

Nonresidential Development Activity in Southeast Michigan, 2008

April 2009

SEMCOG... Equipping local government leaders for the future

Mission

SEMCOG's mission is solving regional planning problems — improving the efficiency and effectiveness of the region's local governments as well as the quality of life in Southeast Michigan. Essential functions are:

- providing a forum for addressing issues which extend beyond individual governmental boundaries by fostering collaborative regional planning, and
- facilitating intergovernmental relations among local governments and state and federal agencies.

As a regional planning partnership in Southeast Michigan, SEMCOG is accountable to local governments who join as members. Membership is open to all counties, cities, villages, townships, intermediate school districts, community colleges and public universities in Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne Counties.

Responsibilities

SEMCOG's primary activities support local planning through use of SEMCOG's technical, data, and intergovernmental resources. In collaboration with local governments, SEMCOG has responsibility for adopting regionwide plans and policies for community and economic development, water and air quality, land use, and transportation, including approval of state and federal transportation projects. Funding for SEMCOG is provided by federal and state grants, contracts, and membership fees.

Policy decision making

All SEMCOG policy decisions are made by local elected officials, ensuring that regional policies reflect the interests of member communities. Participants serve on one or both of the policymaking bodies — the General Assembly and the Executive Committee.

Prior to policy adoption, technical advisory councils provide the structure for gaining input on transportation, environment, community and economic development, data analysis, and education. This deliberative process includes broad-based representation from local governments, the business community, environmental organizations, and other special interest and citizen groups.

Nonresidential Development Activity in Southeast Michigan, 2008

April 2009

© SEMCOG 2009

Abstract

This report summarizes nonresidential development occurring in Southeast Michigan in 2008. It covers newly constructed buildings, additions and renovations to existing buildings, and redevelopment projects of various types such as industrial, warehouse, retail, school, and office buildings. Summaries include development by county and community and five-year historical data.

Preparation of this document may be financed in part through grants from and in cooperation with the Michigan Department of Transportation with the assistance of the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration; the Michigan Department of Natural Resources with the assistance of the U.S. Environmental Protection Agency; the Michigan State Police Office of Highway Safety Planning; and local membership contributions.

Permission is granted to cite portions of this publication, with proper attribution. The first source attribution must be "SEMCOG, the Southeast Michigan Council of Governments." Subsequently, "SEMCOG" is sufficient. Reprinting in any form must include the publication's full title page. SEMCOG documents and information are available in a variety of formats. Contact SEMCOG Information Services to discuss your format needs.

SEMCOG

Southeast Michigan Council of Governments
Information Center
535 Griswold Street, Suite 300
Detroit, MI 48226-3602
313-961-4266 • fax 313-961-4869
www.semcog.org • infocenter@semcog.org

Acknowledgements

SEMCOG thanks the planning and building departments of the 233 communities in the Southeast Michigan for their continued cooperation in providing the data for this report. This report was produced by Janet Moadlo.

Notes

Data for this report are collected once a year from each of the 233 communities in the Southeast Michigan region. Project information is also collected from Oakland and Wayne Counties, commercial real estate databases, construction periodicals, and newspapers. SEMCOG collects and reports on 10 different project/building types and four development types. Building type is used to describe the intended use of the building being constructed. Development type describes the nature of construction. Types and examples are listed below.

Project/Building Types

Entertainment/Recreational - Community recreational centers, skating rinks, casinos

Hotel/Motel

Industrial/Research/Hi-Tech

Institutional - Schools, local government offices, churches

Medical - Hospitals, medical centers

Mixed-Use - Building has two or more uses, such as retail and office, or residential and retail

Office

Retail/Commercial

Transportation/Utility - Airports, power plants, public works facilities

Warehouse/Distribution

Development Types

New - Building is brand new construction, sited on a vacant parcel(s). No known structures previously on site.

Addition - Adding floorspace onto an existing building.

Renovation - Interior and/or exterior structural changes to an existing building.

Redevelopment - A new building constructed on a parcel(s) that had previous development. Buildings had to be demolished to make way for new development.

List of Data Displays

Tables

- Table 1 Nonresidential Development Completed 2008, SEMCOG Region 1
- Table 2 Nonresidential Development Under Construction 2008, SEMCOG Region 2
- Table 3 Floorspace by Development Type with Construction/Improvement Value,
SEMCOG Region 2
- Table 4 Floorspace by Project/Building Type, SEMCOG Region 3
- Table 5 Nonresidential Development by County, SEMCOG Region 3
- Table 6 Five Largest Nonresidential Development Projects by Size, SEMCOG Region 4
- Table 7 History of Nonresidential Development Floorspace, by County and Year 4
- Table 8 Development by Community, Livingston County 5
- Table 9 Floorspace by Development and Project/Building Type, Livingston County 6
- Table 10 10 Largest Projects, Livingston County 6
- Table 11 Development by Community, Macomb County 7
- Table 12 Floorspace by Development and Project/Building Type, Macomb County 8
- Table 13 10 Largest Projects, Macomb County 8
- Table 14 Development by Community, Monroe County 9
- Table 15 Floorspace by Development and Project/Building Type, Monroe County 9
- Table 16 10 Largest Projects, Monroe County 9
- Table 17 Development by Community, Oakland County 10
- Table 18 Floorspace by Development and Project/Building Type, Oakland County 11
- Table 19 10 Largest Projects, Oakland County 12
- Table 20 Development by Community, St. Clair County 12
- Table 21 Floorspace by Development and Project/Building Type, St. Clair County 13
- Table 22 10 Largest Projects, St. Clair County 13
- Table 23 Development by Community, Washtenaw County 14
- Table 24 Floorspace by Development and Project/Building Type, Washtenaw County 14
- Table 25 10 Largest Projects, Washtenaw County 15
- Table 26 Development by Community, Wayne County 16
- Table 27 Floorspace by Development and Project/Building Type, Wayne County 17
- Table 28 10 Largest Projects, Wayne County 17

Overview

The Southeast Michigan region experienced a “better-than-expected” year in 2008, with 31.6 million square feet of nonresidential development space completed and/or under construction in 2008, and over \$7 billion in construction/improvement value. Although completed projects were down 27 percent from 2007, there was still 14.5 million square feet of development space finished in 2008, with another 17 million square feet of space under construction. Retail, medical, and industrial development projects accounted for over half of the region’s total development space.

Wayne County led the region with a total of 10.9 million square feet of nonresidential development floorspace (34 percent), followed by Oakland County with 8.7 million square feet.

The largest project in the region by size is the University of Michigan’s new C.S. Mott Children’s and Women’s Hospital at 1.1 million square feet. Located in Ann Arbor, this project started construction in 2006 and is slated to finish in 2011. The largest project completed in 2008 was the new North Terminal at Detroit Metropolitan Airport (824,000 square feet).

Regional Data

Data in this section are for the seven-county Southeast Michigan region. Tables 1 and 2 show the total nonresidential development by square feet of floorspace, completed and under construction in 2008, the number of projects in each building type category, and the total reported construction or improvement value. Table 3 compiles nonresidential development by development type and construction value. Table 4 provides development floorspace by project/building type and the percentage of total development space that type accounted for. Table 5 lists nonresidential development floorspace by county, and Table 6 lists the five largest nonresidential developments projects (ranked by size, in square feet of floorspace) in the region.

Table 1
Nonresidential Development Completed 2008, SEMCOG Region

Project/Building Type	Completed in 2008		
	Square Feet of Floorspace	Number of Projects	Construction/Improvement Value
Entertainment/Recreational	216,746	8	\$56,105,748
Hotel/Motel	514,984	8	\$17,380,000
Industrial/Research/Hi-Tech	2,331,000	51	\$540,826,303
Institutional	2,063,905	46	\$410,226,728
Medical	1,299,423	17	\$605,041,893
Mixed-Use	1,566,419	21	\$367,249,400
Office	1,160,791	49	\$32,498,219
Retail/Commercial	3,385,077	142	\$184,294,859
Transportation/Utility	909,936	9	\$437,549,828
Warehouse/Distribution	1,010,885	4	\$227,241,000
SEMCOG Region	14,459,166	355	\$2,878,413,978

Table 2
 Nonresidential Development Under Construction 2008, SEMCOG Region

Project/Building Type	Under Construction in 2008		
	Square Feet of Floorspace	Number of Projects	Construction/Improvement Value
Entertainment/Recreational	851,923	10	\$271,980,000
Hotel/Motel	342,215	5	\$106,470,000
Industrial/Research/Hi-Tech	3,088,621	30	\$1,473,546,911
Institutional	1,850,010	36	\$381,438,437
Medical	4,200,389	23	\$1,771,800,000
Mixed-Use	1,760,740	23	\$189,374,599
Office	1,599,820	34	\$199,622,886
Retail/Commercial	3,269,914	91	\$74,145,242
Transportation/Utility	67,880	7	\$36,823,316
Warehouse/Distribution	105,090	7	\$1,410,000
SEMCOG Region	17,136,602	266	\$4,506,611,391

Table 3
 Floorspace by Development Type with Construction/Improvement Value, SEMCOG Region

Development Type	Square Feet of Floorspace	Construction/Improvement Value
New	19,134,346	\$3,950,445,087
Addition	4,694,390	\$1,700,548,232
Renovation	4,662,283	\$978,410,205
Redevelopment	3,104,749	\$755,621,845
SEMCOG Region	31,595,768	\$7,385,025,369

(Development types are explained in the Notes section, pg. ii)

Table 4
 Floorspace by Project/Building Type, SEMCOG Region

Project/Building Type	Total Square Feet of Floorspace	Percent of Region's Development
Retail/Commercial	6,654,991	21%
Medical	5,499,812	17%
Industrial/Research/Hi-Tech	5,419,621	17%
Institutional	3,913,915	12%
Mixed-Use	3,327,159	11%
Office	2,760,611	9%
Warehouse/Distribution	1,115,975	4%
Entertainment/Recreational	1,068,669	3%
Transportation/Utility	977,816	3%
Hotel	857,199	3%
SEMCOG Region	31,595,768	100%

Table 5
 Nonresidential Development by County, SEMCOG Region

County	Completed	Under Construction	Total Square Feet of Floorspace	Percent of Region's Development
Livingston	542,055	853,120	1,395,175	4%
Macomb	1,531,327	1,993,760	3,525,087	11%
Monroe	49,016	196,477	245,493	1%
Oakland	4,427,228	4,299,756	8,726,984	28%
St. Clair	457,548	810,840	1,268,388	4%
Washtenaw	2,079,903	3,486,580	5,566,483	18%
Wayne	5,372,089	5,496,069	10,868,158	34%
SEMCOG Region	14,459,166	17,136,602	31,595,768	100%

Table 6
Five Largest Nonresidential Development Projects by Size, SEMCOG Region

County	Community	Project/Building Type	Project Name	Status	Development Type	Size
Washtenaw	Ann Arbor	Medical	University of Michigan Health System - C.S. Mott Children's & Women's Hospital	Under Construction	New	1,100,000
Wayne	Romulus	Transportation/Utility	Detroit Metropolitan Airport - New North Terminal	Completed	Redevelopment	824,000
Wayne	Trenton	Industrial/Research/Hi-Tech	The Chrysler Group Phoenix Engine Plant	Under Construction	New	822,000
Oakland	Pontiac	Warehouse/Distribution	United States Postal Service Processing Center	Completed	New	806,000
Wayne	Detroit	Mixed-Use	Westin Book Cadillac Hotel	Completed	Renovation	775,723

Table 7
History of Nonresidential Development Floorspace, by County and Year

County	Completed Square Feet of Floorspace					Under Construction
	2004	2005	2006	2007	2008	
Livingston	1,175,094	1,175,836	1,462,622	1,209,173	542,055	853,120
Macomb	3,453,495	3,043,708	2,849,327	3,337,027	1,531,327	1,993,760
Monroe	271,676	798,062	609,355	342,645	49,016	196,477
Oakland	6,937,528	5,579,669	3,386,601	5,445,804	4,427,228	4,299,756
St. Clair	758,443	532,269	311,904	342,137	457,548	810,840
Washtenaw	3,414,919	1,593,189	2,963,062	2,122,924	2,079,903	3,486,580
Wayne	7,544,391	6,562,582	5,391,560	7,113,004	5,372,089	5,496,069
SEMCOG Region	23,555,546	19,285,315	16,974,431	19,912,714	14,459,166	17,136,602
<i>Percent Change from Previous Year</i>						
		<i>-18%</i>	<i>-12%</i>	<i>17%</i>	<i>-27%</i>	

County Data

This section contains data for each of the seven counties in the region. Each county section lists nonresidential development by community, development by project/building type and the ten largest development projects completed or under construction in 2008. Nonresidential development data are reported in square feet of floorspace unless otherwise noted. Largest projects for each county are ranked by size of the project (in square feet of floorspace). A complete list of projects and their locations for each county is available upon request.

Livingston County

Table 8
Development by Community, Livingston County

Community	Completed	Under Construction	Total
Brighton	15,806	5,990	21,796
Brighton Twp	89,568	44,833	134,401
Fowlerville	184,160	0	184,160
Genoa Twp	7,000	46,875	53,875
Green Oak Twp	74,786	0	74,786
Hamburg Twp	0	11,000	11,000
Handy Twp	40,059	0	40,059
Hartland Twp	15,562	586,178	601,740
Howell	6,995	139,800	146,795
Howell Twp	60,646	0	60,646
Marion Twp	0	1,650	1,650
Oceola Twp	9,313	16,794	26,107
Tyrone Twp	38,160	0	38,160
County Total	542,055	853,120	1,395,175

Table 9
 Floorspace by Development and Project/Building Type, Livingston County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Retail/Commercial	710,384	84,181	49,251	153,160	996,976	71%
Industrial/Research/Hi-Tech	75,194	108,878	0	0	184,072	13%
Mixed-Use	137,064	0	0	0	137,064	10%
Institutional	11,000	30,087	11,500	0	52,587	4%
Office	9,686	14,790	0	0	24,476	2%
County Total	943,328	237,936	60,751	153,160	1,395,175	

Table 10
 10 Largest Projects, Livingston County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Hartland Twp	Retail/Commercial	Hartland Towne Square - Phase I (Meijer)	Under Construction	New	192,000
Hartland Twp	Retail/Commercial	Hartland Marketplace - Wal-Mart Supercenter	Under Construction	New	187,434
Fowlerville	Retail/Commercial	Wal-Mart Supercenter	Completed	New	184,160
Howell	Industrial/Research/Hi-Tech	Pepsi-Cola Bottling Group	Under Construction	Addition	103,000
Hartland Twp	Mixed-Use	Hartland Commerce Center - Phase II	Under Construction	New	98,904
Brighton Twp	Retail/Commercial	Kroger	Completed	Renovation	63,701
Hartland Twp	Retail/Commercial	Hartland Marketplace	Under Construction	Renovation	49,550
Green Oak Twp	Retail/Commercial	Quadrants Retail Bldg.	Completed	New	47,466
Genoa Twp	Retail/Commercial	24 Grand	Under Construction	Addition	46,875
Handy Twp	Industrial/Research/Hi-Tech	Garden Lane Industrial Bldg.	Completed	New	40,059

Macomb County

Table 11
Development by Community, Macomb County

Community	Completed	Under Construction	Total
Armada Twp	0	14,750	14,750
Bruce Twp	0	14,422	14,422
Chesterfield Twp	520,000	150,000	670,000
Clinton Twp	315,000	0	315,000
Eastpointe	119,721	0	119,721
Harrison Twp	19,000	0	19,000
Lenox Twp	0	347,000	347,000
Macomb Twp	0	35,692	35,692
Mt. Clemens	9,082	0	9,082
New Baltimore	5,308	0	5,308
New Haven	14,564	0	14,564
Ray Twp	8,000	115,000	123,000
Richmond	0	24,085	24,085
Romeo	5,248	5,732	10,980
Roseville	133,318	0	133,318
St. Clair Shores	0	29,954	29,954
Shelby Twp	64,300	281,328	345,628
Sterling Heights	111,759	225,582	337,341
Utica	83,337	6,700	90,037
Warren	77,483	743,515	820,998
Washington Twp	45,207		45,207
County Total	1,531,327	1,993,760	3,525,087

Table 12
 Floorspace by Development and Project/Building Type, Macomb County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Retail/Commercial	1,151,209	42,273	761,816	219,391	2,174,689	62%
Medical	380,425	3,345	0	3,816	387,586	11%
Industrial/Research/Hi-Tech	254,803	56,315	26,627	0	337,745	10%
Institutional	291,858	28,572	0	0	320,430	9%
Entertainment/Recreational	214,000	0	0	9,082	223,082	6%
Hotel	56,000	0	0	0	56,000	2%
Office	8,140	0	5,308	4,107	17,555	0.50%
Mixed-Use	8,000	0	0	0	8,000	0.23%
County Total	2,364,435	130,505	793,751	236,396	3,525,087	

Table 13
 10 Largest Projects, Macomb County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Warren	Retail/Commercial	Universal Mall	Under Construction	Redevelopment	650,000
Chesterfield Twp	Retail/Commercial	Waterside Marketplace	Completed	New	450,000
Lenox Twp	Retail/Commercial	Bay River Marketplace	Under Construction	New	347,000
Clinton Twp	Retail/Commercial	Meijer	Completed	New	211,000
Chesterfield Twp	Entertainment/Recreational	Chesterfield Convention Center	Under Construction	New	150,000
Sterling Heights	Medical	Beaumont Hospital Troy East Campus Family Medicine & Outpatient Services Center	Under Construction	New	131,015
Ray Twp	Institutional	New Haven Middle School & Bus Garage	Under Construction	New	115,000
Shelby Twp	Industrial/Research/Hi-Tech	Brighton Best International Inc.	Completed	New	104,455
Utica	Retail/Commercial	13361 Hall Rd. Retail Bldg.	Completed	Renovation	70,253
Chesterfield Twp	Institutional	Green Elementary School	Completed	New	70,000

Monroe County

Table 14
Development by Community, Monroe County

Community	Completed	Under Construction	Total
Ash Twp	0	13,100	13,100
Bedford Twp	16,733	0	16,733
Berlin Twp	32,283	0	32,283
Frenchtown Twp	0	183,377	183,377
County Total	49,016	196,477	245,493

Table 15
Floorspace by Development and Project/Building Type, Monroe County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Retail/Commercial	198,110	0	0	0	198,110	81%
Institutional	16,283	0	0	0	16,283	7%
Mixed-Use	16,000	0	0	0	16,000	7%
Warehouse/Distribution	12,000	0	0	0	12,000	5%
Transportation/Utility	0	2,000	0	0	2,000	1%
Office	0	0	0	1,100	1,100	0.45%
County Total	242,393	2,000	0	1,100	245,493	

Table 16
10 Largest Projects, Monroe County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Frenchtown Twp	Retail/Commercial	Wal-Mart Supercenter	Under Construction	New	183,377
Berlin Twp	Institutional	Lakeside Missionary Baptist Church	Completed	New	16,283
Berlin Twp	Mixed-Use	Oakwood Healthcare Center - Newport	Completed	New	16,000
Bedford Twp	Retail/Commercial	Walgreens	Completed	New	14,733
Ash Twp	Warehouse/Distribution	Shamrock Development LLC Warehouse Bldg.	Under Construction	New	12,000
Bedford Twp	Transportation/Utility	Bedford Township Waste Water Treatment Plant	Completed	Addition	2,000
Ash Twp	Office	Shamrock Development LLC Regional Truck Operations Center	Under Construction	Renovation	1,100

* Monroe County had 7 projects total reported for 2008 data collection.

Oakland County

Table 17
Development by Community, Oakland County

Community	Completed	Under Construction	Total
Auburn Hills	52,929	211,305	264,234
Berkley	16,350	16,330	32,680
Birmingham	157,000	197,500	354,500
Bloomfield Twp	140,500	0	140,500
Brandon Twp	20,138	0	20,138
Clawson	32,210	30,500	62,710
Commerce Twp	46,984	204,662	251,646
Farmington	49,800	0	49,800
Farmington Hills	162,105	90,775	252,880
Ferndale	40,554	29,850	70,404
Groveland Twp	0	8,985	8,985
Hazel Park	0	11,260	11,260
Highland Twp	60,000	0	60,000
Holly	15,968	0	15,968
Holly Twp	7,260	0	7,260
Independence Twp	39,273	387,700	426,973
Keego Harbor	21,800	0	21,800
Leonard	0	3,500	3,500
Lyon Twp	0	8,405	8,405
Madison Heights	0	21,522	21,522
Milford	1,985	3,016	5,001
Milford Twp	4,400	0	4,400
Novi	1,307,834	716,298	2,024,132

Oakland County, continued

Community	Completed	Under Construction	Total
Oakland Twp	16,501	0	16,501
Orchard Lake Village	17,650	50,850	68,500
Orion Twp	24,867	70,415	95,282
Oxford	33,000	0	33,000
Oxford Twp	14,365	85,000	99,365
Pontiac	1,102,151	451,250	1,553,401
Rochester	25,464	0	25,464
Rochester Hills	153,000	30,000	183,000
Royal Oak	177,941	89,100	267,041
Royal Oak Twp	1,884	3,000	4,884
South Lyon	7,000	14,800	21,800
Southfield	89,960	0	89,960
Springfield Twp	5,960	0	5,960
Troy	328,013	382,620	710,633
Walled Lake	63,141	2,000	65,141
Waterford Twp	12,000	57,000	69,000
West Bloomfield Twp	129,000	677,000	806,000
White Lake Twp		264,000	264,000
Wixom	48,241	181,113	229,354
County Total	4,427,228	4,299,756	8,726,984

Table 18
 Floorspace by Development and Project/Building Type, Oakland County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Medical	2,093,000	538,782	0	0	2,631,782	30%
Office	847,408	108,307	22,075	304,803	1,282,593	15%
Industrial/Research/Hi-Tech	432,499	648,186	0	0	1,080,685	12%
Retail/Commercial	640,098	82,971	97,015	171,571	991,655	11%
Warehouse/Distribution	854,500	21,440	58,735	55,550	990,225	11%
Mixed-Use	560,083	22,800	199,216	142,313	924,412	11%
Institutional	186,438	142,589	60,000	64,000	453,027	5%
Hotel	349,990	0	0	0	349,990	4%
Entertainment/Recreational	5,960	0	0	10,887	16,847	0.19%
Transportation/Utility	5,000	0	768	0	5,768	0.07%
County Total	5,974,976	1,565,075	437,809	749,124	8,726,984	

Table 19
10 Largest Projects, Oakland County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Pontiac	Warehouse/Distribution	United States Postal Service Processing Center	Completed	New	806,000
West Bloomfield Twp	Medical	Henry Ford West Bloomfield Hospital	Completed	New	677,000
Novi	Medical	Providence Park Novi Hospital	Completed	New	500,000
Pontiac	Industrial/Research/Hi-Tech	General Motors Corp. Powertrain Division (Test Wing 2)	Under Construction	Addition	297,000
Novi	Medical	Providence Park Medical Office Bldg.	Under Construction	New	215,000
Novi	Industrial/Research/Hi-Tech	ITC Holdings Co.	Completed	New	188,000
Independence Twp	Medical	McLaren Health Care Village Medical Center - Phase I	Under Construction	New	175,000
White Lake Twp	Mixed-Use	Village Lakes Plaza	Under Construction	New	164,000
Commerce Twp	Medical	Beaumont Commerce Township Medical Center	Under Construction	New	159,000
Pontiac	Industrial/Research/Hi-Tech	General Motors Corp. Powertrain Division - Engine and Transmission Test Center (Wing I)	Completed	Addition	153,000

St. Clair County

Table 20
Development by Community, St. Clair County

Community	Completed	Under Construction	Total
Capac	121,875	0	121,875
Clay Twp	0	19,852	19,852
Columbus Twp	0	7,000	7,000
Fort Gratiot Twp	46,952	18,131	65,083
Ira Twp	77,430	0	77,430
Kenoskee Twp	4,000	0	4,000
Marysville	0	700,000	700,000
Port Huron	180,012	40,000	220,012
Port Huron Twp	12,940	15,607	28,547
Riley Twp	0	3,200	3,200
St. Clair	0	7,050	7,050
St. Clair Twp	6,239	0	6,239
Yale	8,100	0	8,100
County Total	457,548	810,840	1,268,388

Table 21
 Floorspace by Development and Project/Building Type, St. Clair County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Industrial/Research/Hi-Tech	905,530	15,607	0	0	921,137	73%
Office	24,563	0	0	112,592	137,155	11%
Entertainment/Recreational	62,000	0	0	0	62,000	5%
Retail/Commercial	20,990	7,366	5,400	10,156	43,912	3%
Medical	40,000	0	0	0	40,000	3%
Institutional	13,600	12,242	0	6,327	32,169	3%
Mixed-Use	1,920	0	0	19,852	21,772	2%
Transportation/Utility	0	4,575	0	5,668	10,243	1%
County Total	1,068,603	39,790	5,400	154,595	1,268,388	

Table 22
 10 Largest Projects, St. Clair County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Marysville	Industrial/Research/Hi-Tech	The Chrysler Group Axle Plant	Under Construction	New	700,000
Capac	Industrial/Research/Hi-Tech	Keihin Michigan Manufacturing	Completed	New	120,000
Port Huron	Office	St. Clair County Mental Health Administration Offices	Completed	Renovation	112,592
Ira Twp	Industrial/Research/Hi-Tech	PTM Bldg. 2	Completed	New	65,740
Port Huron	Entertainment/Recreational	YMCA Riverfront	Completed	New	62,000
Port Huron	Medical	Port Huron Hospital - New Medical Office Bldg.	Under Construction	New	40,000
Clay Twp	Mixed-Use	Great Lakes Inn	Under Construction	Renovation	19,852
Fort Gratiot Twp	Office	Hamzavi Dermatology Clinic	Completed	New	18,240
Port Huron Twp	Industrial/Research/Hi-Tech	1105 24th St.	Under Construction	Addition	15,607
Fort Gratiot Twp	Institutional	Social Security Administration Bldg.	Completed	New	13,600

Washtenaw County

Table 23
Development by Community, Washtenaw County

Community	Completed	Under Construction	Total
Ann Arbor	1,289,759	2,681,026	3,970,785
Ann Arbor Twp	0	47,199	47,199
Barton Hills	2,240	0	2,240
Chelsea	7,787	25,838	33,625
Dexter	6,840	25,000	31,840
Manchester	8,256	625	8,881
Milan	23,000	0	23,000
Northfield Twp	22,650	0	22,650
Pittsfield Twp	70,000	153,443	223,443
Saline	16,000	63,449	79,449
Scio Twp	26,891	0	26,891
Superior Twp	30,480	230,000	260,480
Webster Twp	32,000	0	32,000
York Twp	530,000	0	530,000
Ypsilanti	14,000	260,000	274,000
County Total	2,079,903	3,486,580	5,566,483

Table 24
Floorspace by Development and Project/Building Type, Washtenaw County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Institutional	873,689	384,295	292,000	391,000	1,940,984	35%
Medical	1,343,000	460,000	0	0	1,803,000	32%
Industrial/Research/Hi-Tech	567,746	55,160	0	3,135	626,041	11%
Entertainment/Recreational	223,580	400,000	0	0	623,580	11%
Office	291,951	625	0	15,769	308,345	6%
Retail/Commercial	199,707	8,400	0	6,400	214,507	4%
Mixed-Use	0	0	50,026	0	50,026	1%
County Total	3,499,673	1,308,480	342,026	416,304	5,566,483	

Table 25
10 Largest Projects, Washtenaw County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Ann Arbor	Medical	University of Michigan Health System - C.S. Mott Children's & Women's Hospital	Under Construction	New	1,100,000
York Twp	Industrial/Research/Hi-Tech	Toyota Technical Center USA Inc	Completed	New	530,000
Ann Arbor	Entertainment/Recreational	University of Michigan - Michigan Stadium	Under Construction	Addition	400,000
Ann Arbor	Institutional	Skyline High School	Completed	New	376,000
Ann Arbor	Institutional	University of Michigan - North Quad Complex	Under Construction	New	360,000
Ann Arbor	Institutional	University of Michigan - Ross School of Business	Completed	Redevelopment	270,000
Superior Twp	Medical	St. Joseph Mercy Hospital North Patient Tower	Under Construction	Addition	230,000
Ann Arbor	Medical	University of Michigan Health System Brehm Tower Project	Under Construction	Addition	230,000
Ann Arbor	Medical	University of Michigan Health System Kellog Eye Center & Brehm Diabetes Center	Under Construction	New	220,000
Ann Arbor	Office	Ashley Terrace	Completed	New	212,760

Wayne County

Table 26
Development by Community, Wayne County

Community	Completed	Under Construction	Total
Allen Park	59,960	152,362	212,322
Belleville	0	9,180	9,180
Brownstown Twp	32,155	78,558	110,713
Canton Twp	707,269	152,182	859,451
Dearborn	239,577	211,032	450,609
Dearborn Heights	0	2,000	2,000
Detroit	1,692,236	2,163,986	3,856,222
Garden City	16,000	0	16,000
Gibraltar	18,000	0	18,000
Grosse Pointe Farms	0	57,000	57,000
Grosse Pointe Woods	2,000	36,500	38,500
Hamtramck	36,000	9,000	45,000
Harper Woods	5,811	0	5,811
Highland Park	40,000	0	40,000
Huron Twp	200,000	111,000	311,000
Inkster	195,000	0	195,000
Livonia	93,000	64,000	157,000
Melvindale	0	28,000	28,000
Northville	13,013	0	13,013
Northville Twp	203,599	4,300	207,899
Plymouth	50,108	0	50,108
Plymouth Twp	0	308,200	308,200
Redford Twp	84,629	3,000	87,629
Riverview	14,677	0	14,677
Rockwood	11,180	0	11,180
Romulus	955,123	119,415	1,074,538
Southgate	152,621	19,449	172,070
Sumpter Twp	0	6,350	6,350
Taylor	76,576	290,420	366,996
Trenton	0	996,000	996,000
Van Buren Twp	228,959	573,097	802,056
Wayne	35,550	6,000	41,550
Westland	42,396	0	42,396
Woodhaven	111,356	57,538	168,894
Wyandotte	55,294	37,500	92,794
County Total	5,372,089	5,496,069	10,868,158

Table 27

Floorspace by Development and Project/Building Type, Wayne County

Project/Building Type	Development Type				Total Floorspace	% of County's Development
	New	Addition	Redevelopment	Renovation		
Industrial/Research/Hi-Tech	1,703,143	159,692	56,700	350,406	2,269,941	21%
Mixed-Use	1,020,354	0	304,808	844,723	2,169,885	20%
Retail/Commercial	1,105,585	150,619	155,804	623,134	2,035,142	19%
Institutional	694,602	299,667	48,200	55,966	1,098,435	10%
Office	133,162	58,100	17,500	780,625	989,387	9%
Transportation/Utility	65,605	43,200	824,000	27,000	959,805	9%
Medical	23,150	614,294	0	0	637,444	6%
Hotel	259,209	0	58,000	134,000	451,209	4%
Entertainment/Recreational	36,128	85,032	0	22,000	143,160	1%
Warehouse/Distribution	0	0	0	113,750	113,750	1%
County Total	5,040,938	1,410,604	1,465,012	2,951,604	10,868,158	

Table 28

10 Largest Projects, Wayne County

Community	Project/Building Type	Project Name	Status	Development Type	Size
Romulus	Transportation/Utility	Detroit Metropolitan Airport - New North Terminal	Completed	Redevelopment	824,000
Trenton	Industrial/Research/Hi-Tech	The Chrysler Group Phoenix Engine Plant	Under Construction	New	822,000
Detroit	Mixed-Use	Westin Book Cadillac Hotel	Completed	Renovation	775,723
Detroit	Office	College for Creative Studies - Argonaut Bldg.	Under Construction	Renovation	760,000
Detroit	Mixed-Use	Greektown Permanent Casino & Hotel	Completed	New	681,000
Van Buren Twp	Industrial/Research/Hi-Tech	Cunningham Limp Industrial Dev.	Under Construction	New	438,000
Canton Twp	Retail/Commercial	Crossroads Village Center (Target/Kohl's)	Completed	New	330,000
Detroit	Institutional	Wayne County Community College - New Northwest Campus	Completed	New	300,000
Detroit	Medical	St. John Hospital & Medical Center - Van Elslander North Pavilion	Completed	Addition	288,000
Plymouth Twp	Retail/Commercial	Plymouth Towne Center	Under Construction	New	250,000

**SEMCOG Officers
2008-2009**

Mary Blackmon
Chairperson
*Treasurer, Wayne County
Regional Education
Service Agency*

Robert Hison
First Vice Chair
*Mayor,
City of St. Clair Shores*

Robert J. Cannon
Vice Chairperson
*Supervisor,
Clinton Township*

Gretchen Driskell
Vice Chairperson
*Mayor,
City of Saline*

John A. Scott
Vice Chairperson
*Commissioner,
Oakland County*

Michael Sedlak
Vice Chairperson
*Clerk,
Green Oak Township*

William T. Roberts
Immediate Past Chair
*Mayor,
City of Walled Lake*

Paul E. Tait
Executive Director