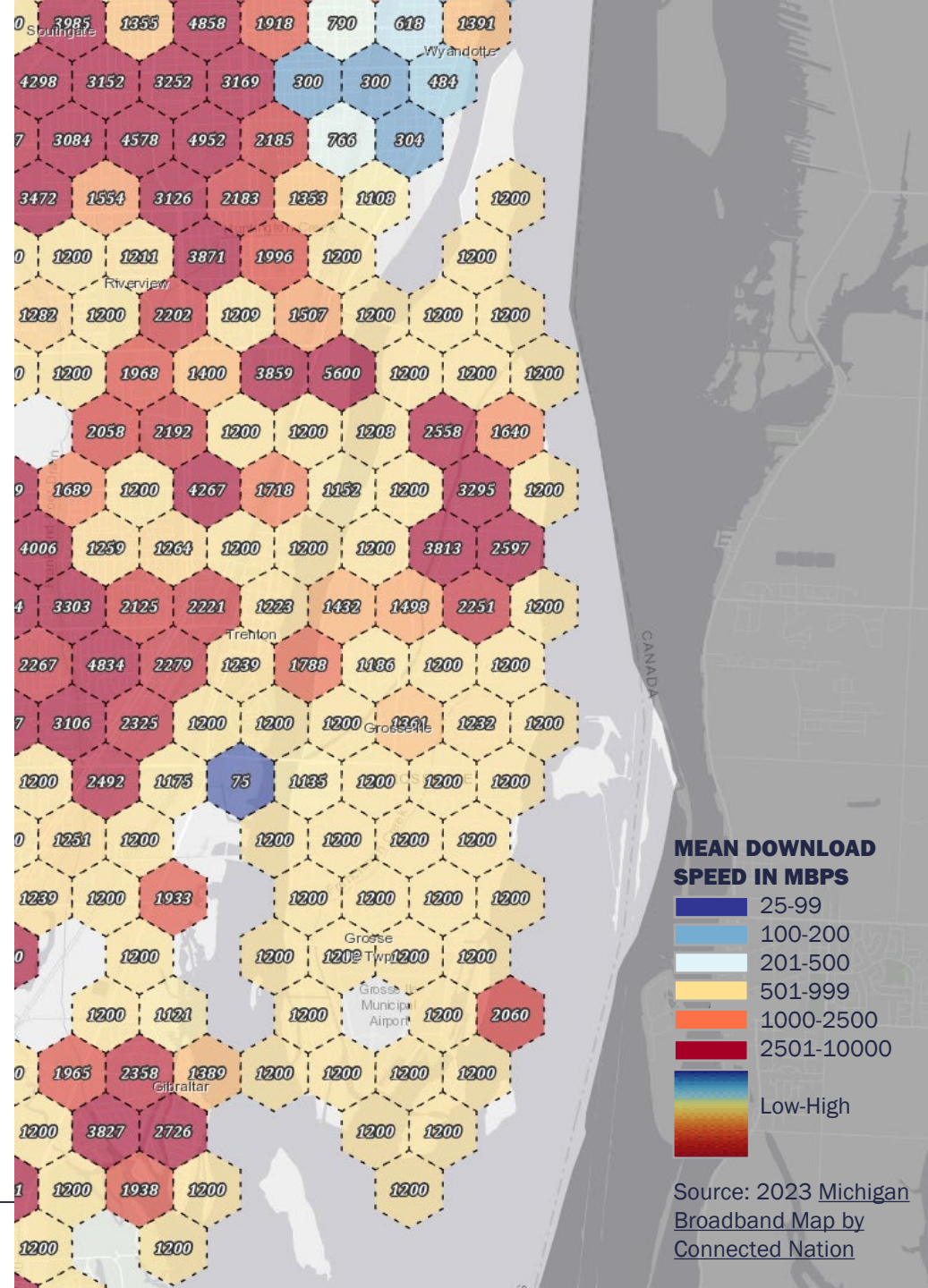
All wi-fi connections are currently privately managed by businesses or residents. There are no public wi-fi spots on the island.

Source: 2024 [Michigan Wifi Hotspots Map by Connected Nation](#)



INTERNET SPEED

Grosse Ile has broadband connectivity across its islands, but download speed isn't as high as other communities. Community members have also shared that coverage is more spotty on the eastern side of the island near the international border. This indicated a need for quality broadband speed and expanded cell service.



MEAN DOWNLOAD SPEED IN MBPS

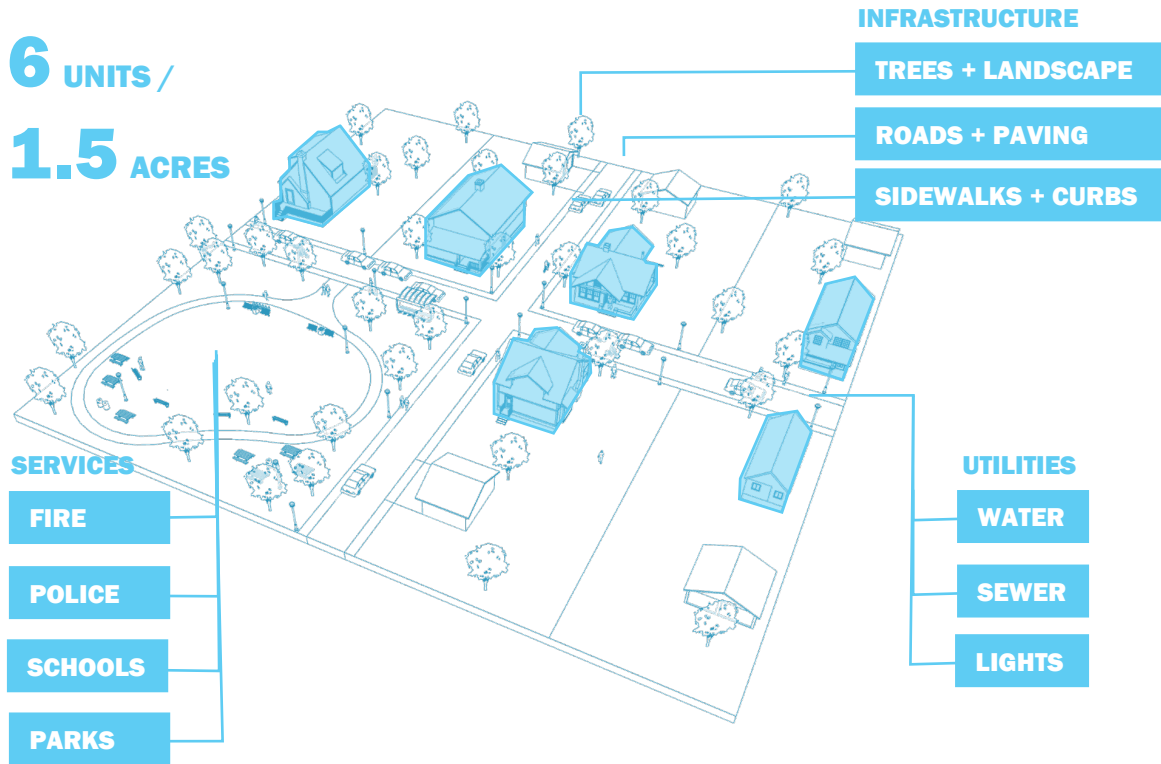
- 25-99
- 100-200
- 201-500
- 501-999
- 1000-2500
- 2501-10000
- Low-High

Source: 2023 [Michigan Broadband Map by Connected Nation](#)

INFRASTRUCTURE + UTILITIES

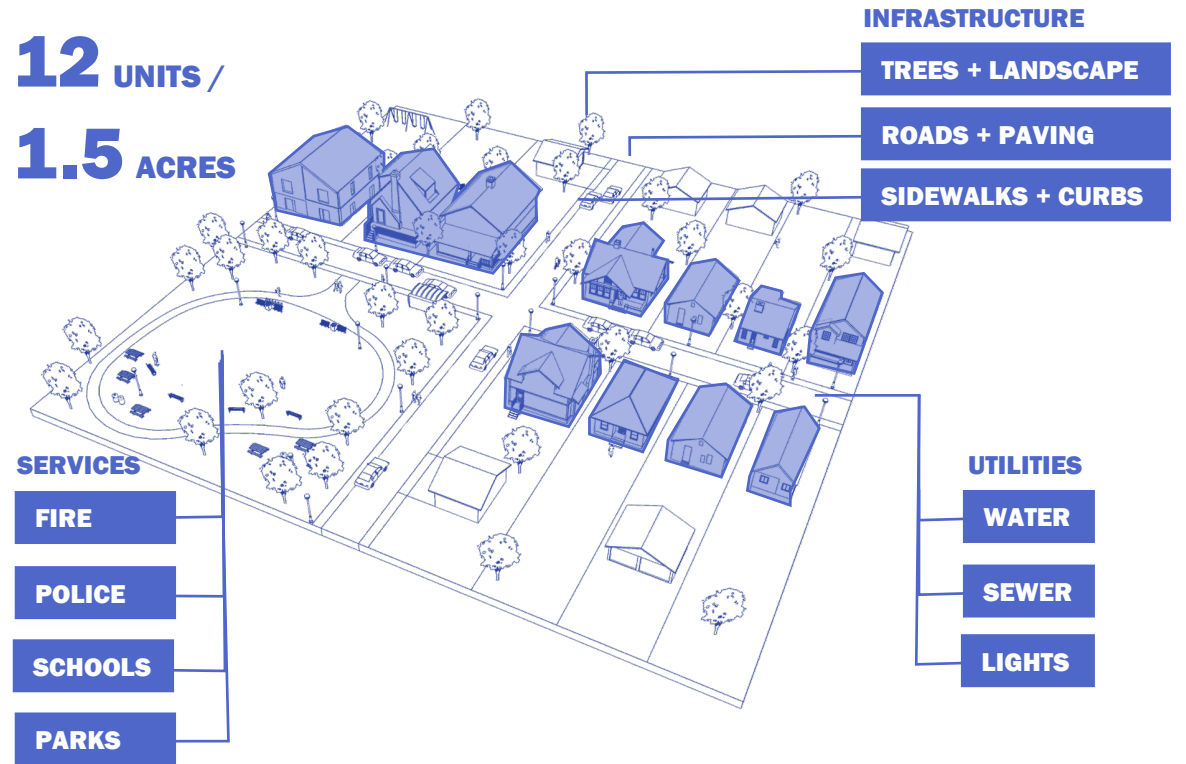
LOW DENSITY INCREASES COST

Having homes on larger lots means Township infrastructure needs to spread to reach these homes, increasing the cost to each home to provide these services.



INCREASING DENSITY SHARES COSTS

While this low density is fitting in some neighborhoods, others could increase density in a way that fits the surrounding neighborhood on available lots connected to existing infrastructure, helping keep construction costs lower and making more efficient use of Township infrastructure, utilities, and services.

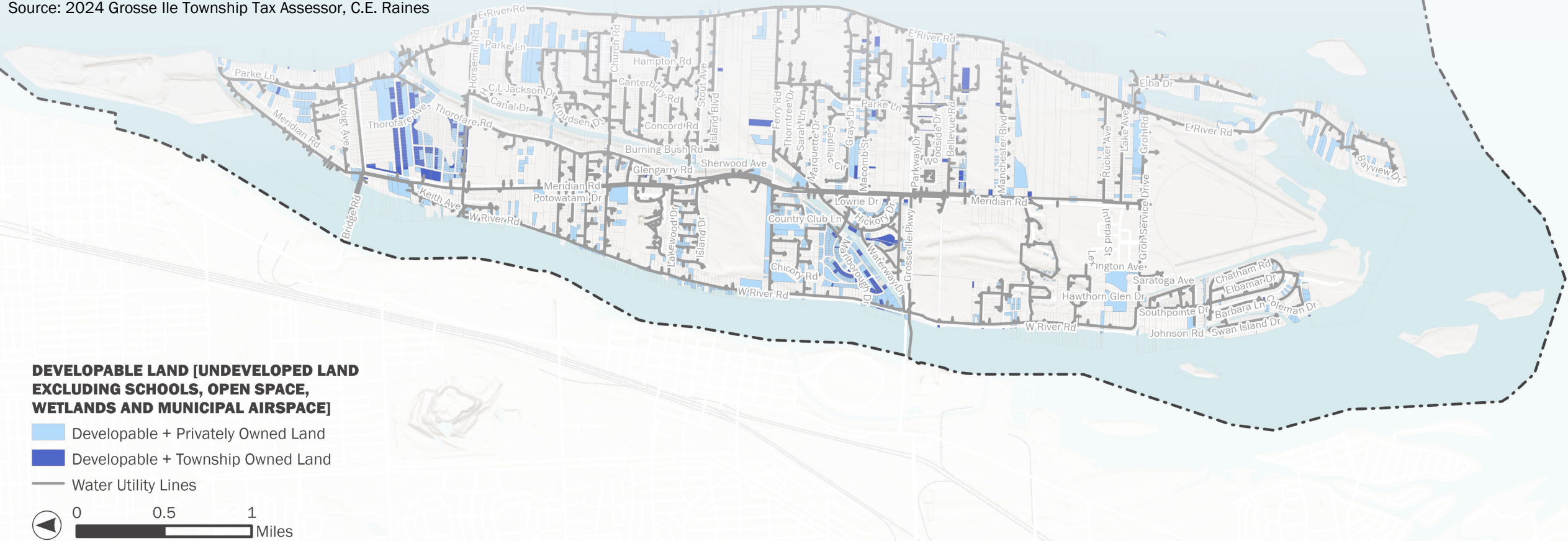


INFRASTRUCTURE + UTILITIES

WATER

Any future development on undeveloped land should be done with careful consideration about the impact to the Townships capacity for infrastructure and quality of service. Development should be prioritized first around areas where existing infrastructure and utilities exist. 85% of developable land acres are already connected to Township water lines.

Source: 2024 Grosse Ile Township Tax Assessor, C.E. Raines

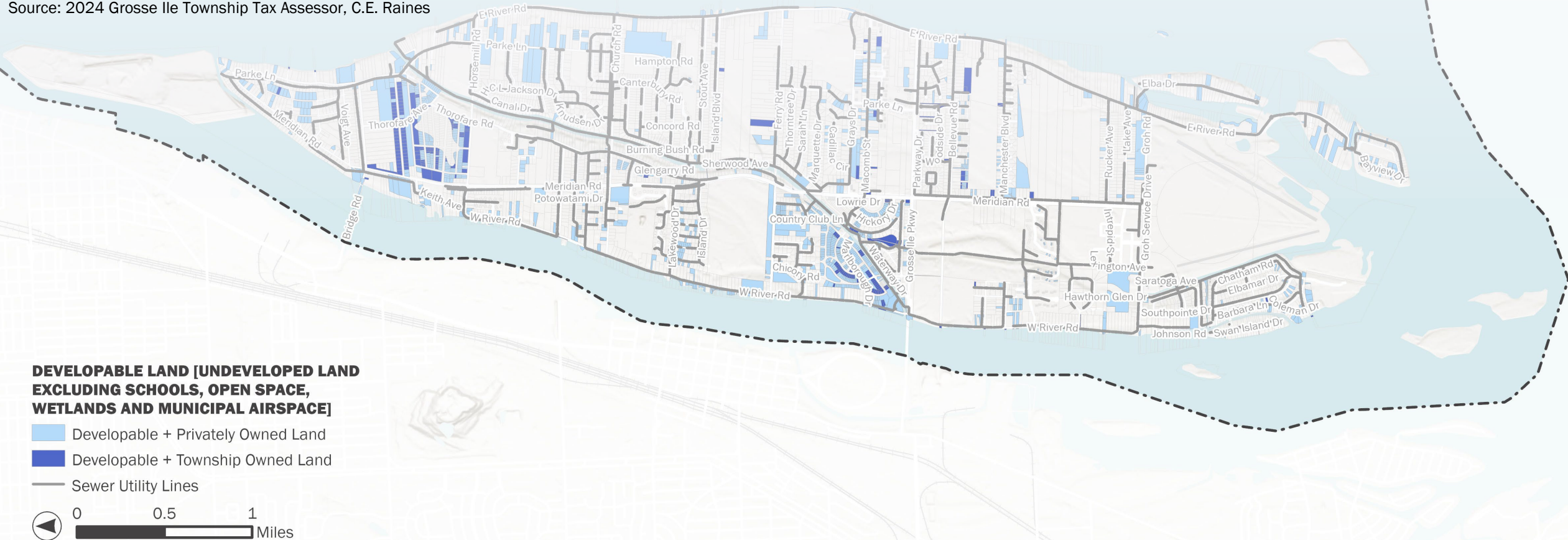


INFRASTRUCTURE + UTILITIES

SEWER

Any future development on undeveloped land should be done with careful consideration about the impact to the Township's capacity for infrastructure and quality of service. Development should be prioritized first around areas where existing infrastructure and utilities exist. 3 in 4 developable land acres are already connected to Township sewer lines.

Source: 2024 Grosse Ile Township Tax Assessor, C.E. Raines



RENEWABLE ENERGY

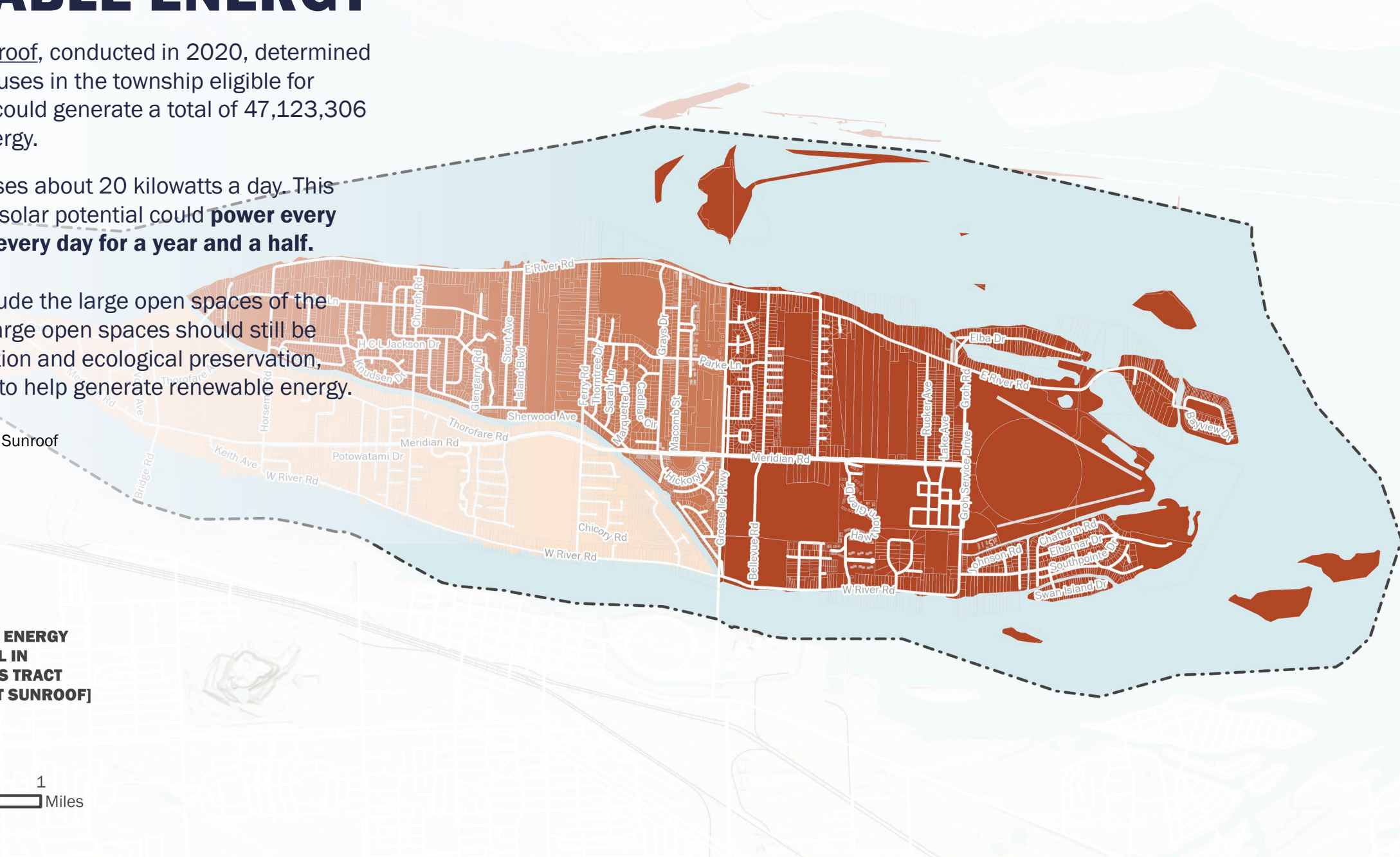
Google's Project Sunroof, conducted in 2020, determined there were 2,530 houses in the township eligible for rooftop solar, which could generate a total of 47,123,306 kilowatts of solar energy.

The average home uses about 20 kilowatts a day. This means that the total solar potential could **power every home on the island every day for a year and a half.**

This study didn't include the large open spaces of the island. While some large open spaces should still be prioritized for recreation and ecological preservation, some could be used to help generate renewable energy.

Source: 2020 Google Project Sunroof

TOTAL ROOFTOP SOLAR ENERGY GENERATION POTENTIAL IN KILOWATTS BY CENSUS TRACT [2020 GOOGLE PROJECT SUNROOF]



RENEWABLE ENERGY

ENERGY POTENTIAL

A 2020 study by the Environmental Protection Agency on the renewable energy potential of brownfields also determined that Grosse Ile's brownfield (Commerce Park and the airport) has potential for...

SOLAR ENERGY



GEOTHERMAL ENERGY



FACILITY-SCALE WIND UTILITIES

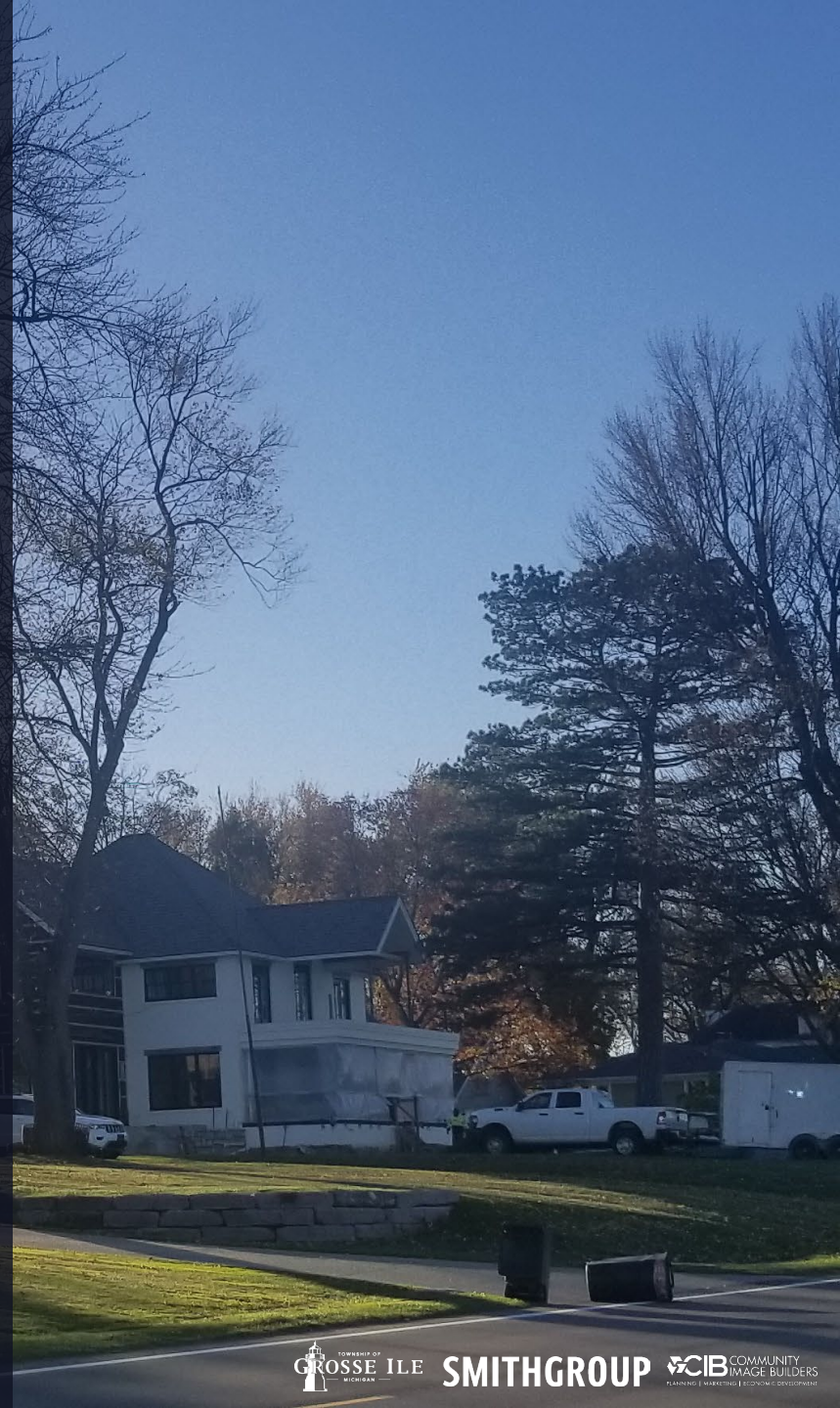


While this study focused on the brownfield itself, it is likely surrounding areas would also be strong fits for these types of renewable energy sources. Any wind collectors would need to meet FAA standards.

Source: 2020, Environmental Protection Agency



LAND USE & DEVELOPMENT



SUMMARY

OBSERVATIONS

- The development market has changed since the pandemic, meaning it can be hard to make smaller development projects to get funded and developed.

OPPORTUNITIES

- Streamline the development process.
- Define the vision for development at priority development sites supported by the Township or DDA.
- Vet opportunities to update the zoning code with the public.

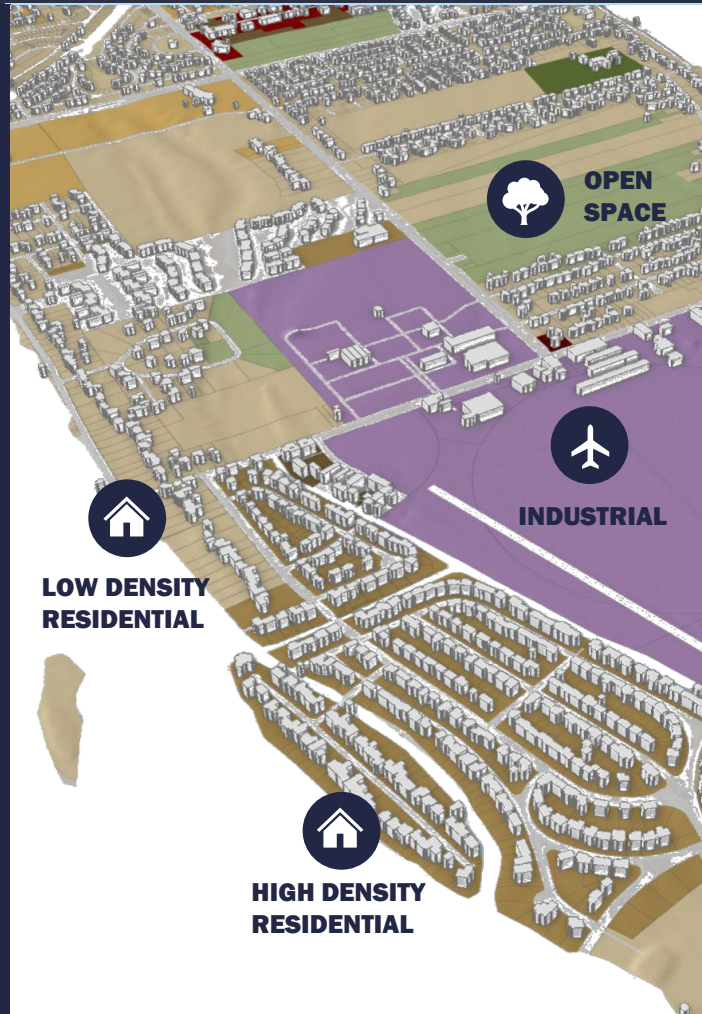
CONSIDERATIONS

- What does the future of Waters Edge look like?
- What does the future of Macomb Street look like?
- What does the future of Commerce Park look like?

FUTURE LAND USE & ZONING

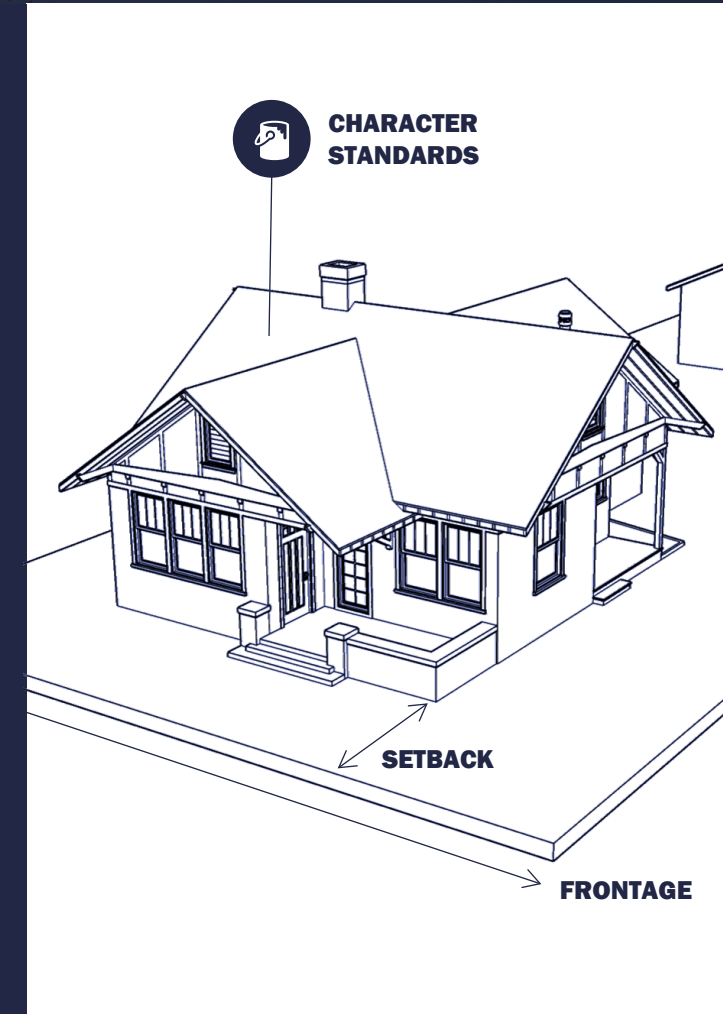
FUTURE LAND USE

- Defines what an area *should* look and feel in the future
- Set the parameters for which uses are most compatible with each other and where they should be located in the Township
- Uses Place Types that are flexible to change and based on what could be there in the future
- Adopted under the Michigan Planning Enabling Act of 2008, as amended



ZONING

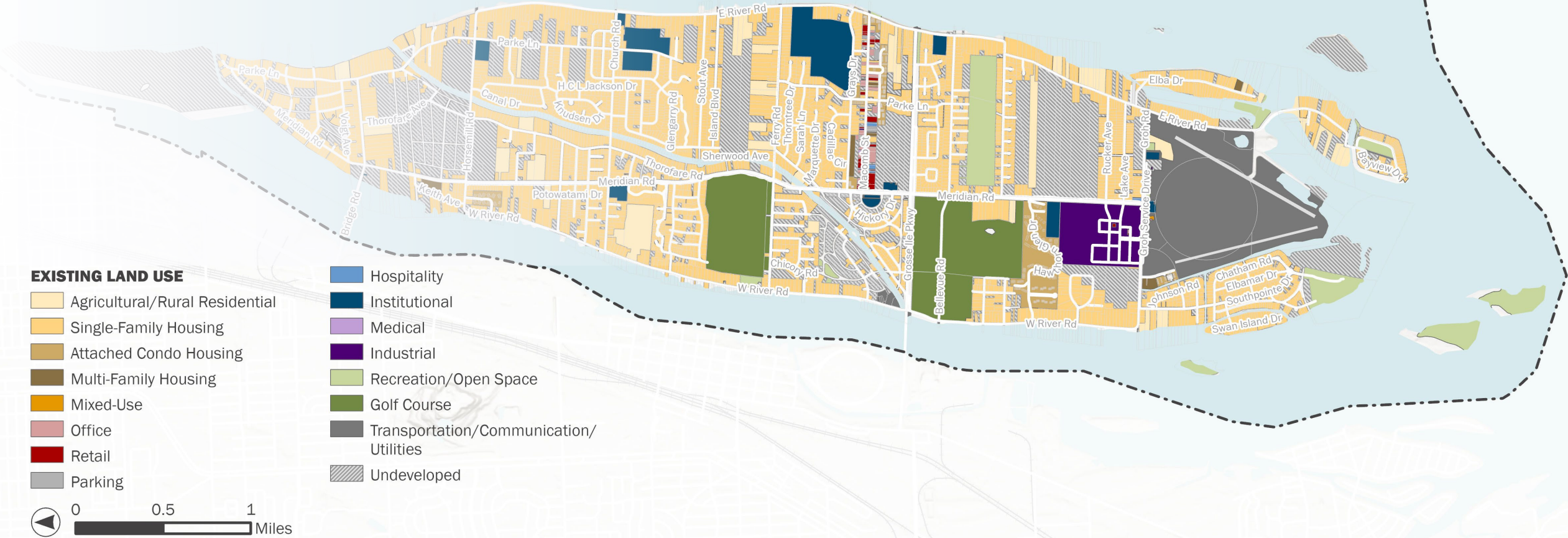
- Defines what an owner can and cannot *legally* do with their property
- Set the rules and regulations for property development, such as building height, form, and setback
- Uses Districts which are rigid, require a formal amendment process to change, and are based on what currently exists
- Adopted under the Zoning Enabling Act of 2006, as amended



EXISTING LAND USE

Most of Grosse Ile is residential with uses that support these residents distributed in pockets throughout the island, such as community open space, schools and institutions, and undeveloped land. Commerce Park and Macomb Street differ from this pattern and are key development opportunity sites that could be used differently from the rest of the township.

Source: [SEMCOG 2050 Regional Development Forecast](#)



ZONING

With zoning as such a key tool for development, the Master Plan will provide recommendations for future zoning changes to ensure this tool is used to meet the vision of the community and best serve Grosse Ile as a whole.

Source: 2024 Grosse Ile Township Assessor



ZONING BY DISTRICT

- R1A Single Family Residential
- R1B Single Family Residential
- R1C Single Family Residential
- R1D Single Family Residential
- R1F Single Family
- R2 Low Density Multi-Family Residential
- R3 Medium Density Multi-Family Residential
- C1 Convenience
- MSD Macomb Street
- A1 Airport District
- O1 Open Space
- PRD Public Recreation District
- SE Special Environmental
- R1E Overlay District



ZONING

Zoning should change when community values and needs change. The catalyst for this can be changing development needs, growth changes, and alignment with best practices and laws. Keeping an eye on significant changes in lot dimensions and developable land can assist with ordinance updates and supporting new development needs.

Source: 2024 Grosse Ile Township Assessor

The median frontage is far lower than the minimum lot width requirements in these districts. These could be revisited.

		TOTAL ACREAGE	DEVELOPABLE ACREAGE <i>excluding active schools, municipal airport, open space, and wetlands</i>	AVERAGE LOT SIZE IN ACRES	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MEDIAN FRONTAGE	MEDIAN DEPTH
R-1-A	Single-Family Residential District	1158	93	1.76	30000	80	90	385
R-1-B	Single-Family Residential District	2001	311	0.57	16000	80	56	143
R-1-C	Single-Family Residential District	68	3	0.79	6500	40	51	165
R-1-D	Single-Family Residential District	523	98	0.77	20000	100	65	153
R-1-E	Single-Family Residential Overlay District	3750		0.78	30000	125	-	-
R-1-F	Hickory Island Single-Family Residential District	33	4	0.52	10000	40	143	115
R-2	Low-Density Multiple-Family Residential District	182	15	0.26	16000	100	100	229
R-3	Medium-Density Multiple-Family Residential District	24	4	0.09	16000	100	4	0
R-4	Mobile Home Park District	-		-	15ac	40	-	-
C-1	Convenience Commercial District	1.5		0.72	25000	none	85	277
MSD	Macomb Street District	55	18	0.44	none	none	79	185
A-1	Airport and Light Industrial District	600	71	46.1	none	based on the street, varies from 10-100ft	10	15
SE	Special Environmental District	344		85.9	none	none	1365	772
O-1	Open Space District	405	8	3.8	none	none	137	240
PRD	Public Recreation District	25		-	none	none	-	-

ZONING ANALYSIS

METHODOLOGY AND ASSUMPTIONS

Methodology

- Total Acres, Developable acres, and average lot size were calculated from the Zoning parcel dataset provided by the township
- Median Frontage and Depth were calculated from the Township Assessor Data
- Average refers to the median value not the mode.

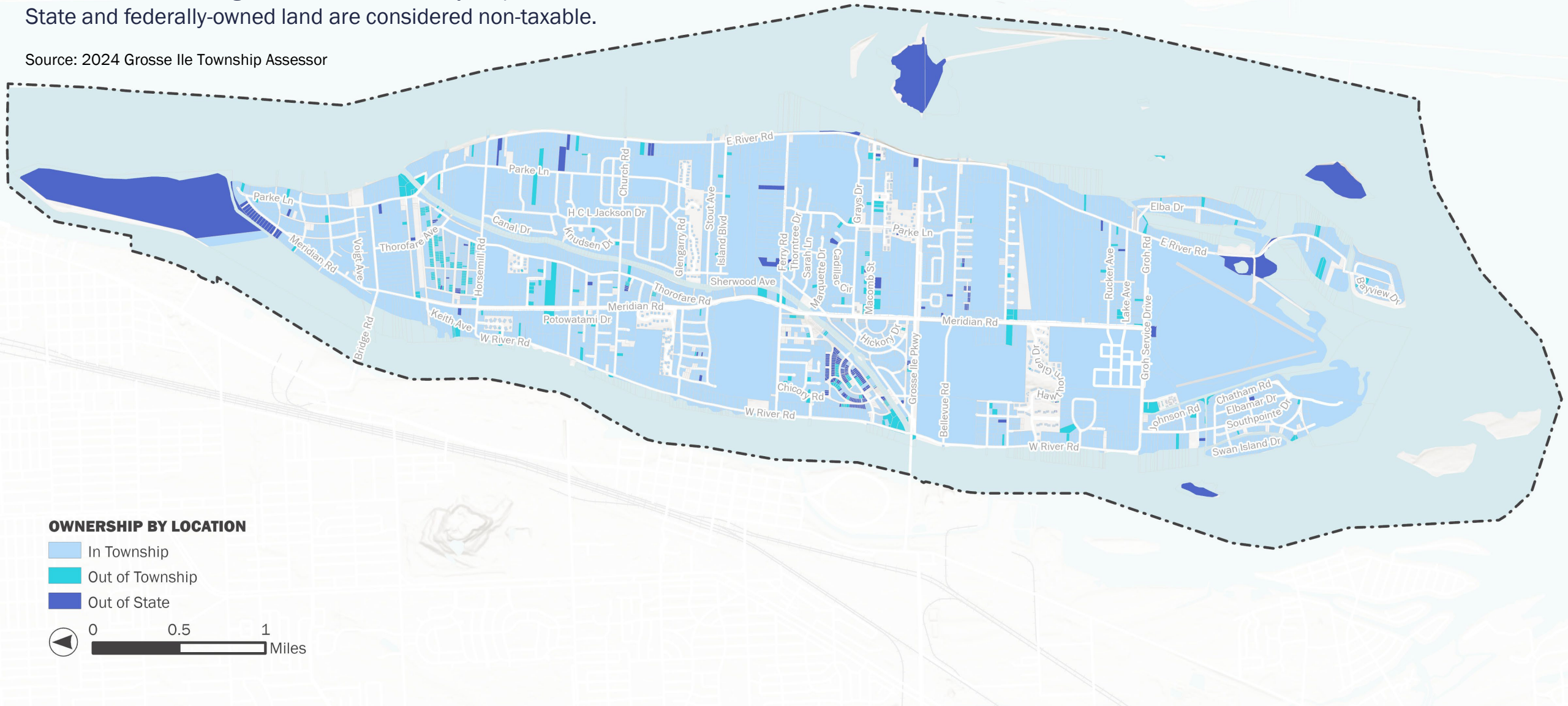
Assumptions

- **Assessor Data does not match Zoning.** Since the zoning parcel data does not contain lot dimensions we used the assessor data which in part did not match in some areas with the district assignment for some parcels (PRD, C-1, SE).
- **Frontages will not always align with minimum required.** They almost never do in a mature community. This is in part because zoning came about after most of these lots were subdivided. Newer lots are required to meet that minimum only. Also, in Grosse Ile is because of the way the condominium parcels are added in GIS, amount of easement and flag lots, and the unique needs of irregular lots.

OWNERSHIP

Much of the land in Grosse Ile is owned by people who live on the island. Most out-of-township or out-of-state land is owned by the state and federal government or owned by corporations. State and federally-owned land are considered non-taxable.

Source: 2024 Grosse Ile Township Assessor



OWNERSHIP BY LOCATION

- In Township
- Out of Township
- Out of State



DEVELOPMENT

COST OF DEVELOPMENT

There are five major contributors to the cost of housing and development. While the pandemic has contributed to the rising cost of materials and labor, the Township does have control over the development process and some land that can make it easier to develop the types of things community members want to see.

