

Community Description





Source: ACS 2015 5-Year Estimates



PITTSFIELD PROFILE

LOCATION

Pittsfield Township has a land area of 27.4 square miles. The Township is located in southeast Washtenaw County, Michigan. It is bordered on the north by the City of Ann Arbor, and by the City of Saline to the southwest. The city of Ypsilanti is less than a mile to the east. The Township also shares borders with the Townships of Lodi, Ann Arbor, Ypsilanti, and York. Pittsfield is transected by I-94 and US-23.

HISTORY

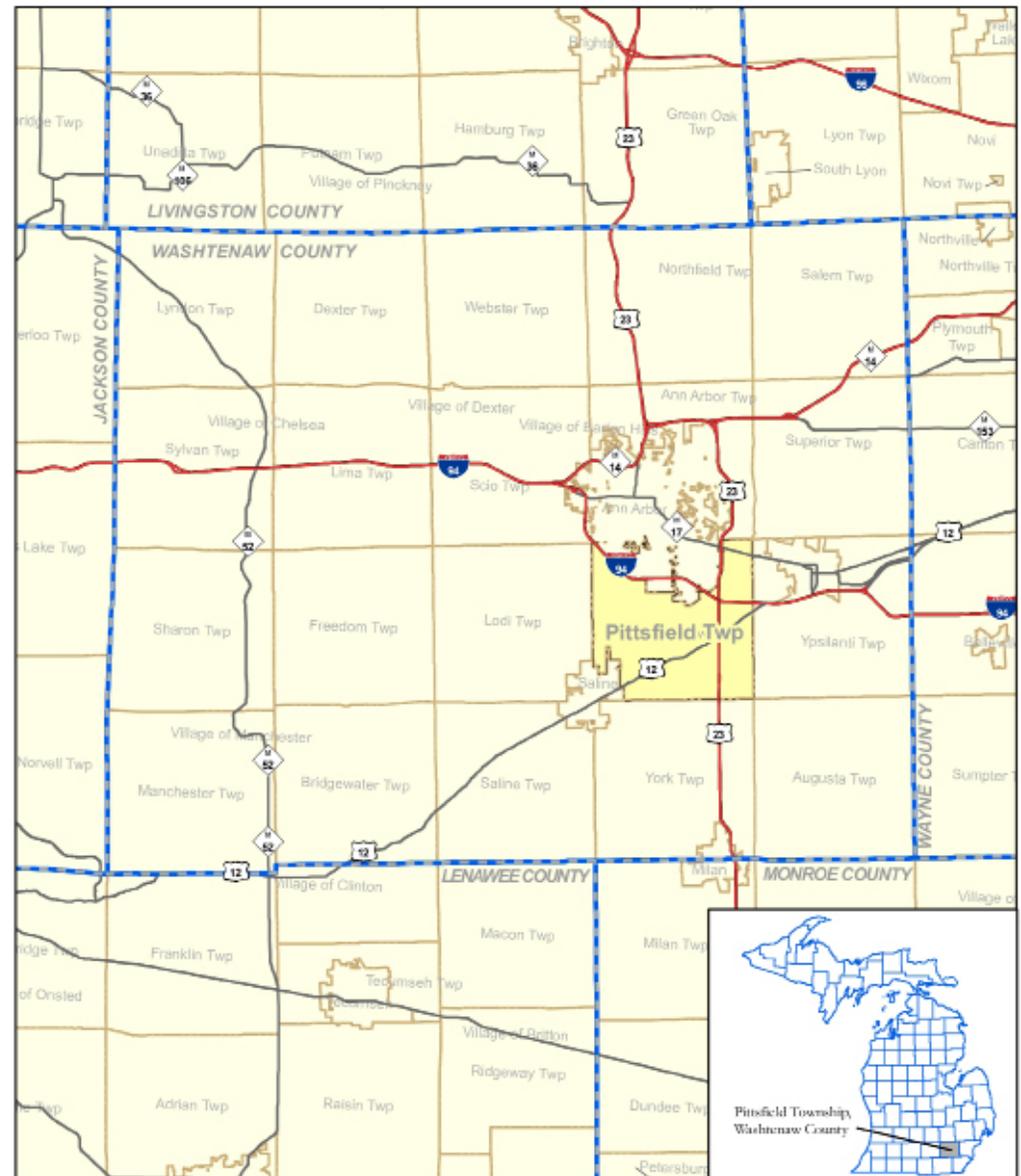
In 1824, Geo. W. Noyes made the first purchase of the federal land that would later become Pittsfield Township. This land is located in what is now Section 10 of the Township; section 10 is located between Platt and Stone School Roads, bordered by Packard Road on the north and Ellsworth Road on the south. Most of this area has been annexed by the City of Ann Arbor.

This area, once part of Wayne County, became Ann Arbor Township in 1827. The population consisted of mostly immigrants from eastern states such as New York and Pennsylvania. By 1830, the land had been divided between Ann Arbor, Ypsilanti, and Saline Townships.

The Township was originally named Pitt Township for William Pitt, Earl of Chatham. The Sixth Legislative Council of the Territory of Michigan passed the Act enabling the organization of the "Township of Pitt" on March 7, 1834. This name was retained until March 22, 1839 when it was changed to "Pittsfield Township" by act of the Michigan State Legislature. One hundred and thirty-three years later in 1972, the residents of Pittsfield Township voted to become a charter township, at which time, our community became known, as it is today, as "Pittsfield Charter Township."

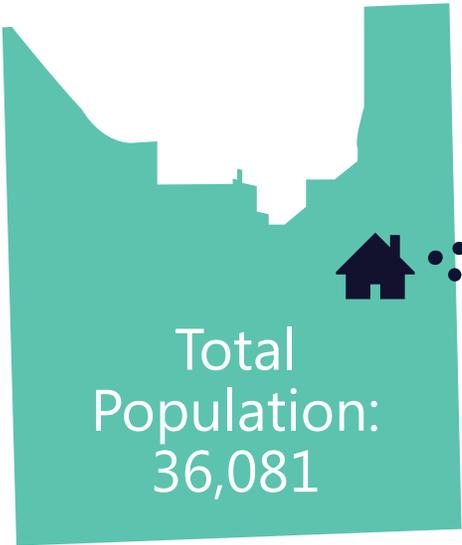
While there has been relatively steady population growth in Pittsfield since the turn of the 19th century starting at just over 1,000 residents, there was a tremendous increase when the population more than doubled between 1980 and 2000 going from 12,986 to 30,167. Between 2000 and 2010 Pittsfield Township's population grew to 34,663.

www.pittsfield-mi.gov/history



Source: McKenna Associates

SNAPSHOT OF PITTSFIELD TOWNSHIP



Avg. Household
Size: 2.43

Median
Household
Income: \$67,183

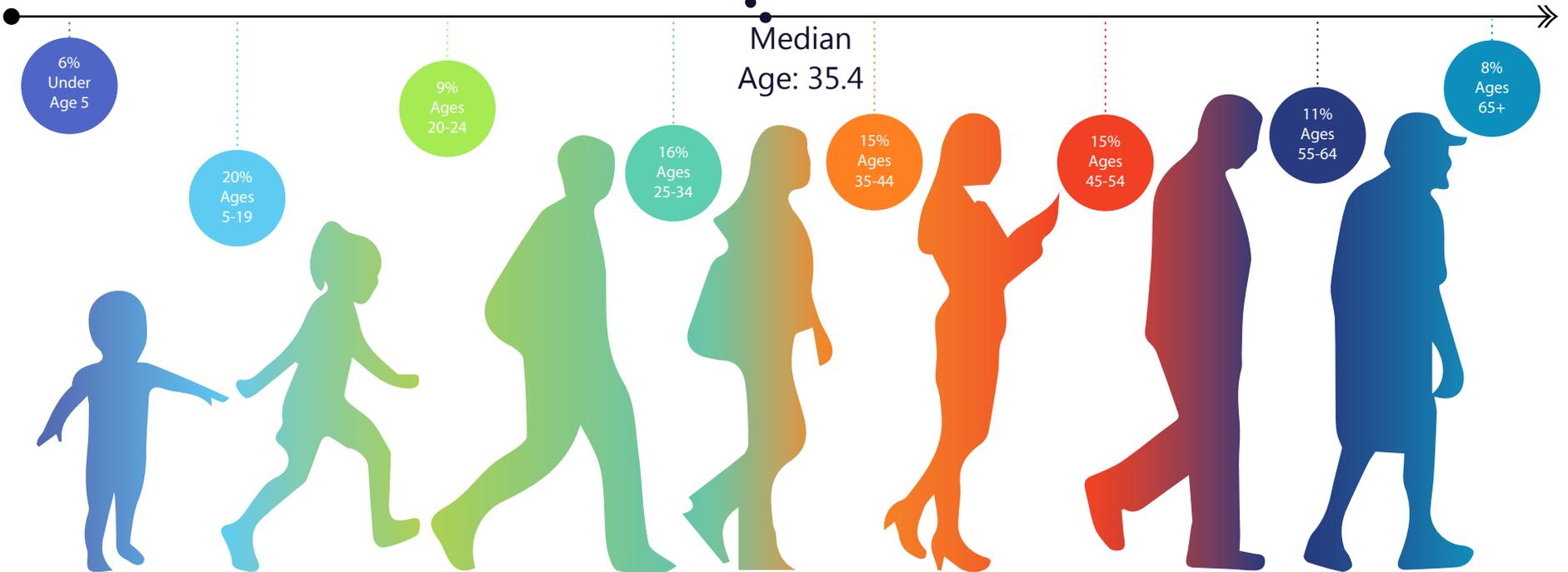
Pittsfield Township has approximately 36,000 residents and is primarily suburban. The Township has seen modest growth; between 2000 and 2014, the population has grown by about 6,000 people. Like most communities in America, the population is aging. While the median age seems relatively low, it is 4 years older than census data from 2000, and currently over 1 in 10 residents is over the age of 65, in comparison to 1 in 20 residents in 2000.

Socio-economic status

The household median income at around \$69,000 annually is about \$19,000 higher than the State of Michigan. Pittsfield Township's poverty rate is 6% lower than Michigan's, and the unemployment rate of 5.5% is about half of Michigan's rate of 9.8%.

When unemployment is broken down by age, it is over 4 times more likely for the age group 16-19 to be unemployed. The unemployment rate of this age group is 22.1%. Unemployment rates drop to their lowest between 55-59 and 60-64 where the rates are 2.9% and 2.8% respectively. The remaining age groups hover more closely to the overall average unemployment rate of 5.5%.

In Pittsfield poverty rates are highest those aged 18-24 years of age. Of those whose income falls below the poverty line, one-third of them fall into this age

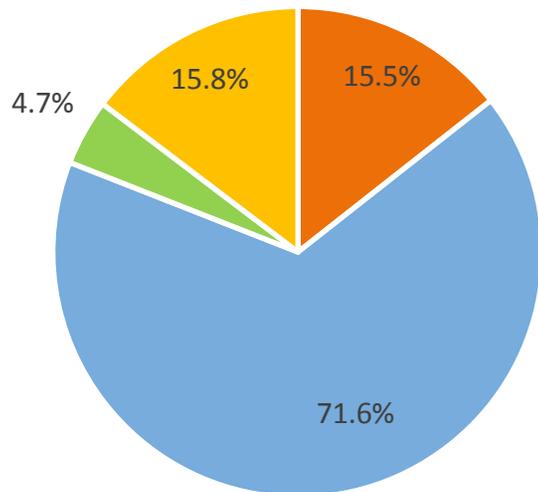


bracket. This figure can be slightly misleading as it could correspond to college-bound residents with limited student incomes. That is to say, this inflated poverty rate is likely temporary until the student find employment. The poverty rate drops by half in the next age group 25-34. More alarming however is that 9.1% of children under age 5 live in poverty.

The US Census uses six categories to describe disabilities. The disabled population discussed below includes those who have difficulty with vision, hearing, self-care, independent living, cognition, and ambulatory difficulty. Disability varies by age, typically with those aged 65 or older experiencing a higher proportion of disabilities. For example, of the 6.6% disabled population in Pittsfield Township, almost two-thirds are aged 65 or older. This age group struggles mostly with ambulatory difficulty and independent living.

Race

Pittsfield Township is primarily Caucasian. However, there have been slight changes to the racial make-up since the year 2000. The Asian population has grown by over 5%, and the Caucasian population has dropped by about 4%. As of 2014, about 18% of Pittsfield residents were foreign born.



■ African American ■ Caucasian ■ Latino/Hispanic ■ Asian

*The total exceeds 100% because Latino/Hispanic is considered an ethnicity, and is double counted amongst the other races.

The following figures provide clear picture of how diverse Pittsfield is. This demographic data, recommended for review by the Department of Natural Resources, helps inform and guide what type of amenities and infrastructure is worthwhile for further investment. For example, understanding that over 1,000 Township residents do not have access to a vehicle may highlight the importance of connecting people to parklands through alternative modes. Moreover, once a community understands the types of disabilities that its residents have, it can invest in amenities and facilities that make parks a more enjoyable place for them. Knowing the magnitude of elderly residents with ambulatory difficulty can steer investment towards programs (such as fitness classes) for the less able-bodied, and for additional ramps and/or benches.

Housing

Pittsfield Township housing tenure is split relatively equally between homeowners and renters. The majority of homeowners live in single-family, detached homes whereas renters tend to live in buildings with 5-19 units. Rentals tend to be clustered in the northern section of the township, adjacent to Ann Arbor. Interestingly, homeowners have a considerably larger household size than renters.

Owner-occupied	55.6%
Average household size (owner)	2.85
Renter-occupied	44.4%
Average household size (renter)	2.01
Number of housing units	14,661

Source: ACS 2015 5-Year Estimates

Top 3 industries

Below are the top three industries in Pittsfield Township by percentage of the population employed in these sectors. Since the year 2000, "education, health and social services" has bumped up from the third largest industry to the first (ACS 2015 5-Year Estimates).

1. Educational services, and health care and social assistance: 35.1%
2. Manufacturing: 14.2%
3. Professional, scientific, and management: 12.2%

Households earning <\$24,999	16.9%
Disabled population	6.6%
17 and under	4.8%
18-64	51.6%
65 and older	43.6%
People with no vehicle available	1,022
15-34	311
35-64	457
65 years and older	254
People below poverty level	10.3%
17 and under	21.1%
18-64	73.6%
65 and older	5.3%
Unemployment rate (age 16+)	5.5%
16-29	34.2%
30-64%	21.0%
65 and older	9.9%
Median income	\$69,164
25 and under	\$31,656
25-44	\$72,212
45-64	\$94,901
65 and older	\$47,624

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Total Number of Housing Units: 14,661

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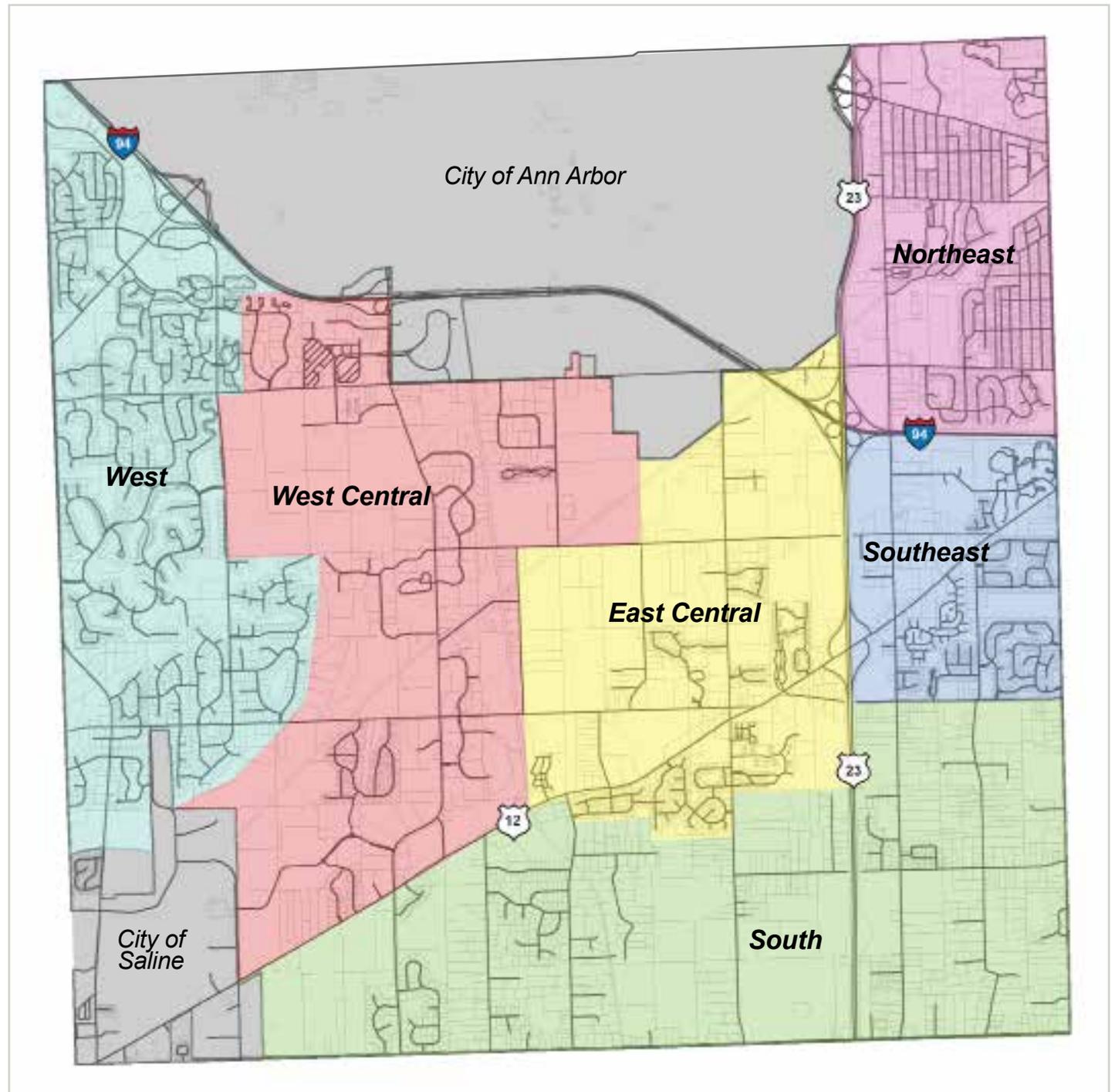
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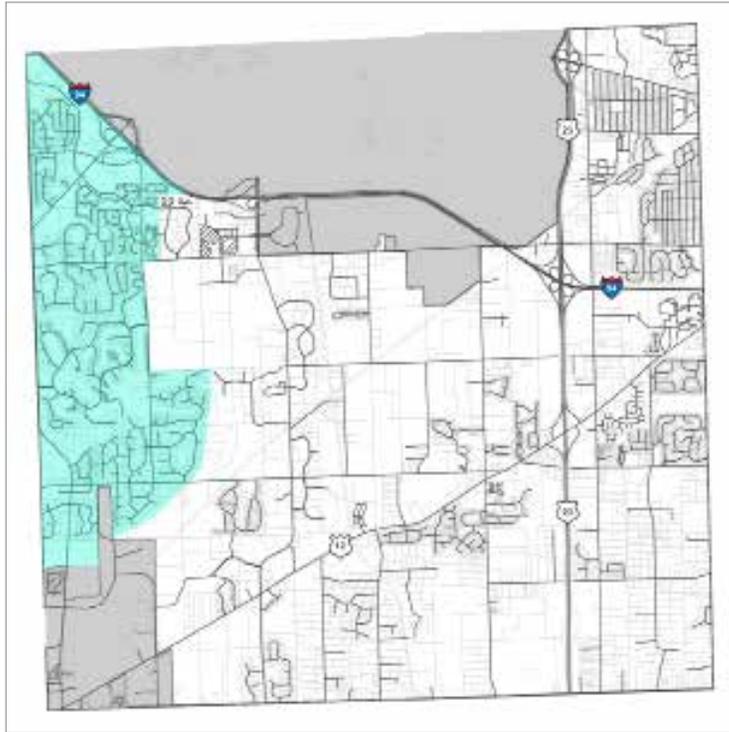
GEOGRAPHIC CHARACTERISTICS

Pittsfield Township is characterized by distinctive land use patterns that are specific to certain geographic areas. This map depicts these areas based on existing land use patterns.

In understanding and respecting existing land use patterns, the following generalizations and categorizations, based on geographic location within the Township, are useful:



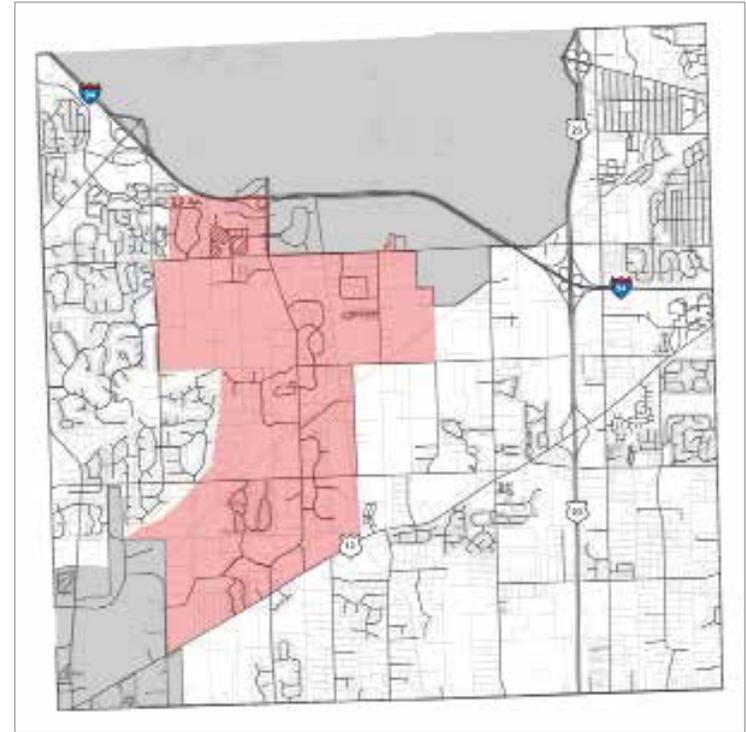
WEST



This area represents diverse residential neighborhoods, including suburban and multi-family residential, which are interspersed with two vibrant retail centers in the Ann Arbor-Saline Road vicinity. These retail centers became the first to implement mixed-use development, provided for in the 2010 Master Plan, which has resulted in seamless non-motorized connectivity, multi-unit residential and storefronts along Ann Arbor-Saline Road.

There remains a dearth of green space in this part of the Township, which is why the Board of Trustees' approved the first land purchase in eight years for a public park at the corner of Oak Valley and Waters Roads, in May 2016. This, along with our commitment to provide for green and additional park spaces, as part of future residential/commercial development in the west, should provide for that balance between green and grey infrastructure central to the 2020 Sustainable Vision.

WEST CENTRAL

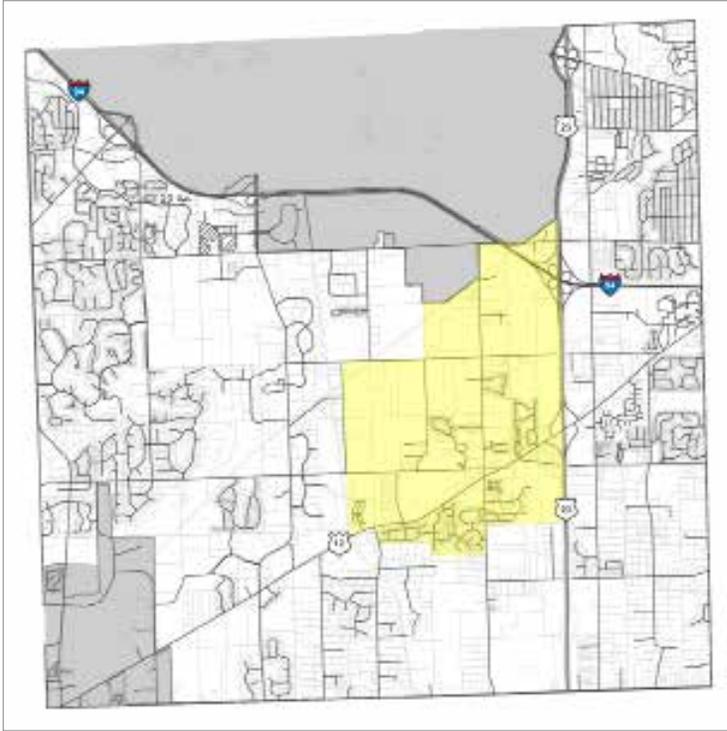


This area is characterized by the business districts within it and includes the Ann Arbor airport, which is owned and operated by the City of Ann Arbor, and some commercial activity toward the southern edge of the West Central area.

The main business corridor is located along State Street. The State Street corridor, between Ellsworth and Michigan Avenue, is home to a diverse set of employers ranging from alternative energy and technology firms, to light manufacturing, such as truck parts and medical equipment facilities. In order to address the urgent need to redesign State Street, the Board of Trustees established a Corridor Improvement Authority in December 2013 to implement a complete street that will accommodate multiple modes of transportation and incorporate greenscapes.

Since 2011, the addition of a public park and historic district; installation of greenways; expansion of transit to this part of the Township along with mixed use developments at State St. and Textile Road have greatly enhanced the vibrancy of this region. The Oak Valley Business Park continues to attract information and other technology-based firms, especially those seeking close proximity to residential units on the west.

EAST CENTRAL



The largest tract of preserved green space - the Pittsfield Preserve at approximately 500 acres - is located in this region. Public facilities, including the Township Administration campus, are located here. There are diverse residential neighborhoods within this area, including one of the largest subdivisions in the Township and several condominium complexes.

Since 2011, the preserved green space around Pittsfield Preserve has expanded with land acquisitions by the Natural Area Preservation Program and the Greenbelt Program. In addition, we have established a historic district at Harwood and a Farmers Market at Township Hall; expanded transit along Platt and Michigan; installed greenways along Michigan and Platt connecting to the Township's most vibrant parks (Lillie Park) – all of which has provided for public gathering spaces and sense of community in this part of the Township.

There continues to be a need to alleviate traffic congestion and revitalize the area along Michigan Avenue between Platt Road and the US-23 interchange not only to enhance one of the major gateways into the Township but also to leverage opportunities for infill development.

SOUTH



The area of the Township south of Michigan Avenue is defined by rural residential, open space, and agricultural land. There are large lot residential neighborhoods interspersed into the landscape, however, agricultural uses and residential homesteads on parcels that are 2.5 acres or larger dominate this area.

In 2013, Wall Park was brought online that provides for a recreational space with a goal of expanding passive recreational options. There is also a need to extend the Platt Road Greenway south of Michigan to provide for north-south non-motorized access.

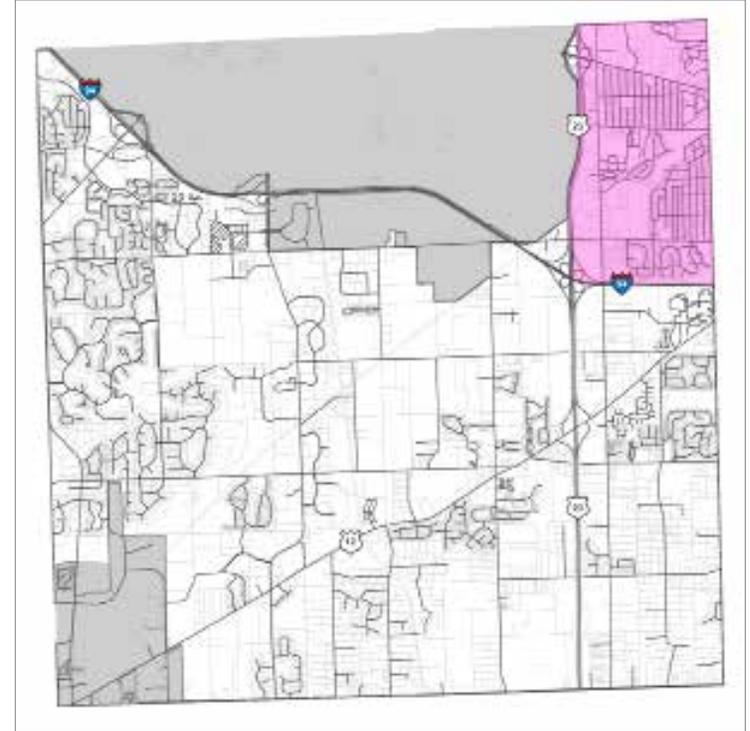
SOUTHEAST



This area contains a continuation of residential development from the Northeast area of the Township. It benefits from convenient access to both US-23 and I-94, along with access to Hickory Woods Park. The other predominant land use in this area (located along Carpenter and Morgan Roads) is industrial. Some of the few remaining industrial parcels in the entire Township are located here.

Even though greater transit options have been made available, since 2011, there continues to be a scarcity of non-motorized transportation choices such as sidewalks and pathways in this part of the Township. The inability of the existing road network, especially Michigan Avenue, to accommodate non-motorized modes of transportation is a major hurdle to the vision of full connectivity in Pittsfield.

NORTHEAST



This area comprises some of the original and most mature neighborhoods in the Township. It is characterized by a compact mix of urban residential along with commercial and retail spaces. Even more than West Pittsfield, this area is home to numerous big box retailers and chain restaurants, especially along Carpenter Road. The Carpenter corridor also contains residential units, including senior and multi-family housing complexes, and some employment centers. The first mid-block crossing in Pittsfield was installed on Carpenter Road in 2012. Since then, many other multi-modal improvements have been made along Carpenter Road and Washtenaw Avenue corridors including enhanced transit services, sidewalk installations and additional mid-block crossings.

There is tremendous potential for economic revitalization along the Washtenaw Avenue corridor as the Township continues prioritizing infill and denser mixed-use developments in areas with existing infrastructure and public amenities.