







# CITY OF WYANDOTTE

## TRAFFIC VOLUMES (Average Daily Vehicles), SEMCOG 2023

Northline Rd. (Ford Ave.) - 18,600 ADV

Biddle Ave. - 19,600 ADV



# WYANDOTTE AT-LARGE

## BUSINESS CLUSTERS AND CORRIDORS



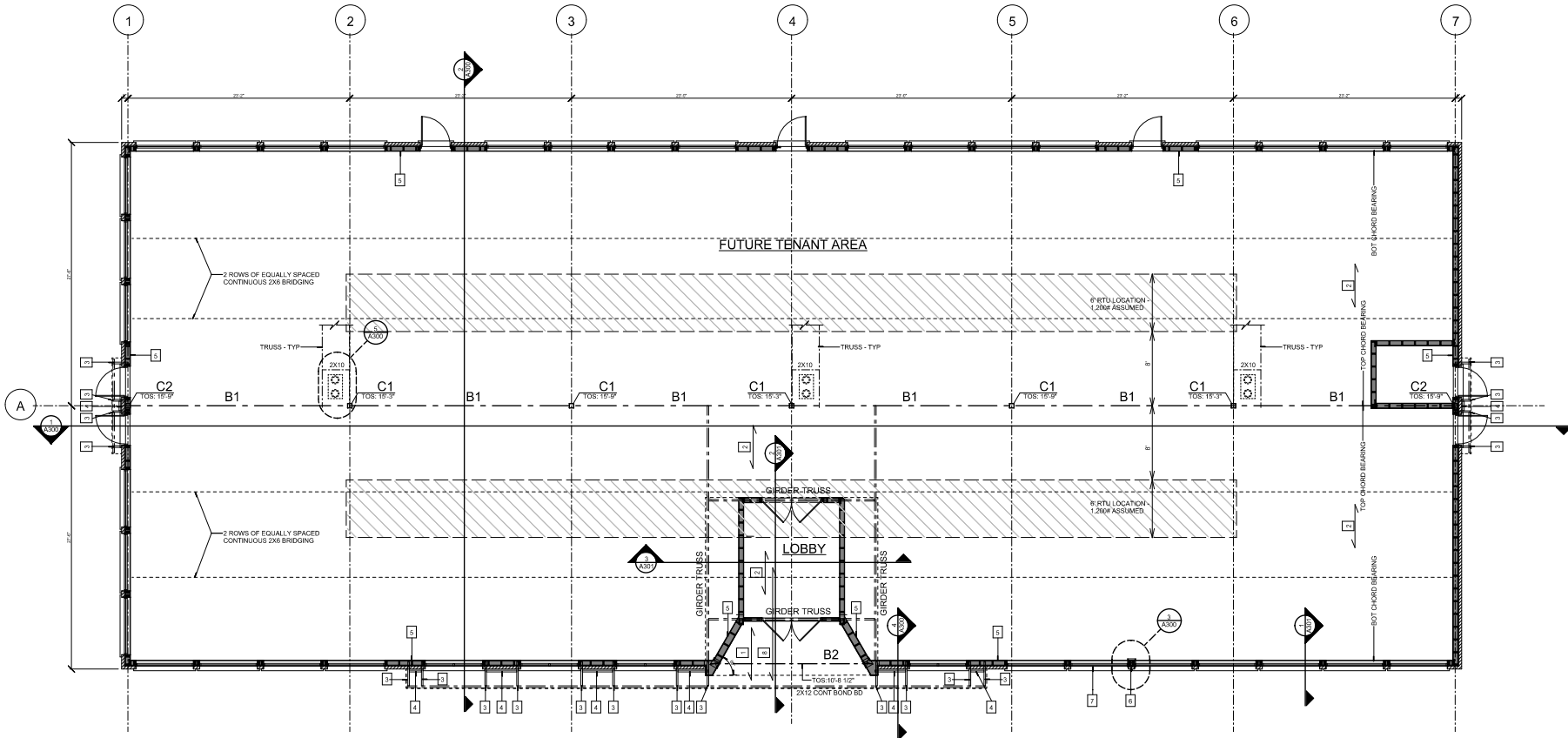
The **Northline & Biddle Development Site** (shown in white above) is bound by a very high concentration of commercial businesses, dense residential neighborhoods, waterfront parks and cultural assets. The Downtown CBD alone is home to over 150 small and local businesses, service providers, and thousands of residents.











**FRAMING PLAN**  
3/16" = 1'-0"

- PLAN NOTES**
1. 2X24 CANTILEVERED LOOKOUTS @ 16" OC - 10'-8 1/2" AFF
  2. 24 RED S ROOF TRUSSES @ 24' O.C
  3. 2X12 CANT STIFFENERS @ 11'-6" - 1 PER WALL INTERVAL AT OH LOCATIONS
  4. 2X12 BOND - ALLOW SPACE FOR BRICK
  5. 1/4" PLATE HEIGHT - 1" TP
  6. SOLID K&B POST - CONTINUOUS TO TOP OF WALL (BEARING PLATE)
  7. 3/2X12 W/ 3 1/2X6@30" STI ANGLE - TYP OVER ALL OPENINGS
  8. 2X8 OUTRIGGERS AT ROOF - EXTEND TO EDGE OF FASCIA

**COLUMN SCHEDULE**

KEY	DESC
C1	HSS 6"X6"X3/8"
C2	HSS 6"X6"X1/4"

**BEAM SCHEDULE**

KEY	DESC	NOTES
B1	W18X35	
B2	W8X18	

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**Oak Wyandotte LLC**

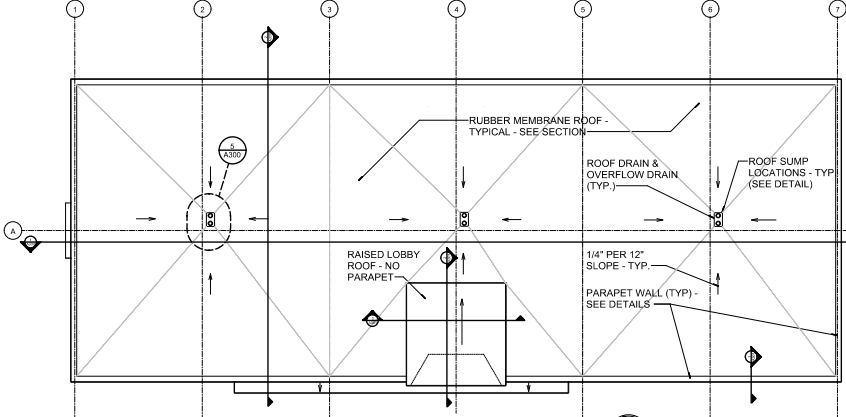
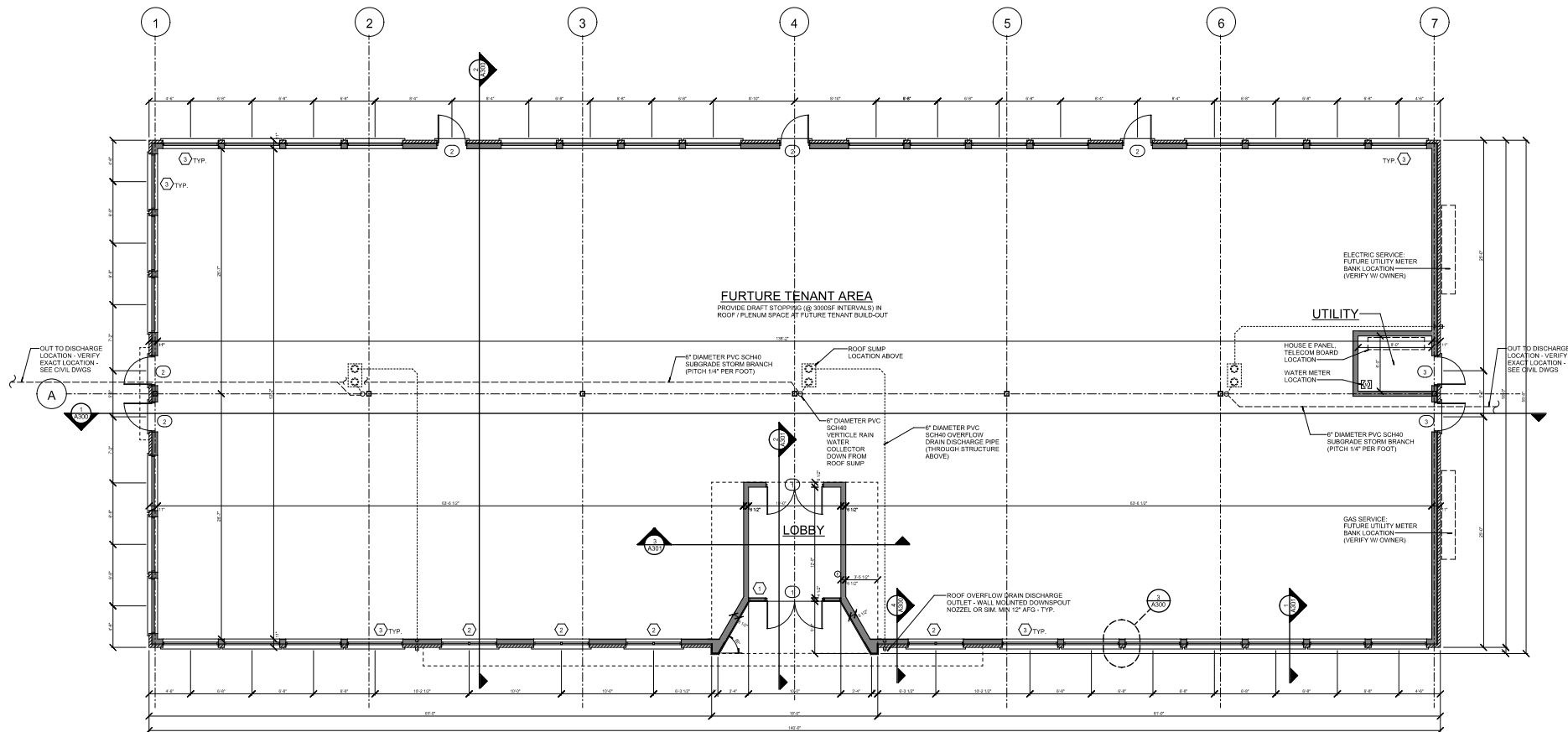
PROPOSED SPECULATIVE  
OFFICE BUILDING SHELL  
2005 BIDDLE AVE  
WYANDOTTE, MI



- ISSUANCE**
- SCHEMATIC
  - BIDDING
  - MUNI SUBMITTAL
  - CONSTRUCTION
  - OTHER
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED.
- | NO. | DESC.            | DATE    |
|-----|------------------|---------|
| 1   | PER OWNER REVIEW | 4/27/20 |
| 2   | PER OWNER REVIEW | 4/30/20 |

ISSUE DATE: 03-27-20  
 DB: S.D.  
 CB: S.D.  
 SHEET:

**S101**  
PROJECT NO: 20012



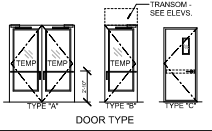
**WALL SCHEDULE**

KEY  
 [Pattern] PROP. 2X6 WD OR STL STUDS @ 16\"/>

**DOOR SCHEDULE**

KEY	SIZE	TYPE	MATERIAL	FINISH	FRAME	HW/DRE	NOTES
1	6'0\"/>						

- HARDWARE SETS**
- 1 1/2 PR BUTT HINGES  
MORTISE CYLINDER W/ INT THUMB TURNLOCK OR  
THUMB CONTROLLED ACCESS/MORSE - VERIFY WITH OWNER  
CLOSER  
ADA PUSH AND PULL HANDLE SET - MATCH DOOR FINISH  
ADA THRESHOLD  
RUBBER SWEEP
  - 1 1/2 PR BUTT HINGES  
MINI-LOCK SET  
CLOSER  
ADA PUSH AND PULL HANDLE SET - MATCH DOOR FINISH  
ADA THRESHOLD  
RUBBER SWEEP



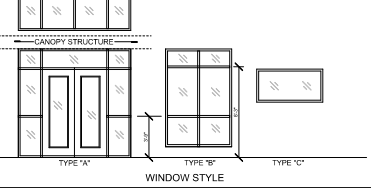
**FLOOR PLAN**  
3/16" = 1'-0"

**FINISH SCHEDULE**

ROOM	FLOOR	BASE	WALL	CEILING	CLG HEIGHT	FINISH REGS
LOBBY	TILE	W/D	PAINTED	PAINTED	15'-3" +/-	GYP/SUM
FUTURE TENANT AREA	UNFINISHED	UNFINISHED	UNFINISHED	UNFINISHED	15'-3" +/-	GYP/SUM

**WINDOW SCHEDULE**

KEY	SIZE (R.O.)	TYPE	MATERIAL	GLASS	SAFETY	HEIGHT AFF	STYLE	NOTES
1	10'0\"/>							



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH NATIONAL, STATE AND LOCAL CODES. OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
  2. THE CONTRACTOR SHALL NOTIFY MISS DGA AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS SHALL FOR ALL WORKS INDICATED.
  4. THE CONTRACTOR SHALL VERIFY THE SEEL LOCATIONS, DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE SEEL LOCATIONS, DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE SEEL LOCATIONS, DIMENSIONS AND CONDITIONS OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
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  7. THERE SHALL BE A FLOOR FINISH ON EACH SIDE OF A DOOR WITH AN EQUAL ELEVATION. THEY SHALL BE SHOWN EXCEPT INDOOR ON THE EXTERIOR SIDE IN WHICH CASE ELEVATION UP TO 1/4\"/>



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Oak Wyandotte LLC

PROCESSED & STAMPED  
OFFICE BUILDING SHEET  
2105 BIDDLE AVE  
WYANDOTTE, MI



ISSUANCE  
 SCHEMATIC  
 BIDDING  
 MUNI SUBMITTAL  
 CONSTRUCTION  
 OTHER

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED.

NO.	DESC.	DATE
1	PER OWNER REVIEW	4/22/20

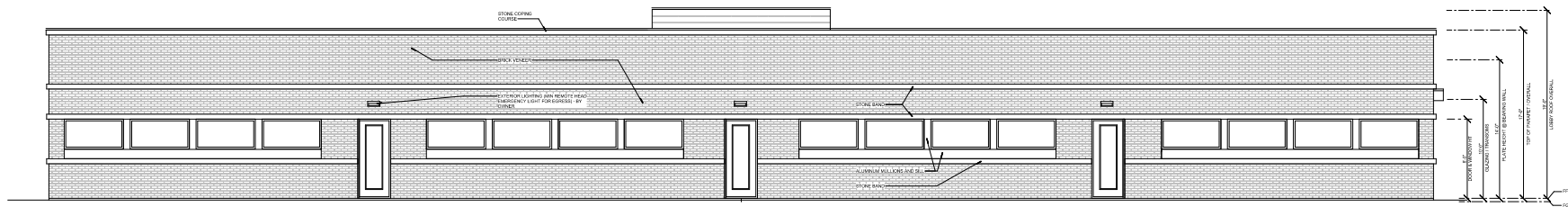
ISSUE DATE 03-27-20  
DB S.D.

CB S.D.

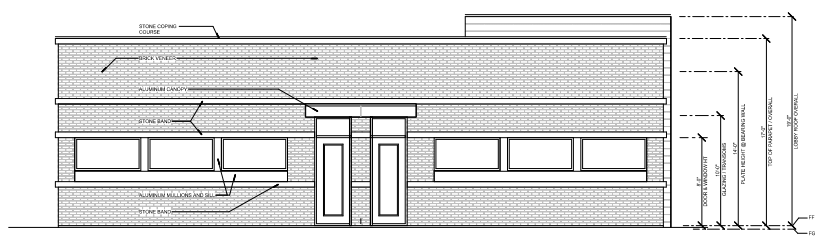
SHEET

A200

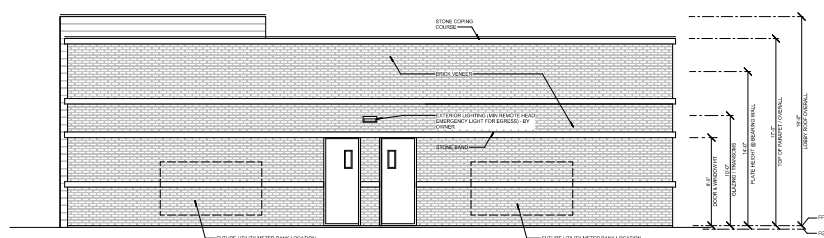
PROJECT NO. 20012



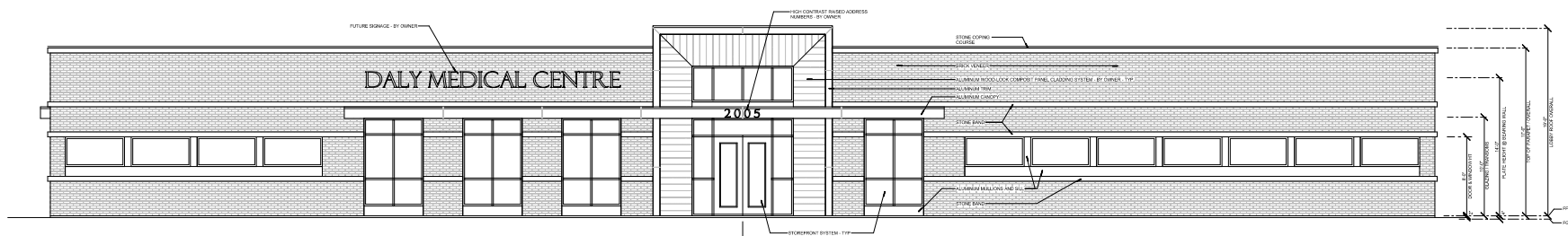
**NORTH ELEVATION**  
3/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"



**EAST ELEVATION**  
3/16" = 1'-0"



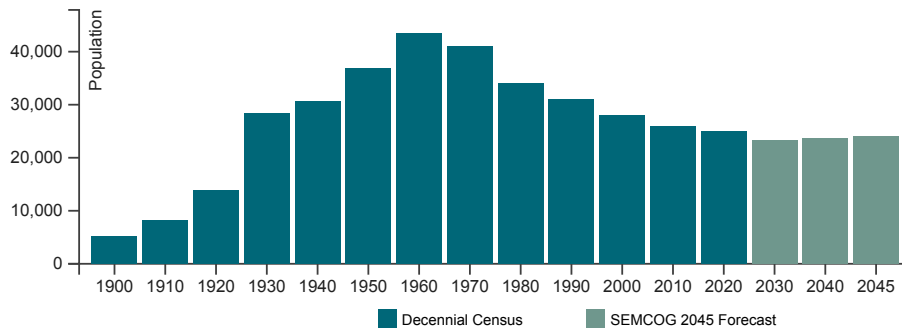
**SOUTH ELEVATION**  
3/16" = 1'-0"

NOTE: OWNER SHALL DETERMINE FINAL COLORS, STYLES, AND FINISHES OF ALL EXTERIOR FINISH MATERIALS, DOORS, AND WINDOWS

NOTE: SEE FLOOR PLAN - SHEET A-100 - FOR WINDOW SIZES AND SHEET A-318 & A-319 FOR HEIGHTS OF AND COMPOSITION OF FACADE COMPONENTS







## CITY OF WYANDOTTE COMMUNITY PROFILE, SEMCOG 2023 Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2022	SEMCOG 2045
<b>Total Population</b>	25,058	25,883	-825	-3.2%	24,282	24,078
<b>Group Quarters Population</b>	59	88	-29	-33.0%	59	118
<b>Household Population</b>	24,999	25,795	-796	-3.1%	24,223	23,960
<b>Housing Units</b>	11,872	12,081	-209	-1.7%	11,919	-
<b>Households (Occupied Units)</b>	11,260	10,991	269	2.4%	11,048	10,413
<b>Residential Vacancy Rate</b>	5.2%	9.0%	-3.9%	-	7.3%	-
<b>Average Household Size</b>	2.22	2.35	-0.13	-	2.19	2.30

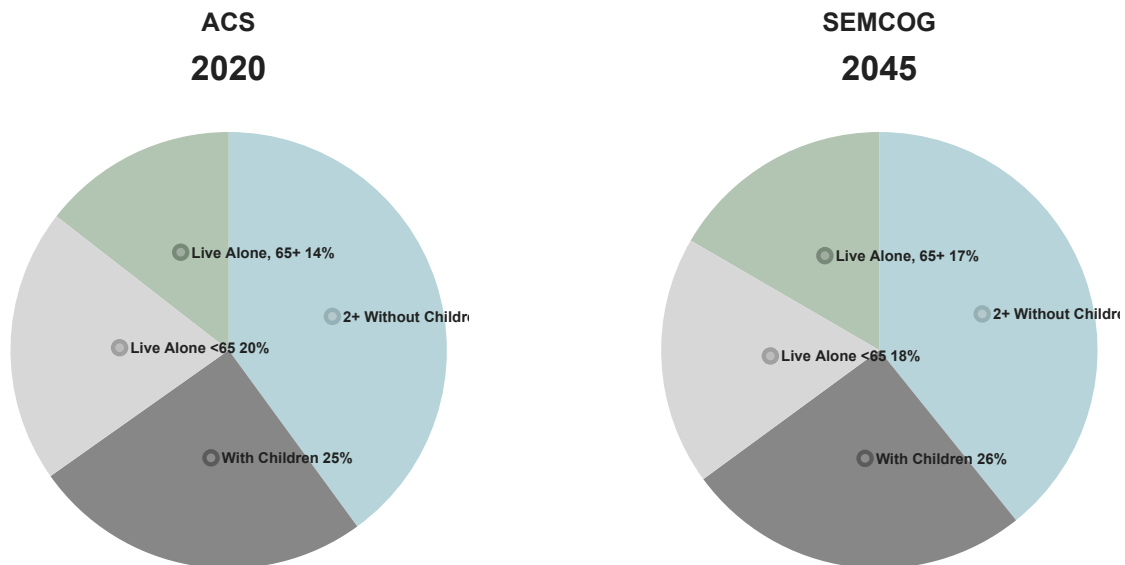
Source: U.S. Census Bureau and SEMCOG 2045 Regional Development Forecast

## Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.
<b>Natural Increase (Births - Deaths)</b>	10	-23	-31
<b>Births</b>	374	291	258
<b>Deaths</b>	364	314	289
<b>Net Migration (Movement In - Movement Out)</b>	-439	28	-226
<b>Population Change (Natural Increase + Net Migration)</b>	-429	5	-257

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

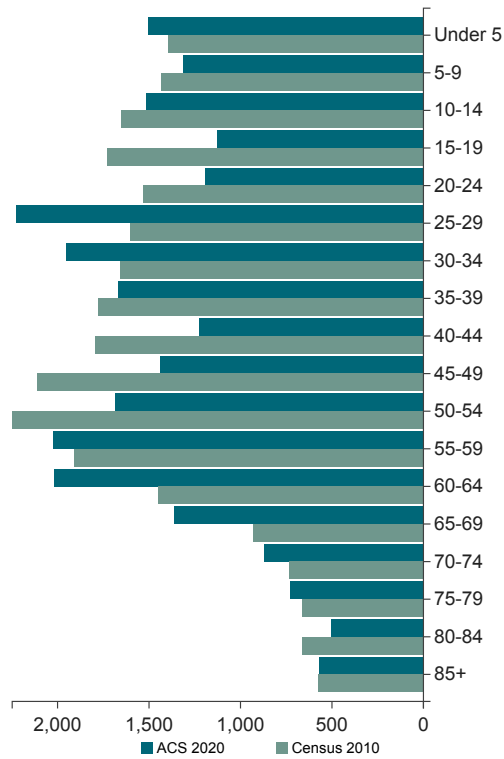
## Household Types



Household Types	Census 2010	ACS 2020	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
<b>With Seniors 65+</b>	2,854	3,100	246	8.6%	4,191
<b>Without Seniors</b>	8,137	7,699	-438	-5.4%	6,222
<b>Live Alone, 65+</b>	1,403	1,564	161	11.5%	1,731
<b>Live Alone, &lt;65</b>	2,226	2,193	-33	-1.5%	1,920
<b>2+ Persons, With children</b>	3,125	2,726	-399	-12.8%	2,678
<b>2+ Persons, Without children</b>	4,237	4,316	79	1.9%	4,084
<b>Total Households</b>	10,991	10,799	-192	-1.7%	10,413

Source: U.S. Census Bureau, Decennial Census, 2016-2020 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

# Population Change by Age, 2010-2020

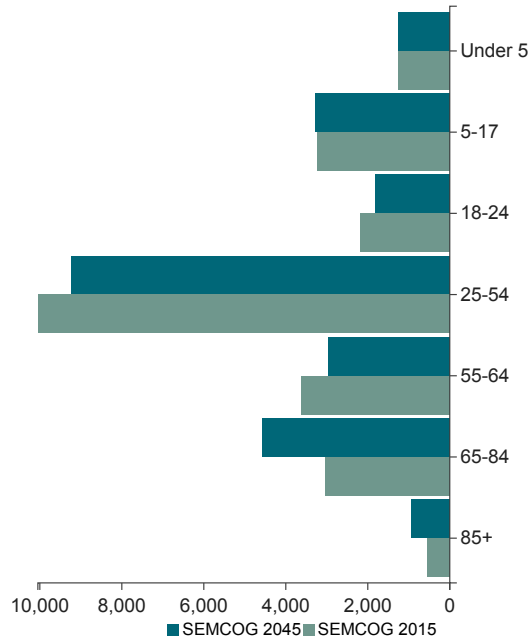


Age Group	Census 2010	Change 2000-2010	ACS 2020	Change 2010-2020
<b>Under 5</b>	1,397	-170	1,504	107
<b>5-9</b>	1,433	-292	1,316	-117
<b>10-14</b>	1,654	-267	1,515	-139
<b>15-19</b>	1,728	-60	1,129	-599
<b>20-24</b>	1,534	-136	1,192	-342
<b>25-29</b>	1,606	-389	2,228	622
<b>30-34</b>	1,660	-329	1,955	295
<b>35-39</b>	1,776	-591	1,670	-106
<b>40-44</b>	1,794	-709	1,228	-566
<b>45-49</b>	2,114	-72	1,441	-673
<b>50-54</b>	2,248	472	1,688	-560
<b>55-59</b>	1,910	771	2,022	112
<b>60-64</b>	1,453	474	2,017	564
<b>65-69</b>	933	-14	1,363	430
<b>70-74</b>	735	-435	873	138
<b>75-79</b>	666	-464	729	63
<b>80-84</b>	664	-83	505	-159
<b>85+</b>	578	171	569	-9
<b>Total</b>	25,883	-2,123	24,944	-939
<b>Median Age</b>	40.4	2.4	39.9	-0.5

Source: U.S. Census Bureau, Decennial Census, and 2016-2020 American Community Survey 5-Year Estimates



# Forecasted Population Change 2015-2045



Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
<b>Under 5</b>	1,256	1,201	1,211	1,229	1,179	1,215	1,258	2	0.2%
<b>5-17</b>	3,234	3,048	3,113	3,104	3,075	3,198	3,287	53	1.6%
<b>18-24</b>	2,192	1,972	1,918	1,906	1,825	1,830	1,826	-366	-16.7%
<b>25-54</b>	10,048	9,125	8,957	8,884	9,041	9,208	9,227	-821	-8.2%
<b>55-64</b>	3,618	3,545	3,113	2,900	2,697	2,667	2,973	-645	-17.8%
<b>65-84</b>	3,044	3,648	4,375	4,770	4,859	4,733	4,578	1,534	50.4%
<b>85+</b>	540	451	437	471	629	769	929	389	72%
<b>Total</b>	23,932	22,990	23,124	23,264	23,305	23,620	24,078	146	0.6%

Source: SEMCOG 2045 Regional Development Forecast

## Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2020	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
<b>60 and over</b>	5,029	6,056	1,027	20.4%	6,880
<b>65 and over</b>	3,576	4,039	463	12.9%	5,507
<b>65 to 84</b>	2,998	3,470	472	15.7%	4,578
<b>85 and Over</b>	578	569	-9	-1.6%	929
<b>Under 18</b>	5,548	5,211	-337	-6.1%	4,545
<b>5 to 17</b>	4,151	3,707	-444	-10.7%	3,287
<b>Under 5</b>	1,397	1,504	107	7.7%	1,258

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Source: U.S. Census Bureau, Decennial Census, 2016-2020 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast

## Race and Hispanic Origin

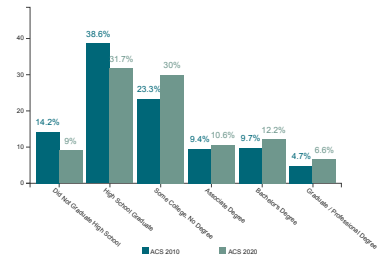
Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
<b>Non-Hispanic</b>	24,571	94.9%	23,267	92.9%	-2.1%
<b>White</b>	23,562	91%	21,342	85.2%	-5.9%
<b>Black</b>	327	1.3%	467	1.9%	0.6%
<b>Asian</b>	129	0.5%	128	0.5%	0%
<b>Multi-Racial</b>	386	1.5%	1,157	4.6%	3.1%
<b>Other</b>	167	0.6%	173	0.7%	0%
<b>Hispanic</b>	1,312	5.1%	1,791	7.1%	2.1%
<b>Total</b>	25,883	100%	25,058	100%	0%

Source: U.S. Census Bureau Decennial Census

## Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2020	Percentage Point Chg 2010-2020
Did Not Graduate High School	14.2%	9%	-5.2%
High School Graduate	38.6%	31.7%	-6.9%
Some College, No Degree	23.3%	30%	6.7%
Associate Degree	9.4%	10.6%	1.1%
Bachelor's Degree	9.7%	12.2%	2.5%
Graduate / Professional Degree	4.7%	6.6%	1.8%

\* Population age 25 and over

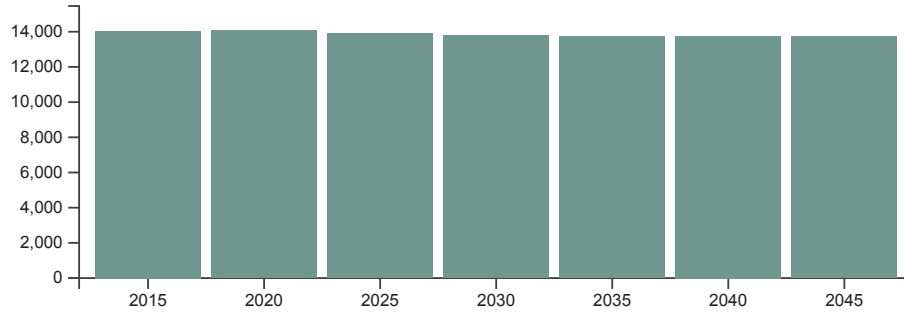


Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

## Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year**   **Economic**

## Forecasted Jobs



Source: **SEMCOG 2045 Regional Development Forecast**

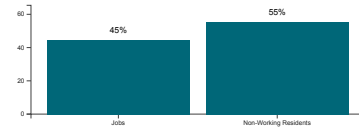
## Forecasted Jobs by Industry Sector

Forecasted Jobs By Industry Sector	2015	2020	2025	2030	2035	2040	2045	Change 2015-2045	Pct Change 2015-2045
<b>Natural Resources, Mining, &amp; Construction</b>	735	744	709	720	735	734	731	-4	-0.5%
<b>Manufacturing</b>	1,955	1,910	1,835	1,773	1,592	1,470	1,381	-574	-29.4%
<b>Wholesale Trade</b>	289	282	297	292	290	298	298	9	3.1%
<b>Retail Trade</b>	742	692	683	644	617	595	574	-168	-22.6%
<b>Transportation, Warehousing, &amp; Utilities</b>	332	298	278	265	259	260	263	-69	-20.8%
<b>Information &amp; Financial Activities</b>	946	854	789	759	767	766	781	-165	-17.4%
<b>Professional and Technical Services &amp; Corporate HQ</b>	481	533	512	558	570	595	620	139	28.9%
<b>Administrative, Support, &amp; Waste Services</b>	952	984	988	1,003	1,033	1,062	1,084	132	13.9%
<b>Education Services</b>	767	769	762	756	762	774	782	15	2%
<b>Healthcare Services</b>	4,503	4,612	4,674	4,655	4,723	4,822	4,812	309	6.9%
<b>Leisure &amp; Hospitality</b>	782	804	805	809	823	837	851	69	8.8%
<b>Other Services</b>	883	894	883	875	878	878	869	-14	-1.6%
<b>Public Administration</b>	678	678	669	667	665	666	667	-11	-1.6%
<b>Total Employment Numbers</b>	14,045	14,054	13,884	13,776	13,714	13,757	13,713	-332	-2.4%

Source: SEMCOG 2045 Regional Development Forecast

## Daytime Population

Daytime Population	ACS 2016
Jobs	10,324
Non-Working Residents	12,832
Age 15 and under	4,167
Not in labor force	7,474
Unemployed	1,191
Daytime Population	23,156



Source: **2012-2016 American Community Survey 5-Year Estimates** and **2012-2016 Census Transportation Planning Products Program (CTPP)**. For additional information, visit SEMCOG's **Interactive Commuting Patterns Map**

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

## Where Workers Commute From 2016

Rank	Where Workers Commute From *	Workers	Percent
1	<b>Wyandotte</b>	2,480	24%
2	<b>Detroit</b>	641	6.2%
3	<b>Southgate</b>	641	6.2%
4	<b>Trenton</b>	535	5.2%
5	<b>Lincoln Park</b>	496	4.8%
6	<b>Taylor</b>	477	4.6%
7	<b>Brownstown Twp</b>	420	4.1%
8	<b>Riverview</b>	411	4%
9	<b>Grosse Ile Twp</b>	377	3.7%
10	<b>Allen Park</b>	362	3.5%
-	<b>Elsewhere</b>	3,484	33.7%
* Workers, age 16 and over employed in Wyandotte		<b>10,324</b>	<b>100%</b>

Source: **U.S. Census Bureau** - 2012-2016 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

## Where Residents Work 2016

Rank	Where Residents Work *	Workers	Percent
1	Wyandotte	2,480	20%
2	Detroit	1,860	15%
3	Dearborn	835	6.7%
4	Taylor	817	6.6%
5	Southgate	743	6%
6	Romulus	460	3.7%
7	Livonia	457	3.7%
8	Trenton	343	2.8%
9	Allen Park	278	2.2%
10	Southfield	272	2.2%
-	Elsewhere	3,866	31.1%
* Workers, age 16 and over residing in Wyandotte		<b>12,411</b>	<b>100%</b>

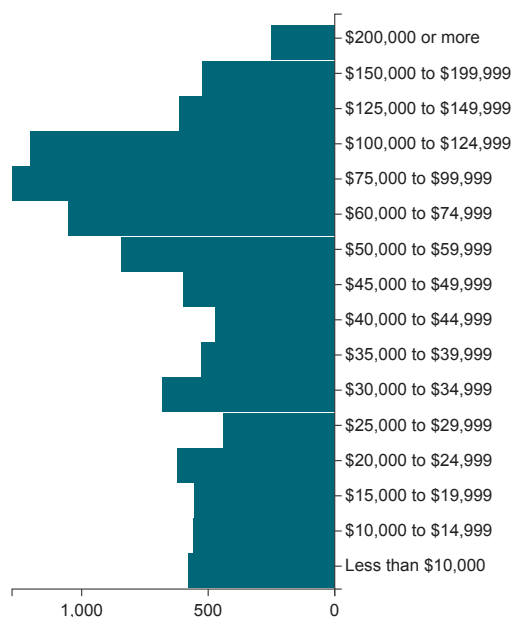
Source: U.S. Census Bureau - 2012-2016 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

## Household Income

Income (in 2020 dollars)	ACS 2010	ACS 2020	Change 2010-2020	Percent Change 2010-2020
<b>Median Household Income</b>	\$59,422	\$54,419	\$-5,003	-8.4%
<b>Per Capita Income</b>	\$30,109	\$30,167	\$58	0.2%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

## Annual Household Income



Annual Household Income	ACS 2020
\$200,000 or more	250
\$150,000 to \$199,999	524
\$125,000 to \$149,999	616
\$100,000 to \$124,999	1,203
\$75,000 to \$99,999	1,275
\$60,000 to \$74,999	1,054
\$50,000 to \$59,999	843
\$45,000 to \$49,999	597
\$40,000 to \$44,999	471
\$35,000 to \$39,999	528
\$30,000 to \$34,999	683
\$25,000 to \$29,999	439
\$20,000 to \$24,999	624
\$15,000 to \$19,999	556
\$10,000 to \$14,999	559
Less than \$10,000	577
<b>Total</b>	<b>10,799</b>

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

## Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2020	% of Total (2020)	% Point Chg 2010-2020
Persons in Poverty	2,549	9.7%	3,973	16%	6.3%
Households in Poverty	1,232	11.2%	1,569	14.5%	3.3%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates



## Building Permits 2000 - 2022

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	16	0	0	0	16	0	16
2001	22	0	21	0	43	28	15
2002	21	0	0	0	21	28	-7
2003	38	0	56	6	100	53	47
2004	33	0	22	0	55	19	36
2005	17	0	4	0	21	24	-3
2006	15	0	12	0	27	25	2
2007	4	0	3	0	7	53	-46
2008	1	0	0	0	1	35	-34
2009	1	0	0	0	1	54	-53
2010	4	0	4	0	8	68	-60
2011	16	0	4	0	20	33	-13
2012	12	0	6	0	18	40	-22
2013	12	0	0	0	12	14	-2
2014	6	0	0	0	6	9	-3
2015	3	0	0	0	3	13	-10
2016	9	2	4	0	15	4	11
2017	18	0	0	0	18	9	9
2018	18	0	0	0	18	16	2
2019	9	0	0	0	9	9	0
2020	5	0	4	48	57	29	28
2021	18	0	0	0	18	4	14
2022	8	0	2	0	10	6	4
<b>2000 to 2022 totals</b>	306	2	142	54	504	573	-69

Source: **SEMCOG Development**

Note: Permit data for most recent years may be incomplete and is updated monthly.

## Housing Types

Housing Type	ACS 2010	ACS 2020	Change 2010-2020	New Units Permitted Since 2019
Single Unit	8,909	8,967	58	40
Multi-Unit	2,957	2,731	-226	54
Mobile Homes or Other	46	64	18	0
<b>Total</b>	<b>11,912</b>	<b>11,762</b>	<b>-150</b>	<b>94</b>
Units Demolished				-48
Net (Total Permitted Units - Units Demolished)				46

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates, SEMCOG Development

## Housing Tenure

Housing Tenure	Census 2010	ACS 2020	Change 2010-2020
Owner occupied	7,954	7,595	-359
Renter occupied	3,037	3,204	167
Vacant	1,090	963	-127
Seasonal/migrant	68	183	115
Other vacant units	1,022	780	-242
<b>Total Housing Units</b>	<b>12,081</b>	<b>11,762</b>	<b>-319</b>

Census  
2010



ACS  
2020



Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

## Housing Value and Rent

Housing Value (in 2020 dollars)	ACS 2010	ACS 2020	Change 2010-2020	Percent Change 2010-2020
Median housing value	\$149,173	\$118,900	\$-30,273	-20.3%
Median gross rent	\$878	\$776	\$-102	-11.7%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

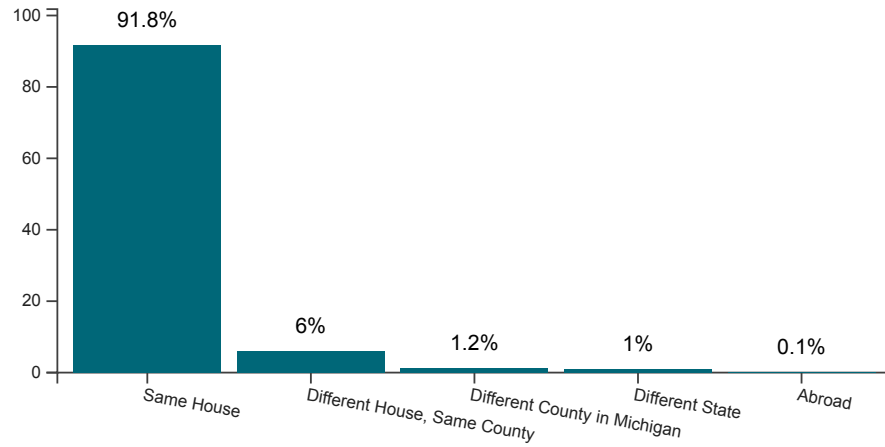
# Housing Value



Housing Value	ACS 2020
\$1,000,000 or more	16
\$500,000 to \$999,999	20
\$300,000 to \$499,999	137
\$250,000 to \$299,999	202
\$200,000 to \$249,999	415
\$175,000 to \$199,999	498
\$150,000 to \$174,999	989
\$125,000 to \$149,999	1,076
\$100,000 to \$124,999	1,829
\$80,000 to \$99,999	1,087
\$60,000 to \$79,999	799
\$40,000 to \$59,999	349
\$30,000 to \$39,999	52
\$20,000 to \$29,999	52
\$10,000 to \$19,999	67
Less than \$10,000	7
<b>Owner-Occupied Units</b>	<b>7,595</b>

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

## Residence One Year Ago \*



\* This table represents persons, age 1 and over, living in City of Wyandotte from 2016-2020. The table does not represent person who moved out of City of Wyandotte from 2016-2020.

Source: **U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates**

## Transportation

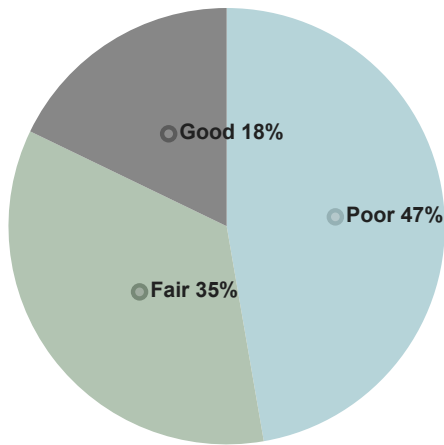
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**Miles of public road (including boundary roads): 103**

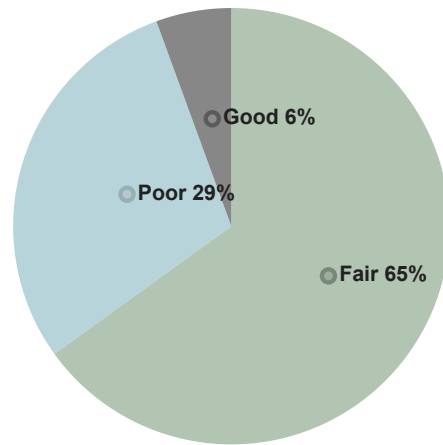
Source: **Michigan Geographic Framework**

## Pavement Condition (in Lane Miles)

Past Pavement Conditions  
2007



Current Pavement Conditions  
2020 - 2021



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: **SEMCOG**

## Bridge Status

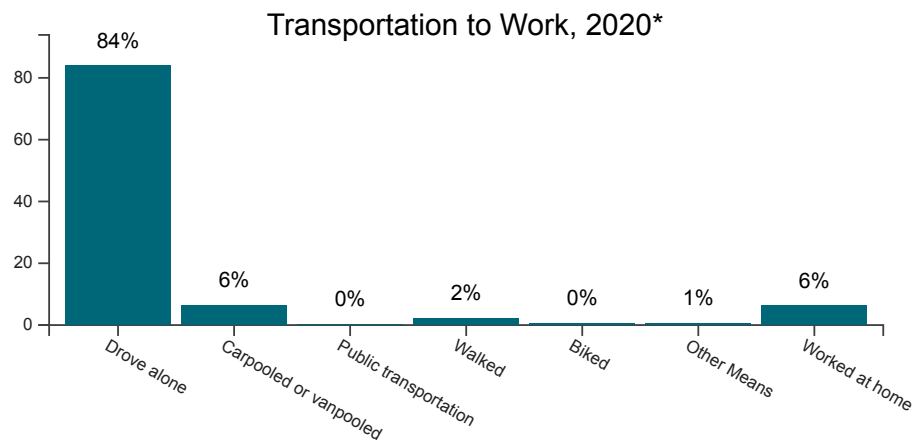
Bridge Status	Percent Point Chg 2008-2010
Open	-
Open with Restrictions	-
Closed*	-
<b>Total Bridges</b>	0.0%
<b>Deficient Bridges</b>	-

\* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

**Detailed Intersection & Road Data**



\* Resident workers age 16 and over

## Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2020	% of Total (ACS 2020)	% Point Chg 2010-2020
<b>Drove alone</b>	10,608	85.7%	9,903	83.9%	-1.8%
<b>Carpooled or vanpooled</b>	949	7.7%	758	6.4%	-1.3%
<b>Public transportation</b>	141	1.1%	31	0.3%	-0.8%
<b>Walked</b>	383	3.1%	256	2.2%	-0.9%
<b>Biked</b>	71	0.6%	55	0.5%	-0.1%
<b>Other Means</b>	82	0.7%	68	0.6%	-0.1%
<b>Worked at home</b>	147	1.2%	733	6.2%	5%
<b>Resident workers age 16 and over</b>	12,381	100.0%	11,804	100.0%	0.0%

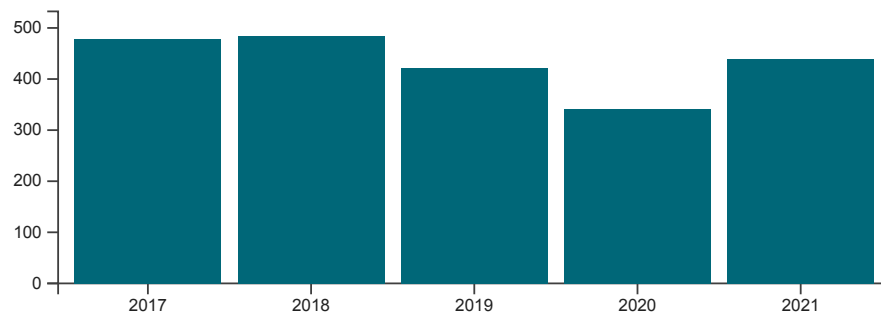
Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

## Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2020	Change 2010-2020
For residents age 16 and over who worked outside the home	22.3 minutes	22.4 minutes	0.1 minutes

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates

## Crashes, 2017-2021



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city.

## Crash Severity

Crash Severity	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Fatal</u>	0	0	0	1	0	0%
<u>Serious Injury</u>	3	4	5	5	6	1.1%
<u>Other Injury</u>	49	59	45	44	60	11.9%
<u>Property Damage Only</u>	426	421	372	291	373	87%
<u>Total Crashes</u>	478	484	422	341	439	100%

## Crashes by Type

Crashes by Type	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Head-on</u>	6	5	10	9	8	1.8%
<u>Angle or Head-on/Left-turn</u>	115	72	69	56	111	19.5%
<u>Rear-End</u>	149	151	124	87	106	28.5%
<u>Sideswipe</u>	103	119	107	104	123	25.7%
<u>Single Vehicle</u>	37	61	34	27	33	8.9%
<u>Backing</u>	36	60	60	43	25	10.4%
<u>Other or Unknown</u>	32	16	18	15	33	5.3%



## Crashes by Involvement

Crashes by Involvement	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Red-light Running</u>	15	14	11	15	23	3.6%
<u>Lane Departure</u>	31	39	38	53	55	10%
<u>Alcohol</u>	18	23	11	19	28	4.6%
<u>Drugs</u>	5	6	5	7	6	1.3%
<u>Deer</u>	3	0	2	0	0	0.2%
<u>Train</u>	1	1	0	0	0	0.1%
<u>Commercial Truck/Bus</u>	8	18	10	14	13	2.9%
<u>School Bus</u>	0	2	1	1	2	0.3%
<u>Emergency Vehicle</u>	3	4	5	6	7	1.2%
<u>Motorcycle</u>	5	1	3	4	3	0.7%
<u>Intersection</u>	312	366	316	196	255	66.8%
<u>Work Zone</u>	1	1	1	0	3	0.3%
<u>Pedestrian</u>	3	8	1	6	2	0.9%
<u>Bicyclist</u>	10	8	8	4	12	1.9%
<u>Distracted Driver</u>	26	30	25	27	35	6.6%
<u>Older Driver (65 and older)</u>	87	89	84	56	89	18.7%
<u>Young Driver (16 to 24)</u>	155	142	113	91	122	28.8%
<u>Secondary</u>	3	1	1	2	7	0.6%

## High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2017-2021
1	192	553	<u>Eureka Ave @ Fort St</u>	State/County	16.4
2	753	1,859	<u>Fort St @ Oak St</u>	State/City	8.4
3	811	1,984	<u>Ford Ave @ Fort St</u>	State/County	8
4	1225	2,924	<u>Fort St @ Old Goddard Rd</u>	State/City	6
5	1287	3,059	<u>Pennsylvania Ave @ Quarry Rd</u>	County/City	5.8
6	1648	3,870	<u>Eureka Ave @ 17th St</u>	County	4.8
7	1648	3,870	<u>Fort St @ Pine St</u>	State	4.8
8	1832	4,283	<u>Biddle Ave @ Ford Ave</u>	County	4.4
9	2048	4,761	<u>Fort St @ Fort/Ford Turnaround</u>	State	4
10	2048	4,761	<u>Biddle Ave @ Oak St</u>	County/City	4

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: **Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG**

## High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction	Annual Avg 2017-2021
1	173	616	<u>Fort St</u>	Quarry Rd - Eureka Ave	State	25.8
2	500	1,601	<u>Ford Ave</u>	Fort St - 12th St	County	16.2
3	500	1,601	<u>Fort St</u>	Oak St - Ford Ave	State	16.2
4	556	1,722	<u>Ford Ave</u>	12th St - 4th St	County	15.6
5	583	1,786	<u>Eureka Ave</u>	Fort St - 12th St	County	15.2
6	679	2,030	<u>Biddle Ave</u>	Oak St - Ford Ave	County	14
7	763	2,238	<u>Fort St</u>	Ford Ave - Old Goddard Rd	State	13
8	923	2,700	<u>Biddle Ave</u>	Eureka Ave - Oak St	County	11.4
9	1040	2,967	<u>Eureka Ave</u>	12th St - 4th St	County	10.6
10	1248	3,508	<u>Oak St</u>	Fort St - 12th St	City	9.2

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

## Environment

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## SEMCOG 2020 Land Use

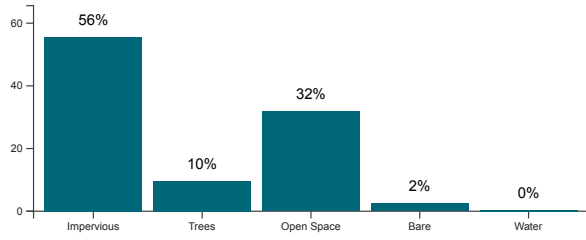
Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	1,187.4	1,187.9	0.5	0%
Attached Condo Housing	26	26	0	0%
Multi-Family Housing	37.2	36.6	-0.6	-1.6%
Mobile Home	0	0	0	0%
Agricultural/Rural Residential	0.1	0.1	0	0%
Mixed Use	6.9	8.2	1.3	18.8%
Retail	66	65.9	-0.2	-0.3%
Office	28.7	27.8	-0.9	-3.1%
Hospitality	28	24.4	-3.7	-13.1%
Medical	24.6	25	0.4	1.7%
Institutional	132.4	126.9	-5.6	-4.2%
Industrial	311.4	306	-5.4	-1.7%
Recreational/Open Space	80.9	83.6	2.7	3.3%
Cemetery	15.5	15.5	0	0%
Golf Course	85.2	85.2	0	0%
Parking	18.6	18.6	0	0%
Extractive	0	0	0	0%
TCU	95.2	95.2	0	0%
Vacant	229	240.4	11.4	5%
Water	7.3	7.3	0	0%
Not Parceled	1,002.5	1,002.5	0	0%
<b>Total</b>	<b>3,383</b>	<b>3,383</b>	<b>0</b>	<b>0%</b>

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery.

Source: **SEMCOG**

SEMCOG Land Cover in 2010



**Source Data**  
**SEMCOG - Detailed Data**

Type	Description	Acres	Percent
<b>Impervious</b>	buildings, roads, driveways, parking lots	1,874.9	55.6%
<b>Trees</b>	woody vegetation, trees	326	9.7%
<b>Open Space</b>	agricultural fields, grasslands, turfgrass	1,073.4	31.8%
<b>Bare</b>	soil, aggregate piles, unplanted fields	84	2.5%
<b>Water</b>	rivers, lakes, drains, ponds	14.7	0.4%
<b>Total Acres</b>		<b>3,373.1</b>	