

## Appendix

Available within this appendix is the following data:

- Community Description
- Community Mapping
- Community Participation to Update Master Plan

## Community Description

### Social and Economic Characteristics

#### *Population*

It is important to understand the physical, social, and economic characteristics of the Township in order to understand our past, as well as guide future policy decisions. It should be noted that while this Plan was written in 2020, the 2020 US Decennial Census results are not anticipated to be released until Spring of 2021. Therefore, the US Decennial Census results included in this Appendix are from the 2010 Decennial US Census.

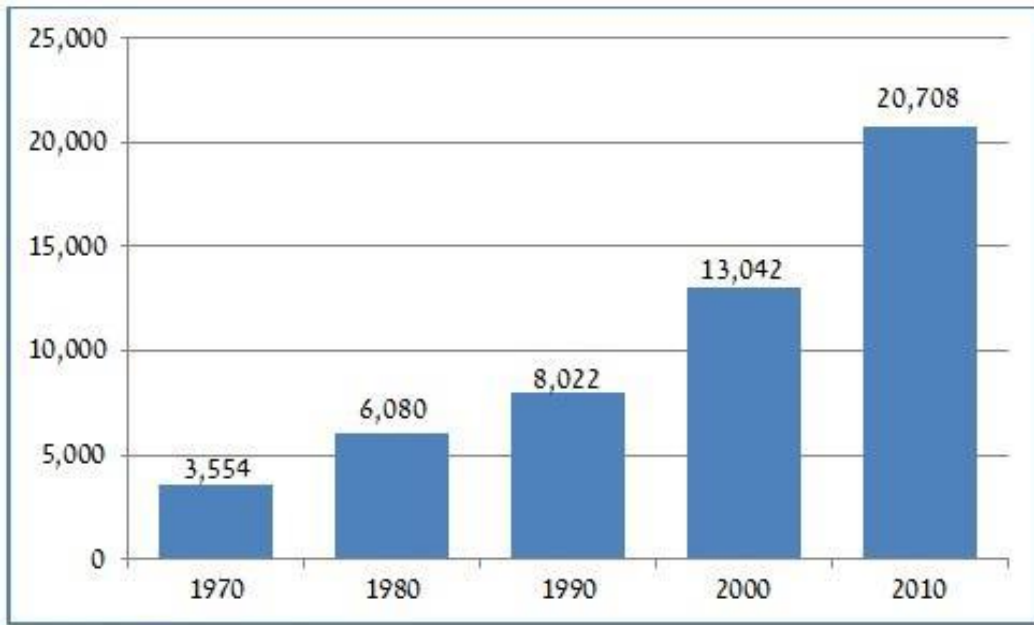
According to the 2010 US Census figures, the population of Allendale Charter Township is 20,708 persons. This is a population growth of 58.8% or an increase of 7,666 persons since the 2000 US Census. This growth is significantly higher than the growth experienced by Ottawa County as a whole, and a majority of the other surrounding Townships.

**Table 1**  
Population of Allendale Charter Township, 1970-2010

Year	Population	% Change
1970	3,554	*
1980	6,080	71.07%
1990	8,022	31.94%
2000	13,042	62.58%
2010	20,708	58.78%

Source: US Decennial Census.

**Figure 1**  
Population, Allendale Charter Township, 1970-2010



Source: US Decennial Census.

**Table 2**  
Population of Allendale Charter Township, Ottawa County, State of Michigan, and Surrounding Townships, 1990-2010

	1990	2000	2010	2000-2010 Change (#)	2000-2010 Change (%)
<b>Allendale Charter Township</b>	8,022	13,042	20,708	7,666	58.8%
<b>Blendon Township</b>	4,740	5,721	5,772	51	1.0%
<b>Georgetown Charter Township</b>	32,672	41,658	46,985	5,327	12.8%
<b>Polkton Charter Township</b>	2,284	2,335	2,423	88	3.8%
<b>Robinson Township</b>	3,925	5,588	6,084	496	8.9%
<b>Tallmadge Charter Township</b>	6,293	6,881	7,575	694	10.1%
<b>Ottawa County</b>	187,768	238,314	263,801	25,487	10.7%
<b>Michigan</b>	9,295,297	9,938,444	9,883,640	-54,804	-0.005%

Source: US Census Bureau, Census 2010, Decennial Census.

*Grand Valley State University*

Allendale Charter Township is home to Grand Valley State University established in 1960, situated on 1,280 acres between Lake Michigan Drive and Pierce Street east of 48<sup>th</sup> Avenue. Classes are also offered at the University's Robert C. Pew Campus in Grand Rapids, Meijer Campus in Holland and through specialized centers at Muskegon, Traverse City, and Detroit. Total student enrollment for the Fall 2020 semester was 23,350 students as shown in Table 3 of this Appendix.

From 2010-2020, Grand Valley State University experienced a 5.3% decrease in growth or 1,312 students. It is important to note that the enrollment numbers include the Holland, Muskegon, Allendale, and Grand Rapids campuses.

**Table 3**  
Student Enrollment, Grand Valley State University, 2010-2020

	2010	2020	Change 2010-2020 (#)	Change 2010-2020(%)
<b>GVSU Student Enrollment</b>	24,662	23,350	-1,312	-5.3%

Source: Grand Valley State University website: [www.gvsu.edu](http://www.gvsu.edu)

*Group Quarters*

Group quarters include nursing homes, residential treatment homes, correctional facilities, university living centers, dormitories, and other group living arrangements. As evidenced in Table 4, the non-institutionalized population living in group quarters represents a significant portion of residents in Allendale Charter Township; adding 3,649 persons or 17.6% of the total population.

**Table 4**  
Population of Group Quarters, Allendale Charter Township, 2000-2010

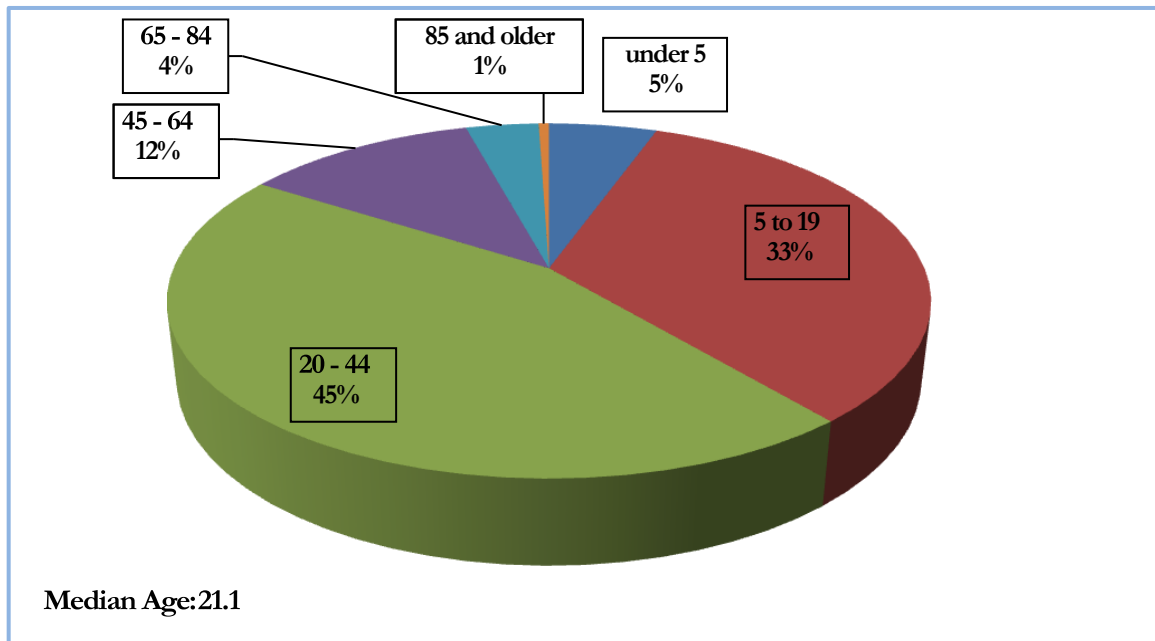
	2000	% of Total Population	2010	% of Total Population	Change 2000- 2010 (#)	Change 2000-2010 (%)
<b>In group quarters</b>	3,037	23.3%	3,702	17.9%	665	21.9%
<b>- Institutionalized</b>	57	0.4%	53	0.3%	-4	-7.0%
<b>Non- institutionalized</b>	2,980	22.80%	3,649	17.6%	669	22.5%

Source: US Decennial Census

### Population Distribution by Age

Figure 2 illustrates the distribution of the population by age in 2010. The largest age group in Allendale Charter Township is the 20 to 44 year old age group which makes up 45% of the total population. Age distribution has remained constant from 2000 to 2010, with the exception of a comparatively significant growth of 15-24 year olds. This is most likely due to the increased enrollment of students entering GVSU. The age groups under 5 and 5 to 19 were the only groups to experience a small decrease of approximately 1%.

**Figure 2**  
Population Distribution by Age, Allendale Charter Township 2010



Source: US Decennial Census, 2010.

### Housing

The total number of housing units in Allendale Charter Township increased by 2,344 units or by 67.1%. Occupied housing units rose by 2,888 units from 2000 to 2010, while the total percentage of vacant housing units dropped from 5.3% in 2000 to 4.2% in 2010. These statistics not only suggest a strong residential development climate but also indicate an increase in overall housing occupancy rates. Owner occupied housing decreased by 16.5%, while renter occupied housing increased by 17.6%. This shift from owner occupied housing to renter occupied housing is more likely representative of the increase in student enrollment at GVSU and the respective increase in demand for temporary and flexible living arrangements.

Another trend evidenced from 2000 and 2010 US Census data is a decrease in family households and an increase in non-family households. Family households reduced by 11.8% while non-family

households increased by 11.8%. The average household size remained fairly constant while the average family size dropped from 3.4 to 3.28 or 3.8%.

The majority of owner occupied housing is valued in the \$150,000 to \$199,999 range and compromise approximately 38% of all owner occupied housing units. Collectively, owner occupied housing units valued from \$100,000 to \$299,999 make up over 80% of the total occupied housing units in Allendale Charter Township.

**Table 5**  
Housing and Household by Type, Allendale Township, 2010

Housing/Household Type	Number	Percent
Total Households (Occupied Housing Units)	5,594	95.9%
Family Households	3,220	57.6%
Married Couple Families	2,606	46.6%
All Types with Children Under 18 Years	1,775	31.7%
Non-Family Households	2,374	42.4%
Average Household Size	3.04 Persons	-
Average Family Size	3.28 Persons	-
Vacant Housing Units (Includes Seasonal)	242	4.2%
Owner Occupied Housing Units	3,136	53.7%
Renter Occupied Housing Units	2,458	42.1%
Total Housing Units	5,836	100.0%

Source: US Decennial Census, 2010.

**Table 6**  
 Value of Owner-Occupied Housing Units\*, Allendale Charter Township, 2010  
 Income and Employment

Value	Number	Percent
Less than \$50,000	322	9.25%
\$50,000 - \$99,999	114	3.27%
\$100,000 - \$149,999	804	23.1%
\$150,000 - \$199,999	1,317	37.83%
\$200,000 - \$299,999	695	19.97%
\$300,000 - \$499,999	166	4.77%
\$500,000 - \$999,999	30	0.86%
\$1,000,000 or more	33	0.95%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

\*Number of units for which value was determined: 3,481

### *Income and Employment*

Table 7 summarizes employment in Allendale Charter Township and compares it to employment in Ottawa County. According to the 5-year estimates of the American Community Survey from 2006-2011, Allendale Charter Township and Ottawa County carry the same unemployment rate of 5.2%, however, Ottawa County has approximately 10% more of the total population 16 years and over in the labor force.

The median household income is \$2,439 or 4.6% lower in Allendale Charter Township than Ottawa County. Mean household income and mean family income are also lower in Allendale than Ottawa County. The median family income is slightly higher in Allendale than Ottawa County.



**Table 7**  
Employment Status, Allendale Charter Township and Ottawa County

	Allendale Township	Percent	Ottawa County	Percent
<b>Total Population 16 Years and Over</b>	16,029	*	199,821	*
<b>- In Labor Force</b>	9,712	60.59%	138,377	69.3%
<b>- Employed</b>	8,881	55.4%	127,930	64.0%
<b>- Unemployed</b>	831	5.2 %	10,334	5.2%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010.

**Table 8**  
Income, Allendale Charter Township and Ottawa County

	Allendale Township	Percent	Ottawa County	Percent
<b>Median Household Income</b>	\$52,656	-	\$55,095	-
<b>Mean Household Income</b>	\$59,091	-	\$69,724	-
<b>Median Family Income</b>	\$66,491	-	\$65,474	-
<b>Mean Family Income</b>	\$75,325	-	\$80,370	-
<b>- Families with Poverty Status*</b>		4.0%		3.3%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2006-2010

\*US Census Bureau, American Community Survey 3-Year Estimates 2008-2010.

**Table 9**

Occupations by Civilian Employed Population 16 Years and Over Allendale Charter Township

<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Management, professional, and related occupations	2,360	26.6%
Service occupations	1,990	22.4%
Sales and office occupations	2,428	27.3%
Natural resources, construction, and maintenance occupations	653	7.4%
Production, transportation, and material moving occupations	1,450	16.3%
<b>Industry</b>	-	-
Agriculture, forestry, fishing and hunting, and mining	255	2.9%
Construction	338	3.8%
Manufacturing	1,477	16.6%
Wholesale trade	227	2.6%
Retail trade	1,292	14.5%
Transportation and warehousing, and utilities	413	4.7%
Information	168	1.9%
Finance and insurance, and real estate and rental and leasing	363	4.1%
Professional, scientific, and management, and administrative and waste management services	318	3.6%
Educational services, and health care and social assistance	2,427	27.3%
Arts, entertainment, and recreation, and accommodation and food services	1,091	12.3%
Other services, except public administration	340	3.8%
Public administration	172	1.9%
<b>Class of Worker</b>	-	-
Private wage and salary workers	7,649	86.1%
Government workers	1,045	11.8%
Self-employed in own not incorporated business workers	187	2.1%
Unpaid family workers	0	0.0%
Total Civilian Employed Population 16 Years and Over	8,881	100.0%

Source: US Census Bureau, American Community Survey 5-year Estimates 2006-2010.

## Community Mapping

Following are the community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below rather than establish a minimum relationship to the Master Plan.

1. **Master Plan Map** – creates future land use classifications and delineates boundaries for certain uses of land
2. **Prime Farmland Map** – classifies areas of the Township on the basis of soil suitability for general agricultural crop production
3. **Soil Limitations and Groundwater Sensitivity** – illustrates soil limitations for Septic systems
4. **Wetlands Map** – documents different classes of wetlands
5. **General Plan of Water System** – establishes existing public water system to illustrate feasibility of supporting a proposed use
6. **General Plan of Sanitary Sewer System** – establishes existing sanitary sewer system to illustrate feasibility of supporting proposed development
7. **Parks and Trails Master Plan** – illustrates the Township's existing and proposed pathways and greenspaces

## MAP #1 – Master Plan Map

## MAP #2 – Prime Farmland Map

The Prime Farmland Map illustrates the location of prime farmland soils within Allendale Charter Township. These soils are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber, and oil seed crops and which produce the highest yields with minimal inputs of energy and economic resources. Certain areas may be prime farmland only when well drained or not flooded during growing season.

Most of this soil type is located in the eastern portion of the Township which is mostly developed with only a few active farm parcels. Prime farmland soil is also located in the central portion north of Lake Michigan Drive between 74<sup>th</sup> and 56<sup>th</sup> Avenues.

Map 2 also illustrates lands enrolled in the State of Michigan Farmland Open Space Preservation Program also known as P.A. 116. Under this program, property owners agree to relinquish their non-farm development rights for a period of at least 10 years in exchange for tax credits. The date of enrollment termination in the program is also shown.

Typically, a large amount of land enrolled with long termination dates is an indication that farming will be a major component of future land use in a community. In Allendale Charter Township there is a relatively small amount of land enrolled in the P.A. 116 program as a percentage of the total acres and most of these parcels will be coming out of the program in the next few years.

### **MAP #3 – Soil Limitations and Groundwater Sensitivity**

The Limitations and Groundwater Sensitivity Map illustrates limitations for septic systems. This map was based on the U.S. Department of Agricultural Soil Survey which lists the soil types within five feet of the surface. Consequently, onsite inspection would be needed to determine if a particular site would be suitable for a septic system. However, in planning areas for specific densities (minimum lot sizes) this type of soils map is useful. Larger lots should be planned for areas with moderate to severe septic system limitations as there will be a greater chance of locating an area or a lot which is suitable for a septic system.

In Allendale Charter Township the majority of land has severe limitations for septic suitability due to rapid or poor infiltration or septic effluent. Much of this area east of 78<sup>th</sup> Avenue is included within the Allendale Sanitary Sewer District.

## Map #4 – Wetlands

The Wetlands Map shows the location of different classes of wetlands within the Township. Many of these wetlands are located adjacent to streams throughout the Township and along the Grand River. Wetlands not only provide natural habitat for wildlife, they also function as a filter for storm water that eventually finds its way to the surface water. The plant materials, in and near the edge of wetlands, filter the water by capturing many of the nutrients that are detrimental to the health of surface water.

The largest concentration of wetlands is associated with the Bass River basin in the northwestern portion of the Township. Other wetland pockets are scattered throughout, all typically associated with creeks and streams. Preservation of land abutting wetlands must also be recognized for its contribution to the natural landscape.

Floodplains are relatively flat stream valley floors, which are periodically overrun by the stream at high water after heavy rainfall or rapid snowmelt within the stream's watershed area. The Federal Emergency Management Agency determines the 100-year floodplain regions. In Allendale Charter Township the 100-year floodplain is located along the Grand River and a short distance upstream along two of the major creeks near the Grand River.

The Michigan Department of Environment, Great Lakes, and Energy regulates wetlands that are contiguous to lakes, streams, drains, and ponds, as well as those that are greater than five acres in size. Land containing regulated wetlands has limited development potential due to natural development constraints as well as wetland protection regulations.

The terrain within the Township is primarily flat with an elevation varying from 600 to 690 feet and an average elevation of 626 feet.

*Surface Water.* The most significant water feature in Allendale Charter Township is the Grand River. Its location forms the northern and eastern boundaries of the Township and its meandering path allows for an irregularly shaped boundary. Much of the land adjacent to the Grand River is within the 100 year floodplain. A series of tributaries feed the Grand River, the largest of which is the Bass River. Bass Creek, Little Bass Creek, and Ottawa Creek are among the other tributaries.

MAP #5 – General Plan of Water System



MAP #6 – General Plan of Sanitary Sewer System

## MAP #7 – Parks and Trails Master Plan

## Community Participation to Update Master Plan

During the previous Master Plan update in 2013, the Planning Commission sought the opinions of Township residents through a citizen survey and through a community values discovery workshop. A total of 345 online surveys and 35 paper surveys were completed for a total of 378 surveys. The survey results are located on page \_\_\_\_ of the Appendix. While the survey results were instrumental in composing the 2013 Master Plan, the Planning Commission also conducted a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Workshop in 2019 to provide the public an opportunity to provide further input during the 2020 Master Plan Update. The SWOT Workshop results are located on page \_\_\_\_ of this Appendix.

Allendale Master Plan Citizen Workshop Results of Workshop Held on November 16, 2011

## 2019 Allendale Charter Township Master Plan Workshop Results Summary