

Census Data Analysis

Community Indicators Matrix

Build Out Analysis

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Outline of Presentation

- Scope of Services
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 - Methods
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 - Recommendations
- Conclusion

Scope of Services

- City of Walker
- Planning Director Frank Wash
- Data Analysis and Socio-Economic Profile
- Community Indicators Matrix
- Build-Out Analysis
- Make recommendations based on results

Location of Walker

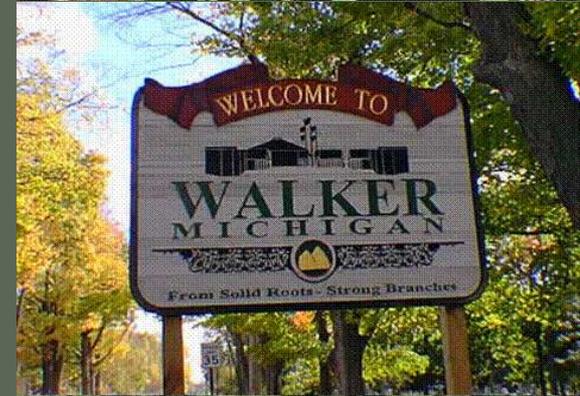


Location of Walker



Characteristics of Walker

- The city has many natural resources within its boundaries including oil, plaster mines, muck farms, and gravel pits. In addition, the nearby fruit ridge adds to the uniqueness of the city.
- The community consists of four census tracts as defined by the US Census Bureau, each containing unique aspects of the city.



Characteristics of Walker

Census Tract 115

- Oldest area of city
- Defined by Census Tract 115
- Located in the northeastern
- Densely built area of Walker.
- This area of the city is bisected by Alpine Ave and US highway 131 going north/south, and Interstate 96 going east west
- Contains a commercial district running north/south on Alpine Ave. About 2 miles long.



Characteristics of Walker

Census Tract 116



- The northwestern
- Census Tract 116,
- Defined by industrial parks, and is zoned for future industrial growth.
- Several areas of low density residential
- Interstate 96 running east/west through the tract, the major north/south road, Wilson Ave, bisects this tract.
- The new city hall complex is located here
- Largest gain in population with 4,127 people, or almost two and a half times their 1990 population.

Characteristics of Walker

Census Tract 117.01



- Located in western area
- Central Business District.
- Downtown Development Authority working towards revitalization
- Grand Valley State University

Characteristics of Walker

Census Tract 117.02



- Southern portion of the city
- Considered rural and has the most undeveloped land.
- Location of many resources including the majority of the cities oil rigs and gravel pits.
- Home of Millennium Park, the newest and most expansive addition to the parks

Socio-Economic Data Analysis

CITY OF WALKER

**An analysis of
changing trends
in the City of Walker**

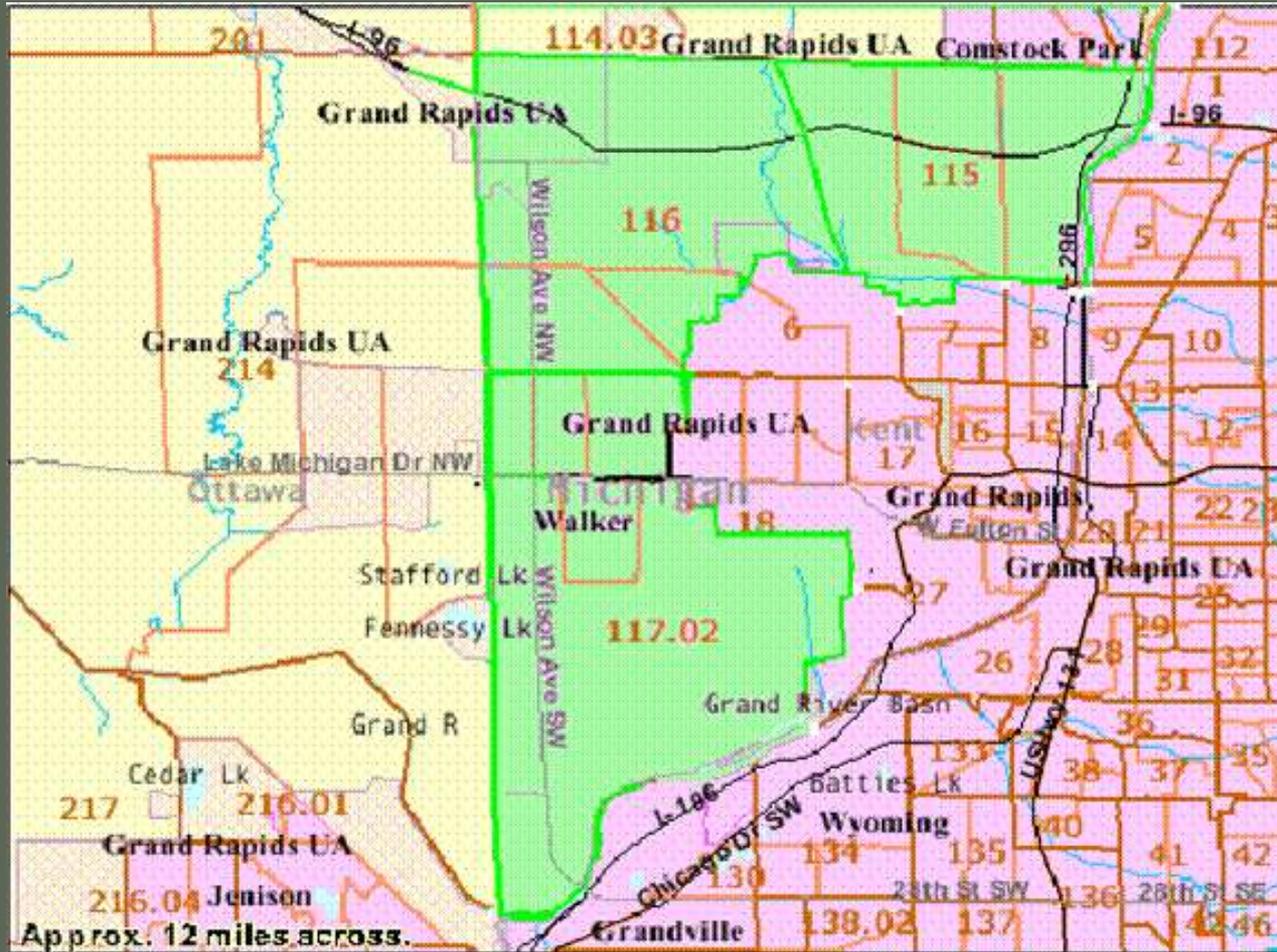
Socio-Economic Data Analysis

Methods



- Collected and analyzed Decennial Census data for Walker and surrounding communities to gather a comparative perspective.
- Comparison Communities are:
 - Alpine Twp, Byron Twp, Grand Rapids, Grandville, Kentwood, Plainfield Twp, and Wyoming

Census Tracts of Walker



Walker Population Change

by number and percent

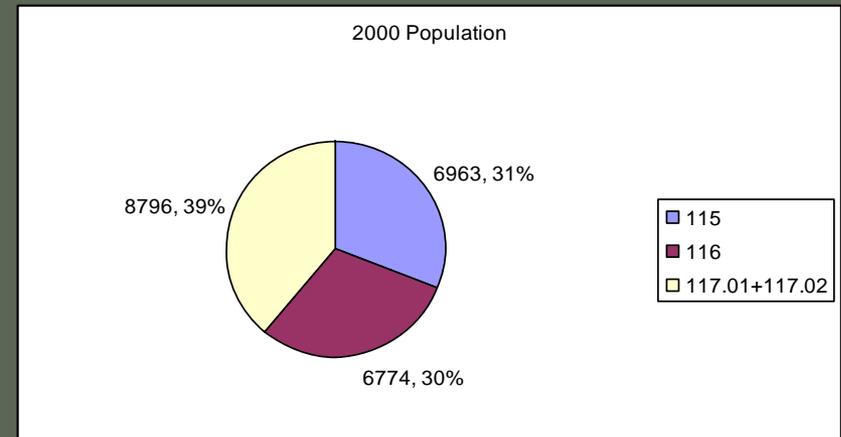
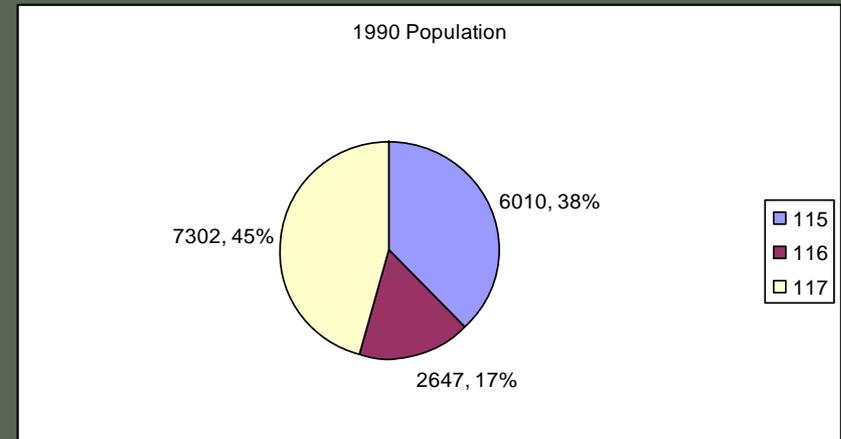
	Number 1980	Percent Change 1980-90	Number 1990	Percent Change 1990-00	Number 2000
Alpine Twp.	8,934	10.40%	9,863	41.70%	13,976
Byron Twp.	10,104	30.98%	13,235	32.63%	17,553
Grand Rapids	181,843	4.01%	189,126	4.59%	197,800
Grandville	12,412	25.88%	15,624	4.09%	16,263
Kentwood	30,438	24.27%	37,826	19.64%	45,255
Plainfield Twp.	20,611	21.03%	24,946	21.04%	30,195
Walker	15,088	14.52%	17,279	26.41%	21,842
Wyoming	59,616	7.17%	63,891	8.57%	69,368

Population Distribution

by census tract in 2000

- For the 2000 Census, 1990's Tract 117 was split into 117.01 and 117.02.

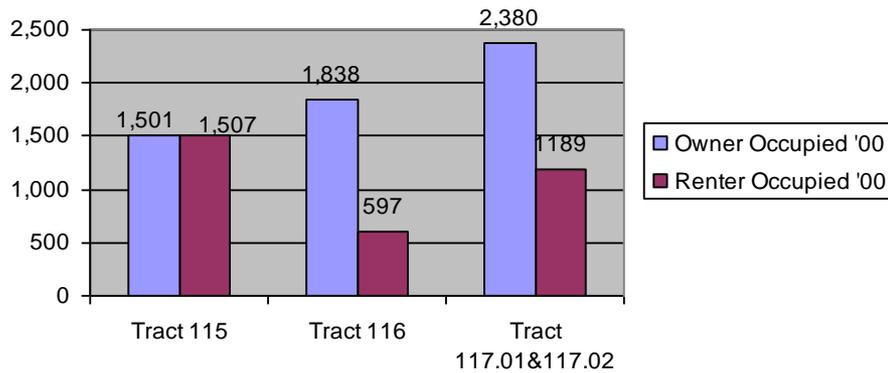
- Notice the large growth in Tract 116's population, more than 4,000 people.



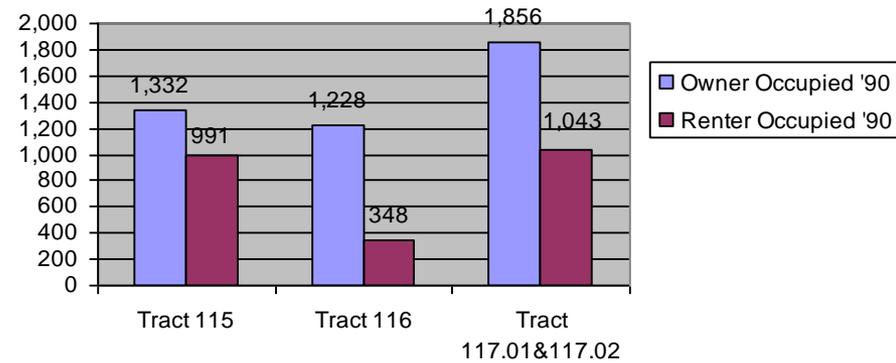
Housing Data

Changes in occupied housing 1990 to 2000

Owner and Renter Occupied Structures '00



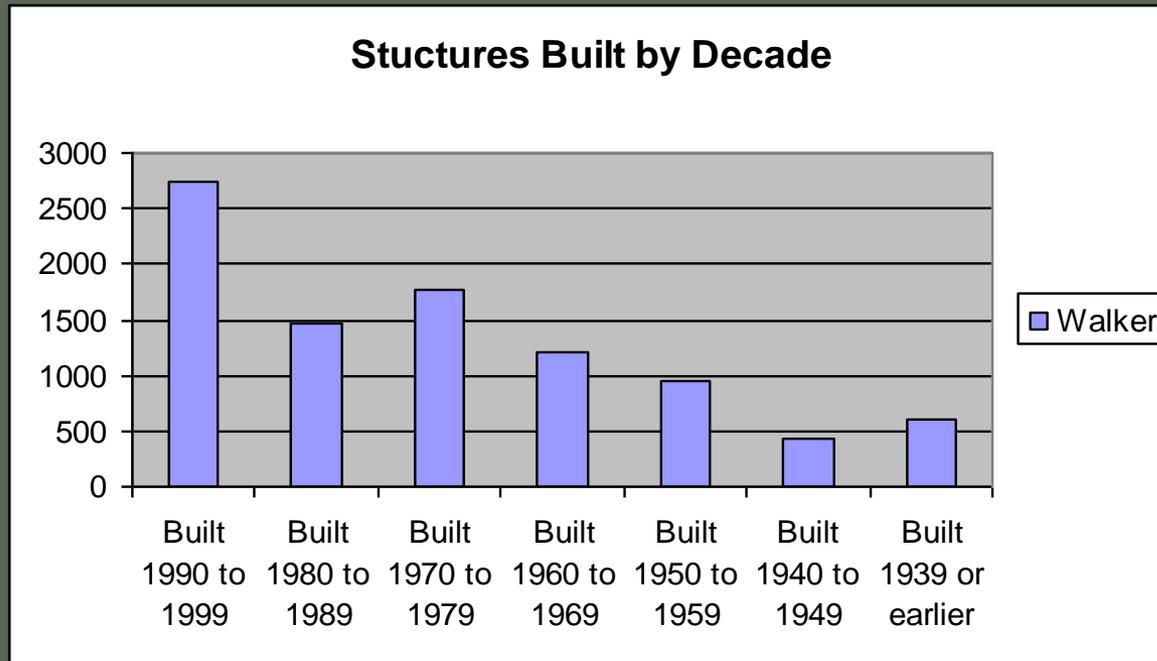
Owner and Renter Occupied Structures '90



Tract 116's population growth from the previous slide can be attributed to housing growth of 600+ Owner Occupied and roughly 250 Renter Occupied Structures

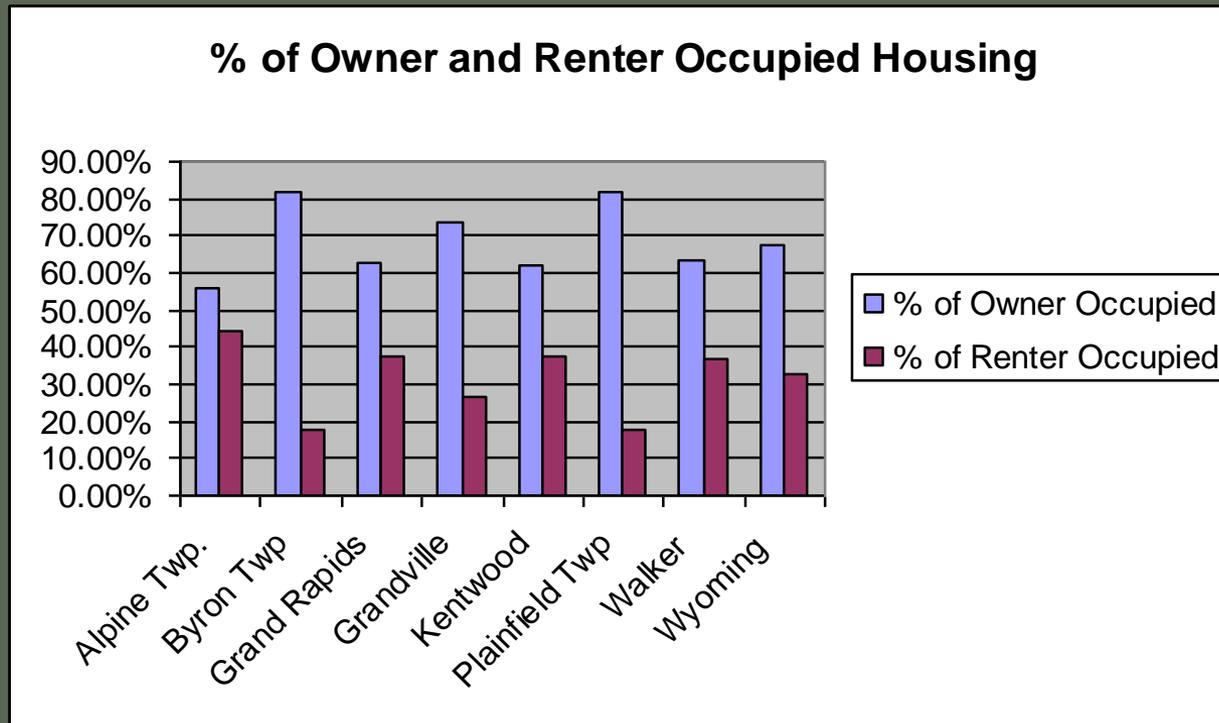
Population Growth

Changes in household structures by year



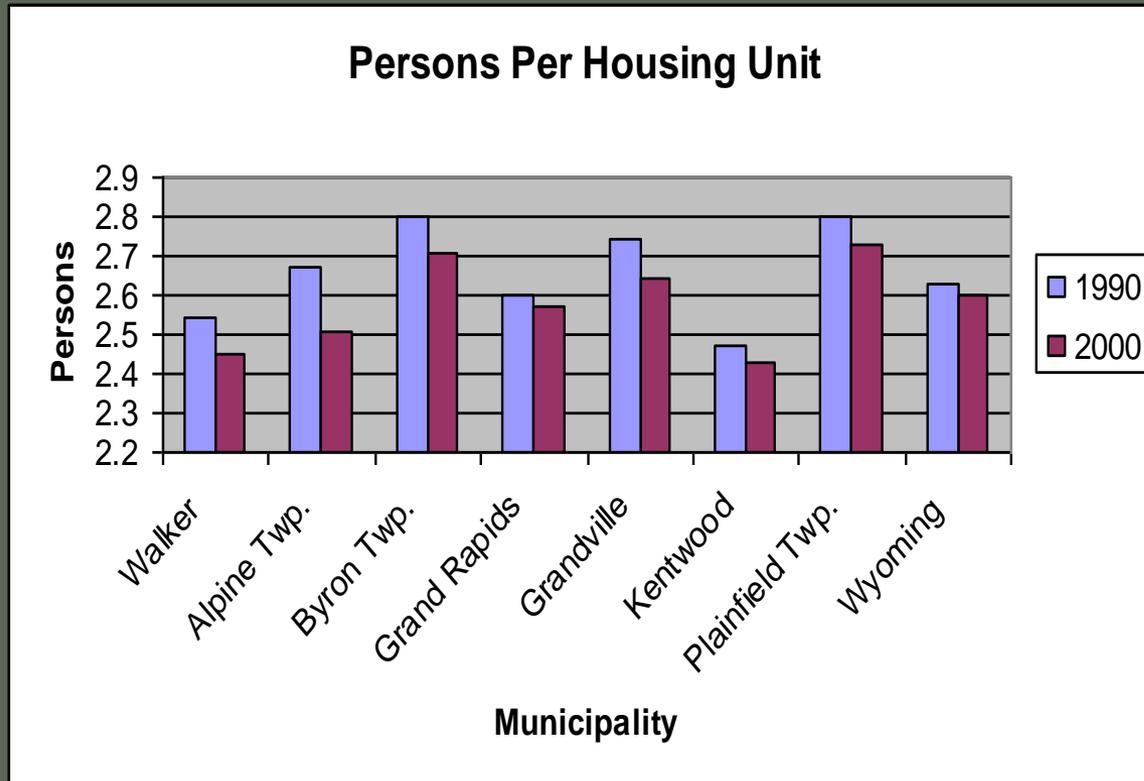
Walker's overall population growth of more than 4,500 residents can be attributed to more household structures being built from 1990 to 1999 than any other 10 year period in the city's history.

Walker and Community Housing



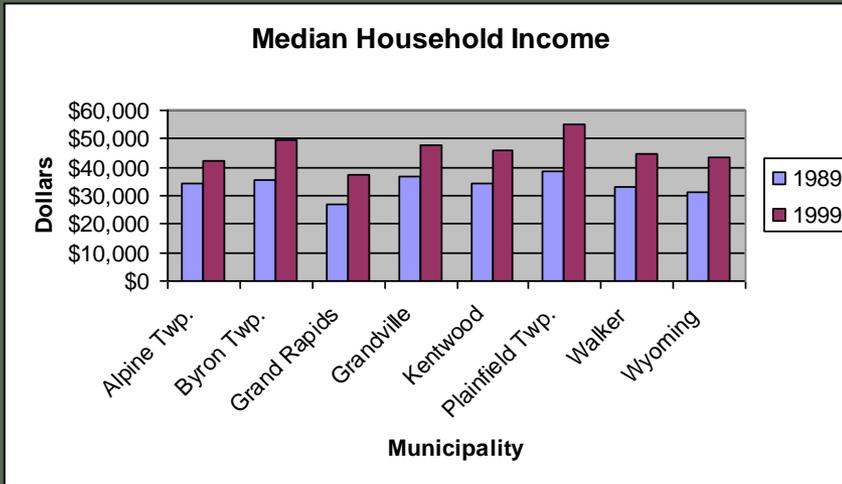
In the Year 2000, Walker was on par in owner and renter occupied housing when compared to similar communities. Plainfield and Byron Twp. had the highest percent of owner occupied households with over 80%, Alpine had the highest in renter occupied structures with approximately 45% of households.

Household Data



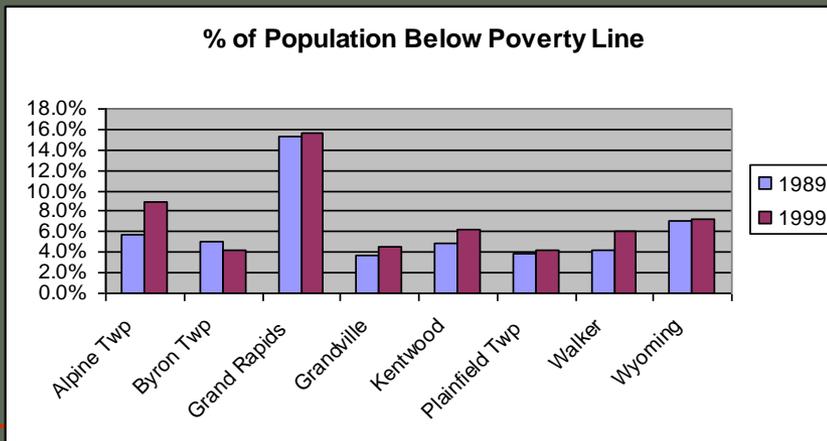
- Despite the population growth new construction caused Walker's persons per housing unit to fall from '90 to '00 by about .1 persons per unit. In 2000 Plainfield Township had an area high of over 2.7 ppu and Kentwood had a low of just over 2.4 ppu, just slightly below Walker's level.

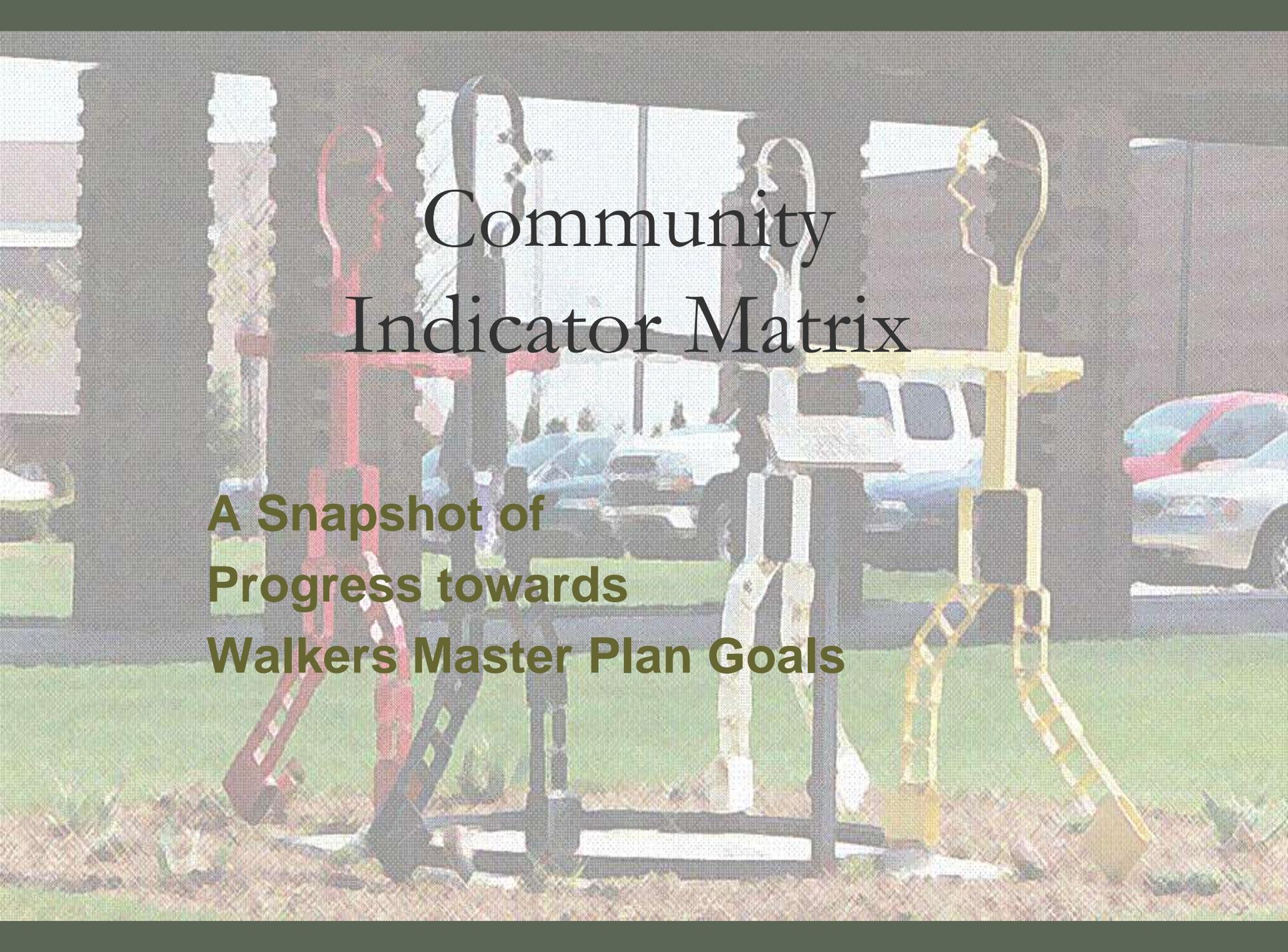
Income Data



While the median household income grew in the area the percentage of the population also grew. Walker and Alpine Twp. both experienced the largest gains in poverty population growth while Byron Twp. actually saw a reduction in its percentage below the poverty line.

Byron and Plainfield Twp. saw the largest gains in median household income. Alpine had the most modest gain, while Walker was on par with the surrounding community.





Community Indicator Matrix

**A Snapshot of
Progress towards
Walkers Master Plan Goals**

Method

- “Community Indicators” APA Service Report 517
- 2000-2001 Annual Report of the Government Alberta, Canada
- Developed Goals, Objectives, Measures, Changes, and Results

Goals

These goals were adopted from the 1998 Walker Master Plan

1. Land Use

- Balance development effects
- Legally sound

2. Resident Communications

- Maintain Master Plan
- Participation

3. Neighborhoods and Families

- Safety
- Upkeep

4. Community Image

- strong sense of community
- geographic focal point

Community Image

- Objectives:

- Establishing a strong sense of community
- Develop a geographic focal point of the city.

- Measures:

- We analyzed the efforts Walker has made to strengthen the community, neighborhood pride, and the physical and social conditions that would create a sense of belonging.

- Results:

- Successful implementation of Walker Festival
 - Completion of New City Complex
-

Community Image

<u>Objectives</u>	<u>Measures</u>	<u>Changes</u>	<u>Results</u>
Establish a strong sense of community cohesiveness through the development of community events.	If these events have been established, then the attendance rates of these events over past three years can prove their overall effectiveness.	Over the last three years attendance for the Walker Festival has risen from eleven hundred persons to roughly twenty-seven hundred persons. Even though the festival has increased by 250% the amount the City of Walker contributes has declined from \$50,000 to \$12,000 for fiscal year 2004, which is a decline of over 400%.	Private companies have come forward in the City of Walker and donated a substantial amount of money to fund the Festival each year. Private companies have donated more than \$38000 to help the City of Walker promote a strong sense of community, while saving the city a substantial amount of money. The increase in the attendance shows the effectiveness of these events.
Identify and develop a geographic focal point of the city. (i.e. the Heart of Walker)	Reporting the progress of the implementation of this project.	After acquiring a massive track of land in the central part of Walker, the city development of a City Hall, Police and Fire Department, Fitness Center and Ice Rink, along with the addition of Central Park, which includes a boardwalk, fishing pond, basketball and tennis courts, baseball diamonds, and seven acres of preserved trails.	The city has completed this project successfully.

First Recommendation

1. Efforts should be made to strengthen the community and neighborhood pride through improvements aimed at improving the physical conditions for the city's residents.
 - Seeking out grants to be used for city beautification
 - Add north/south bus route to increase accessibility
 - Sidewalk requirements standard for all types of development
 - Addition of Bicycle routes to connect focal points of city
 - Creation of several neighborhood associations to better address specific needs of the residents
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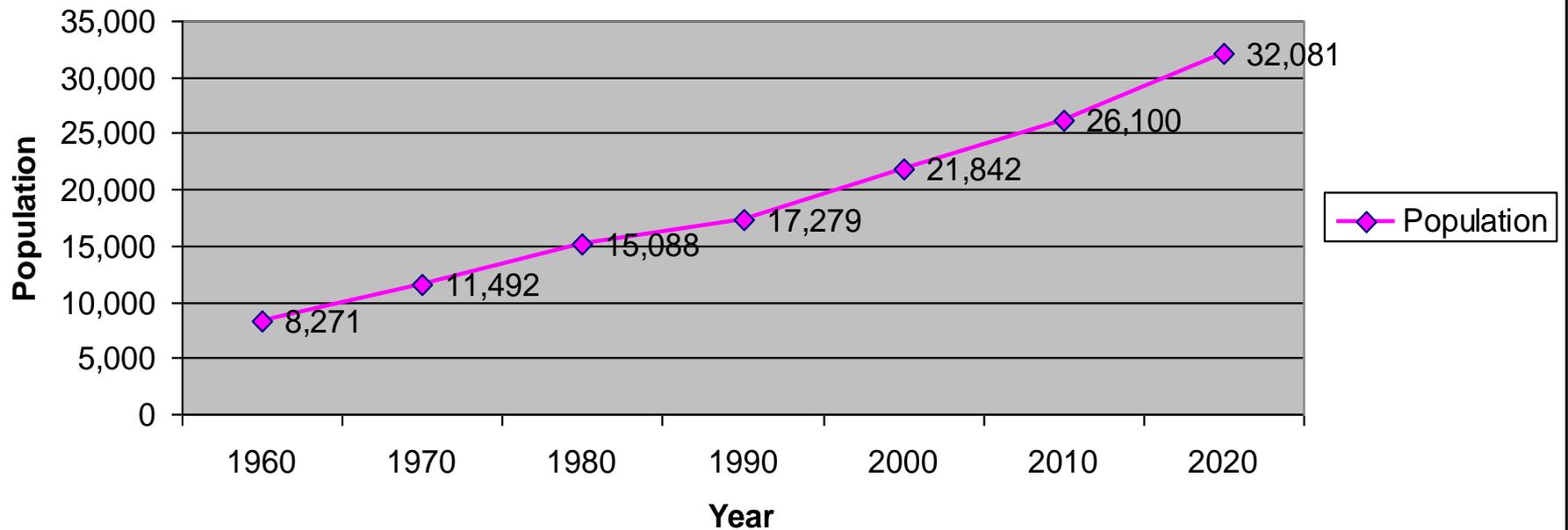
Build Out Analysis

Method's

- Land consumption will be calculated using population projections and building permits issued.
 - The land consumed will be displayed in a GIS form for 1/3, 1/2, 1 and 2 acre consumption.
 - Criteria for parcel selection includes sewer infrastructure, a hydrology buffer, and current and future zoning.
-

Projected Population Growth

Walker Population Projections



Residential Units per Year

Residential Units Permitted 2000 to 2004

	2000	2001	2002	2003	2004	Average
Single Family	83	101	114	108	111	111.00
Double Family	7	4	9	2	2	4.33
Multi Family	8	0	75	142	75	97.33
Mobile Home	7	6	9	1	7	5.67
Condos	37	51	52	26	32	36.67
Total Units Permitted	142	162	259	279	227	

Projected Residential Land Consumption

Build-out Acreage Calculation Table 2000 – 2025

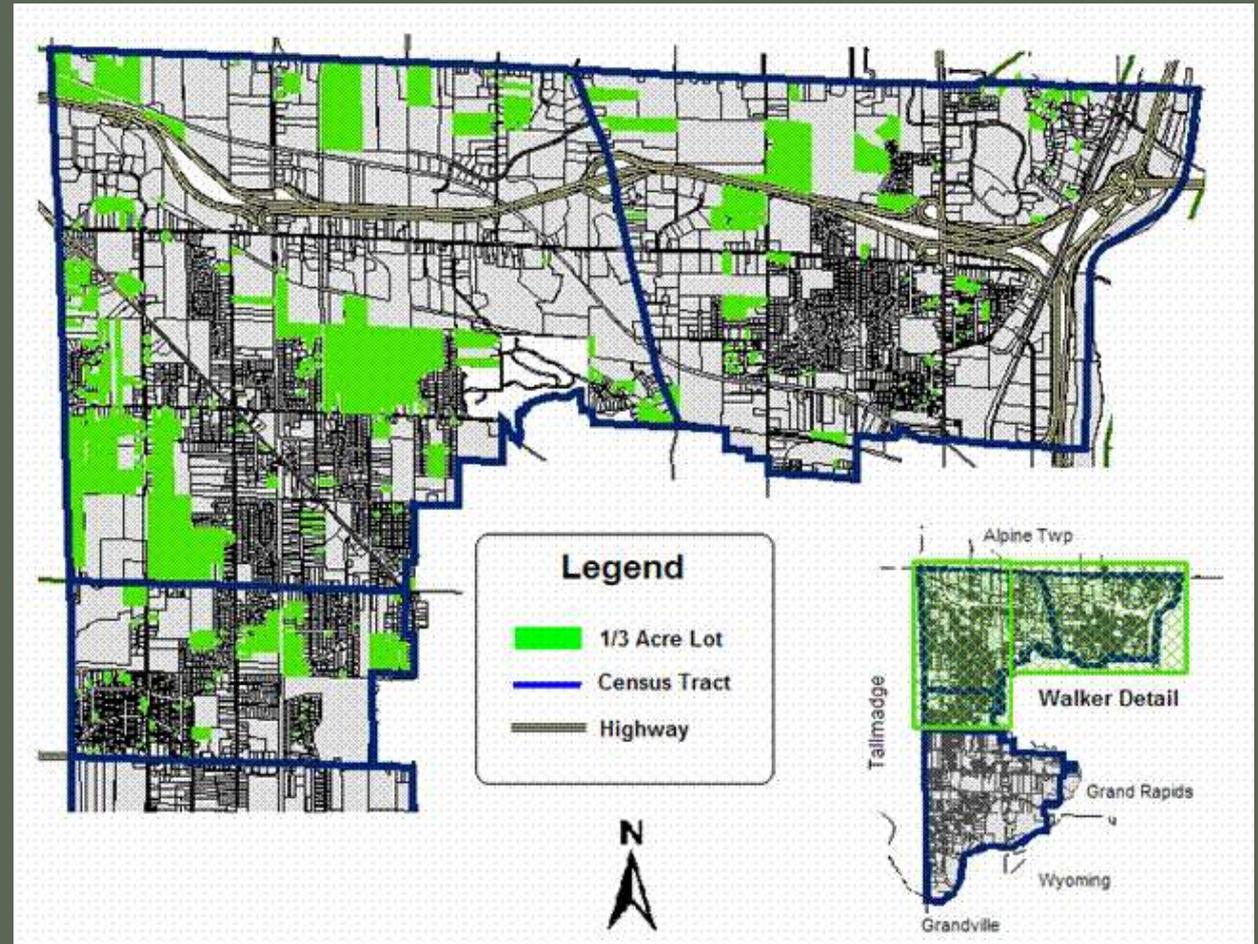
	Number of Housing Units by year	Acreage Used by New Housing Units per Lot Size				
		1/3 acre	1/2 acre	1 acre	2 acre	
2000 - 2010	583.65	192.61	291.83	583.65	1167.3	
2010-2020	2441.22	805.6	1220.61	2441.22	4882.44	
open space & right of way						
Total for 2000-2020	3024.87	998.21	1512.44	3024.87	6049.74	

* These figures are calculated using the population projections for the years noted, divided by the average persons per household for the 2000 census (2.45), and then subtracting the total permits allowed since 2000 (see "Total Residential Units Permitted, 2000-2004")

One Third Acre Growth

Results

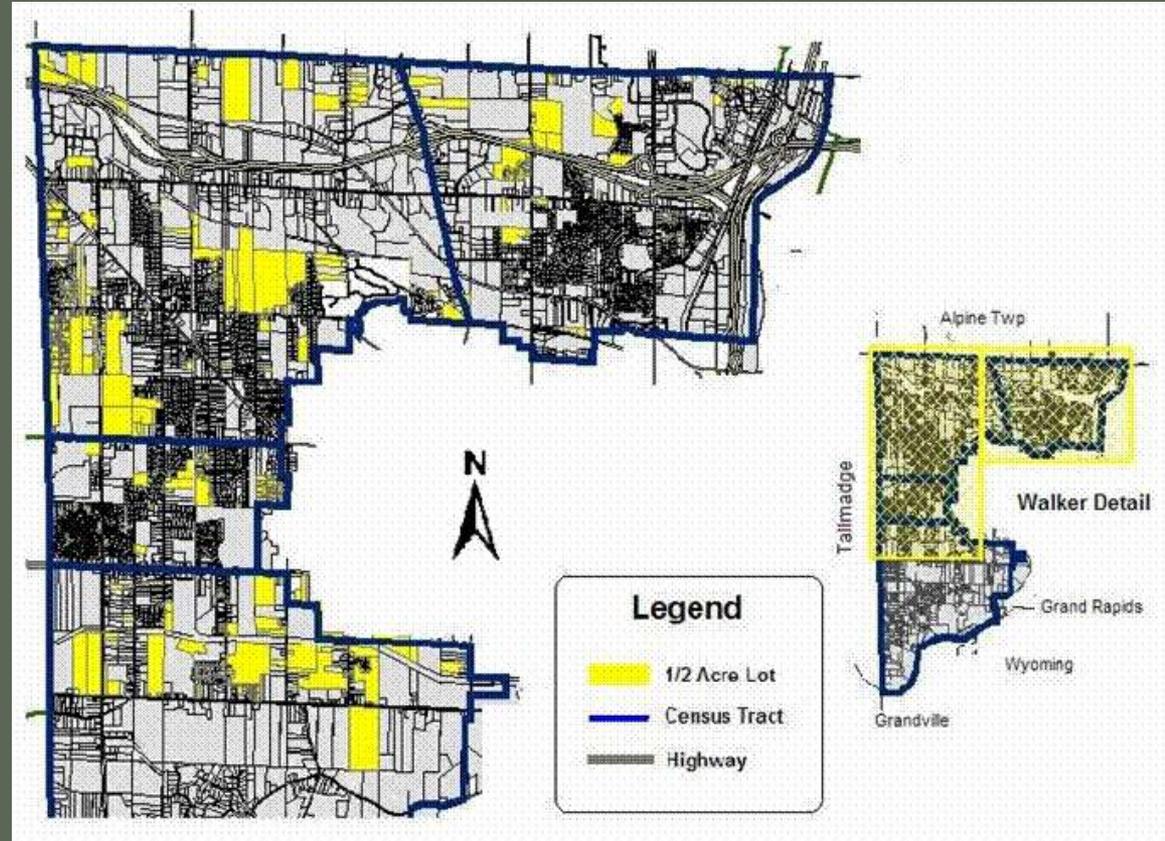
- Consumes about 1,198 acres
- Easily fits within our criteria used to choose parcels.



One Half Acre Growth

Results

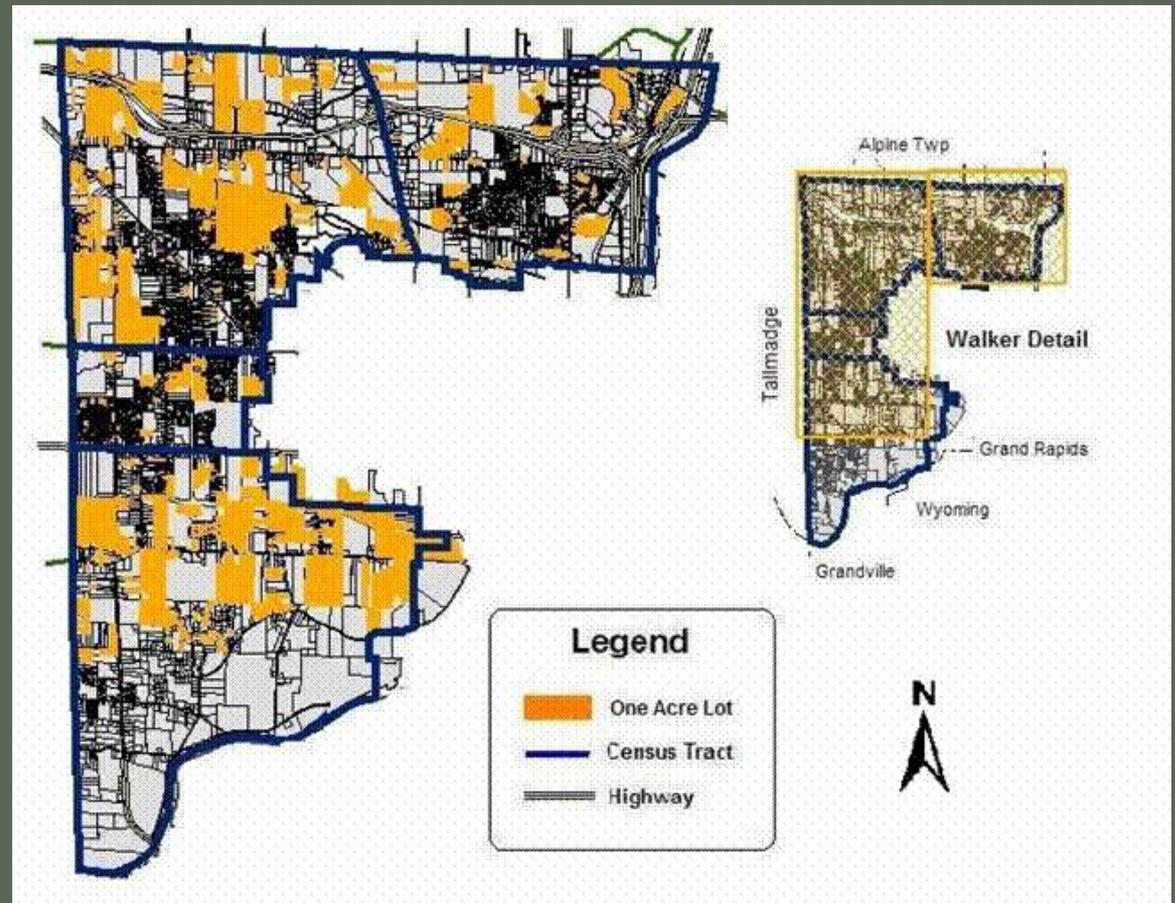
- Consume about 1,815 acres
- Close to meeting all selection criteria
- Only one parcel falls south of sewer lines



One Acre Growth

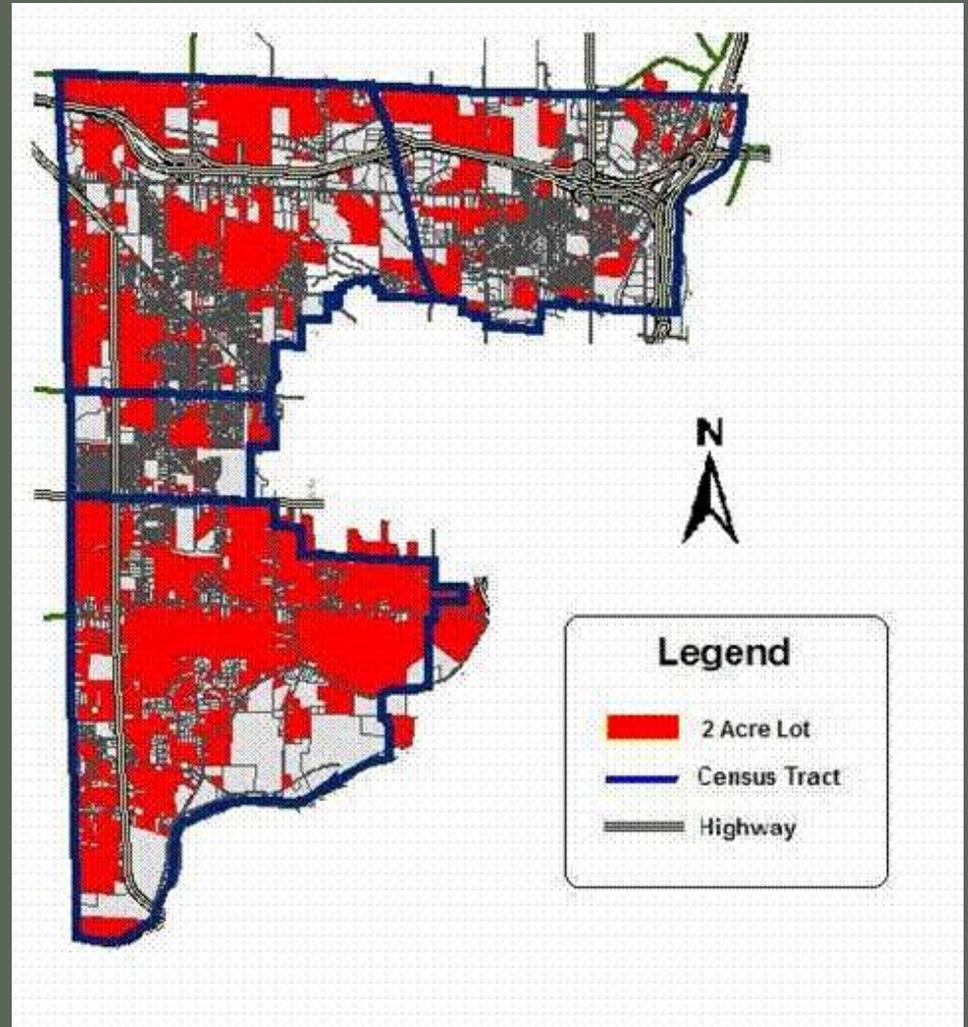
Results

- Consumption of 3,650 acres.
- Several of our selection criterion were exhausted to select the amount of land needed for this level of growth



Two Acre Growth Results

- 7,260 acres
- Could not meet any of the selection criteria at this level of land consumption



Recommendations

- **Growth at the third acre and half acre lot size**
 - Within the hydrology buffer of 65 feet
 - Utilizes current sewer and water infrastructure
 - Complies with Walkers current and planned land use maps
 - **Mixed Growth to Conserve Vacant Land**
 - Encourage mixed growth especially in the Standale Business District. First floor retail with second floor residential provides growth for residential without additional land consumption
-

Conclusions

Although we feel our recommendations will improve the city in a sustainable fashion, these are just a few options that could be considered to address their current growth issues and to fulfill their goals as outlined in the master plan. What ever options are chosen, becoming pro-active with development issues and implementing programs to reach their goals will serve to benefit the City of Walker, its residents, and the surrounding communities.



Acknowledgements

- Frank Wash - Planning Director, City of Walker
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- Roxanne Deschaine - Director, Walker Festival 2005
- John Watkin – Supervisor, MDOT Statewide Transportation Planning Div.

Resources

- Map Quest www.mapquest.com
- US Census Bureau www.census.gov
- Alpine Township Practicum Project Report 2004
- APA PAS Report 517 “Community Indicators”
- Alberta, Canada Annual Report of the Government
- Michigan Center for Geographic Information www.michigan.gov/mcgi
- City of Walker www.walker.ci.mi.us