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## SUMMARY OF EXISTING CONDITIONS



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he planning process begins with an evaluation of a community's characteristics, such as population, housing, workforce, income, local market potential,

development patterns, natural resources and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. Once a database of existing conditions is compiled, a community can use the findings to help set goals for the future development of the community.

This chapter is intended to summarize and highlight important findings from the Planning Commission's analysis of the community's existing conditions. Complete reports on population, housing, and economic statistics, existing land use, community facilities, natural features, and transportation conditions can be found in the Appendix of this document.

### POPULATION, HOUSING, AND ECONOMY

#### POPULATION

The City of Tecumseh had a 14.9 percent increase in population between 1990 and 2000. This is a major increase from the previous two decades, in which the City experienced increases in population of 1.9 and 2.8 percent. It is also significantly higher than Lenawee County's 8.1 percent

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rate of growth between 1990 and 2000. Since 1970, the City's share of the County's population has remained steady, in the range of 8.1 to 8.7 percent. However, the City's share of the County's growth has been increasing, from 2.4 percent in 1980 to 9.3 percent in 1990 to 15 percent in 2000.

For planning purposes, it will be assumed that the City of Tecumseh can expect a population ranging between 9,072 and 9,283 people in 2010, and 9,403 to 10,050 people in 2020.

### HOUSING

Between 1990 and 2000, the number of households in the City increased by 20.5 percent. The number of households in the community increased at a rate that was higher than the rate of population increase. This is consistent with a nationwide trend of decreasing household size. The number of housing units in the City of Tecumseh increased by 21.7 percent during the last decade, which is consistent with the 20.5 percent increase in households.

### INCOME, EMPLOYMENT, AND EDUCATION

From 1989 to 1999, the City of Tecumseh's per capita income increased by 54.2 percent from \$14,781 to \$22,797. During this same time period, median household income increased by 37.4 percent from \$33,545 to \$46,106. According to the Census, 3.5 percent of Tecumseh families were living below the poverty line. This is a lower percentage than that of Lenawee County as a whole, which had a 4.4 percent family poverty rate.

Per the 2000 Census, "management and professional" and "sales and office" occupations make up the majority of the total occupations of City of Tecumseh residents. The employment industry distribution of Tecumseh residents is dominated by the manufacturing; educational, health and social services; and retail trade industries.

Tecumseh residents generally have a higher level of educational attainment than the County as a whole. For example, 88 percent of City adults have a high school degree or higher, while 83.4 percent of the County's adult population falls into this category.

### EXISTING LAND USE

#### RESIDENTIAL USES

According to the 2003 Existing Land Use Survey, approximately 37 percent of the City's land area is developed as residential. Single family development dominates the residential land use in the City with 33 percent of the total land area and 88 percent of residentially developed land. Less than one percent of the City's total land area and approximately one percent of residentially developed land is within two-family developments; three percent of the total land area and nearly nine percent of residentially developed land is comprised of multiple family developments; and one percent of the City's total land area and two percent of residentially developed land is within a mobile home park.

#### COMMERCIAL, OFFICE, AND INDUSTRIAL USES

Commercial and office uses in the City comprise approximately 2.5 percent of Tecumseh's total land area. About 77 percent of these uses are categorized as commercial, 16 percent as

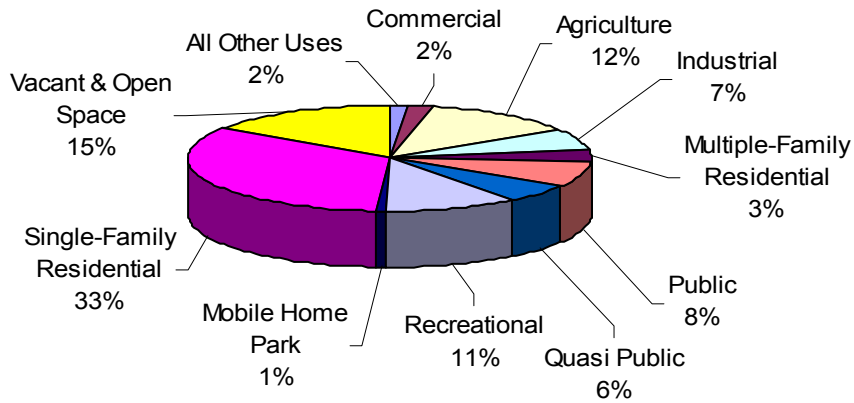
*Summary of Existing Conditions*

office, and seven percent as downtown mixed use. Industrial uses comprise approximately seven percent of the City's total land area.

**OTHER LAND USES**

Public uses, including government buildings, public schools, public parking areas, and public cemeteries, make up approximately eight percent of the City's land. Quasi-public uses, such as churches and service organizations, comprise about six percent of the City's total land area. Approximately 11 percent of the City's land is used for recreational purposes, 12 percent is used for agriculture, and another 15 percent remains open or vacant.

**Figure 3-1  
Percent of Total Land Use  
City of Tecumseh, 2003**



**COMMUNITY FACILITIES**

**CITY FACILITIES**

In addition to City Hall, the Community Center, and the Economic Development Office, the City of Tecumseh owns the Civic Auditorium and the former St. Elizabeth's Catholic Church building which now houses the Tecumseh Historical Museum. The Auditorium is operated and maintained through a combination of private donors, commercial sponsors, and volunteers who donate their time to build sets, usher, and run the box office. The Museum is maintained and operated by the Tecumseh Area Historical Society.

**SCHOOLS**

The Tecumseh Public School District serves students from an 80-square mile area including the City of Tecumseh and parts of the Townships of Adrian, Clinton, Franklin, Macon, Raisin, Ridgeway and Tecumseh. The district includes four elementary schools (Herrick Park, Patterson, Sutton, and Tecumseh Acres), Tecumseh Middle School, Tecumseh High School, and Options High School (an alternative high school). A major recent development in the Tecumseh Public Schools was the opening of the new thirty-three million dollar high school for the 2001/2002 school year.

## **LIBRARY**

The Tecumseh District Library serves a population of over 17,000 people, with over 11,000 active borrowers. The library is an independent entity; that is, it does not have any branches nor does it belong to any larger system. The library collection contains over 50,000 print, audio, video, and electronic resources.

## **PARKS AND RECREATION**

In addition to the Community Center, the City of Tecumseh Parks and Recreation Department currently operates a system of 15 public recreation sites and facilities. Year round recreation programming includes activities and sports for children of all ages, adults, and families.

## **PUBLIC SERVICES AND UTILITIES**

The City of Tecumseh Police Department includes 15 sworn officers, one animal control and enforcement officer, two full-time and several part-time dispatchers. The police station is open from 8 a.m. to midnight, but officers provide service to residents 24 hours a day. The City's Emergency Services Department consists of about 20 paid on-call firefighters and paramedics and three full time Firefighter/EMTs. The Department is equipped with two fire engines, one fire engine ladder truck, one tanker, one light rescue vehicle, one brush truck, and a chief's car. In addition to fire and emergency medical services, the Department maintains and operates severe weather warning sirens. In 2001, the Emergency Services Department answered 597 service calls.

Tecumseh's municipal water comes from seven wells around the City. The Utilities Department is responsible for drinking water treatment, distribution and wastewater treatment. The City maintains 49.5 miles of pipe and the water system can process 5 million gallons of drinking water per day. The City's sewer system essentially provides service to the entire city, except for a few isolated areas. It also provides sewer service to some businesses outside City limits. The plant currently processes about a million gallons per day.

## **NATURAL FEATURES**

### **TOPOGRAPHY**

The City of Tecumseh's topography varies by about 120 feet from the lowest point to the highest point. The lowest areas of 750 feet are located at the bottom of the River Raisin riverbed, and the highest point of 868 feet is located in the very northwest corner of the City near Occidental Road.

### **GROUNDWATER RECHARGE**

A majority of the City can be categorized as a high groundwater recharge area, while some small pockets of moderate groundwater recharge areas can be found at the western and eastern edges of the City. Existing and planned development within recharge areas should include safeguards against negative impacts, as pollution of these areas could have a significant detrimental effect on the area's groundwater.

## **WATERSHEDS**

All runoff water in the City of Tecumseh eventually enters the River Raisin. In the north, east, and south-central parts of the City, water flows into the river directly. Water in the west-central part of the City flows first into Evans Creek, which empties into Mill Pond, and then into the River Raisin. In the southwest corner of the City, water flows into the South Branch of the River Raisin.

## **WOODLANDS AND WETLANDS**

The City of Tecumseh has only a few wetland areas. Nevertheless, wetlands are valuable natural resources within the City. They may serve as storm water holding areas to reduce flooding; provide for the settling of sediments and pollutants from surface water runoff; reduce stream bank erosion caused by storm water runoff; and provide unique habitat for fish and wildlife.



Prior to settlement of southeast Michigan, the area that is now the City of Tecumseh was almost entirely covered by forests; however, after more than two centuries of agricultural and urban development the woodlands in the City cover a much smaller area. Still, the remaining woodlands are valuable natural features which serve as windbreaks, aid in the absorption of rainwater, replenish oxygen, create natural beauty and character, and provide wildlife habitat. Often, woodlands and wetlands are found in conjunction with each other, forming an even more diverse habitat for plants and animals.

## **TRANSPORTATION CONDITIONS**

### **FUNCTIONAL CLASSIFICATION**

Although there is some variation in classification, roadways are typically divided into those that carry through traffic and those that carry local traffic. In order to function successfully, the overall traffic circulation system must be carefully integrated. In the City of Tecumseh, the four basic types of roads are arterials, minor arterials, collectors, and local streets. Those classified as arterials are Chicago Boulevard (M 50), Evans, and Macon. Those classified as minor arterials are Russell, Occidental, Burt, and Rogers Highway. The City's collector streets are Brown, Maumee, Adrian, Union, and Patterson. All other streets in the City function as local streets with the primary function of providing access to adjacent properties.

### **TRAFFIC VOLUMES AND CRASHES**

The City experiences its highest traffic volumes along its two main streets: Chicago Boulevard (M 50) and Evans Street. Occidental also carries a relatively significant volume of traffic south of Chicago Boulevard. Not surprisingly, the intersections with the highest number of crashes during the two-year time period of 2001 through 2002 are primarily located along these same three roadways.

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