

Demographic Profile

Demography is the study of the characteristics of human populations. It seeks to describe the composition of a population in terms of age, educational attainment, gender, ethnicity/nationality, overall size, mortality, and other group characteristics. Anyone who is familiar with the U.S. Census has been exposed to this field of study. Understanding demographic characteristics can help communities understand them in relation to broader trends and can help communities identify socioeconomic phenomena that may influence future land use patterns and demand for transportation and infrastructure systems, education and other public services. For example, an aging population will require different community services than a population with a growing number of younger families. Schools are of immediate concern to families with children, whereas convenient access to medical and health care services may be of greater concern to senior citizens. Accurately identifying different social and economic characteristics can enable communities to understand the kinds of challenges that a community will face over time.

For the purposes of this update to the Charter Township of Lansing Comprehensive Plan, this chapter explores population change, educational attainment, and age composition in the Township, surrounding communities, the three counties that comprise the “tri-county” region, and the State of Michigan.

Population Trends

State of Michigan

From 1990 to 2007, population for the state of Michigan rose from 9,311,319 to 10,071,822. That trend appears to have peaked at 10,107,940 in 2005 after 15 years of modest but steady gains. The U.S. Census Bureau has estimated a population loss in 2007, making it one of only 2 states to lose population in that year (see Figure 1 below). As discussed in greater detail later, this decline is often linked to negative economic conditions and demographic shifts.

Lansing-East Lansing Metropolitan Statistical Area

Ingham County, home to Lansing Township, had near-

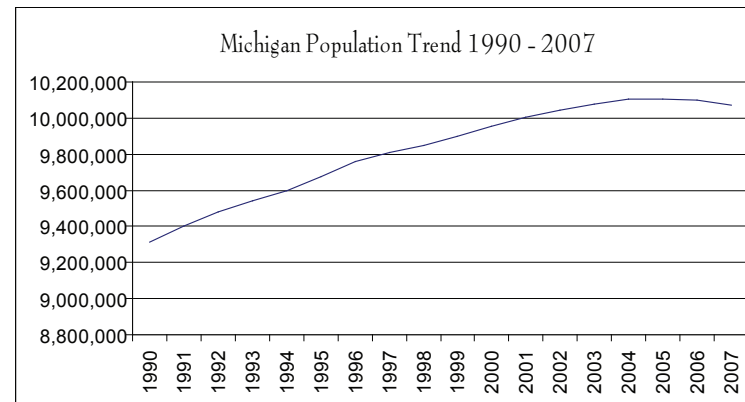


Figure 1 Source: U.S. Census Bureau

ly 280,000 residents in 2000. From 1970 to 2000, that population grew by 7%. During that same period of time, Ingham County’s rural neighbors grew much faster by comparison. From 1970 to 2000, populations grew by 50% in Eaton County and by 33% in Clinton County (see Figure 2). Together, the number of people residing in



these 3 counties (also known as the Lansing/East Lansing Metropolitan Statistical Area or MSA) grew by 18% to 447,738 in 2000. The U.S. Census Bureau now estimates that 456,440 people resided in the tri-county area

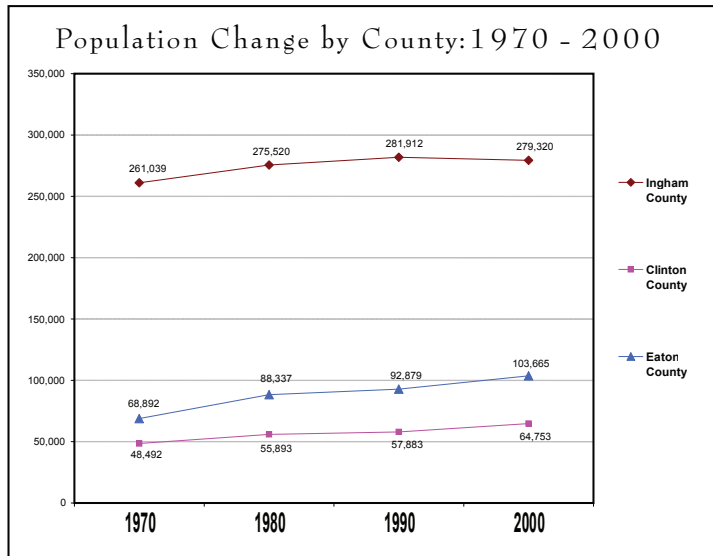


Figure 2, Source: U.S. Census Bureau

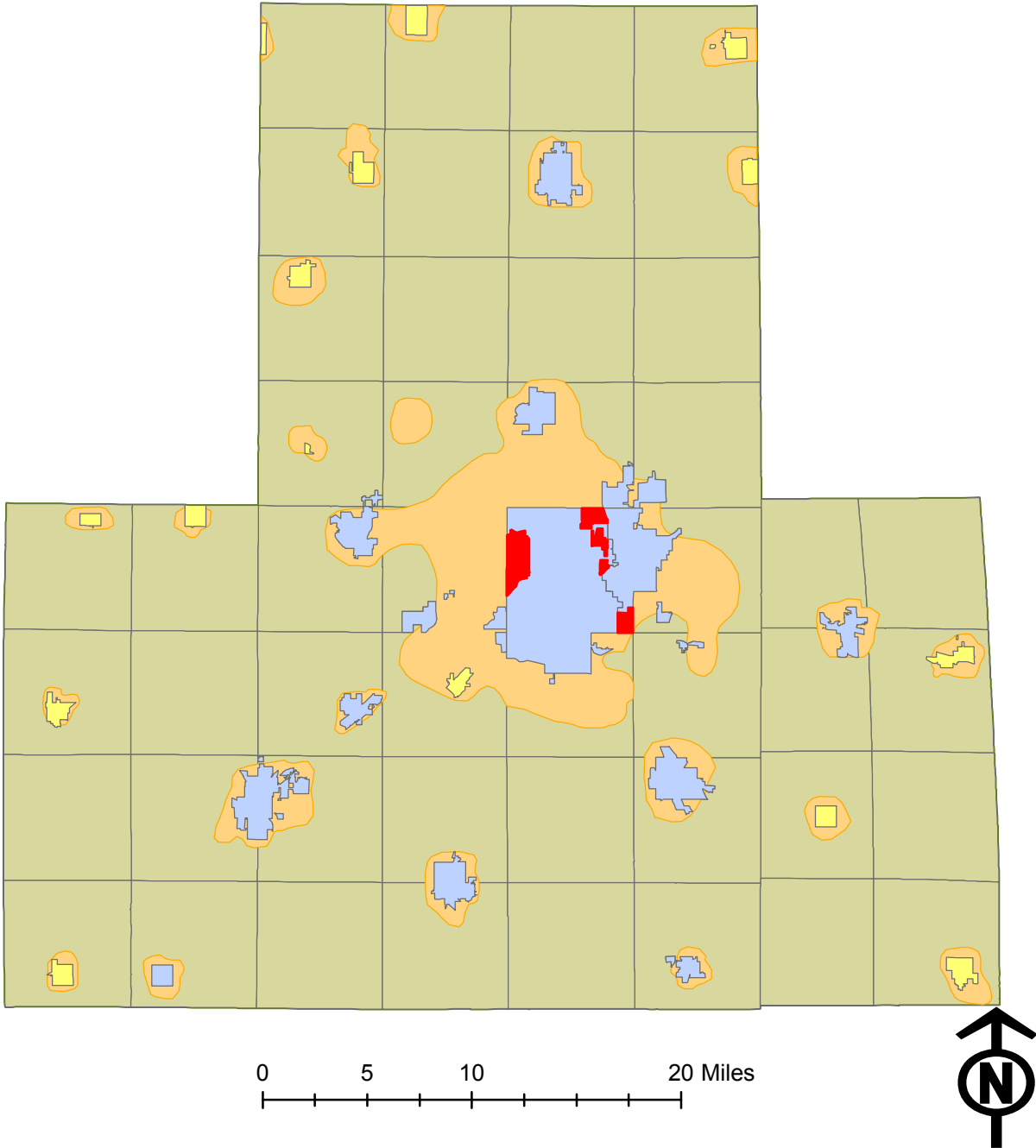
Recent projections performed by the Tri-County Regional Planning Commission show that population loss from Ingham County could reverse after 2010, and the County could gain population over the subsequent 30 years eventually reaching 300,000. This growth could be even stronger should communities within the tri-county area choose to pursue “Wise Growth” development patterns described in Tri-County Regional Growth: Choices for Our Future. These development patterns, which concentrate residential and employment growth in existing urbanized areas, could bring an additional 15,000 residents to Ingham County. Because the Township lies entirely within the urban boundaries identified by that study, Lansing Township would be one of the primary beneficiaries of county and regional population growth (see Map 1, Tri-County Region).

in 2007. For the better part of this decade, population growth throughout the tri-county region has been sluggish, increasing by only 1.76%.

Ingham County, the most urbanized of the three counties, added 18,281 new residents accounting for only 26% of total tri-county population growth from 1970 to 2000. Ingham County population reached a plateau in 1990, after which it lost roughly 1% of its population between 1990 and 2000 (see Figure 2).



Map 1
Tri-County Area & Tri-County
Regional Planning Commis-
sion Focused Growth Areas



- Legend**
- Lansing Township
 - TCRPC Focused Growth Areas
 - Tri-County Boundary
 - Townships
 - Villages
 - Cities

Map produced by the Charter Township of Lansing Department of Planning + Development, 2008.



Neighboring Townships and Cities

Lansing Township is surrounded by 8 rural townships including Watertown, De Witt, Bath, Delta, Meridian, Windsor, Delhi, and Alaiedon. Of the 9 townships considered here, Lansing Township was the only one

to lose population between 1990 and 2000 Decennial Censuses (see Figure 3 and Map 2). Together, the 9 townships grew by 11% while population in Lansing Township actually contracted at a rate of 5.17% during that same

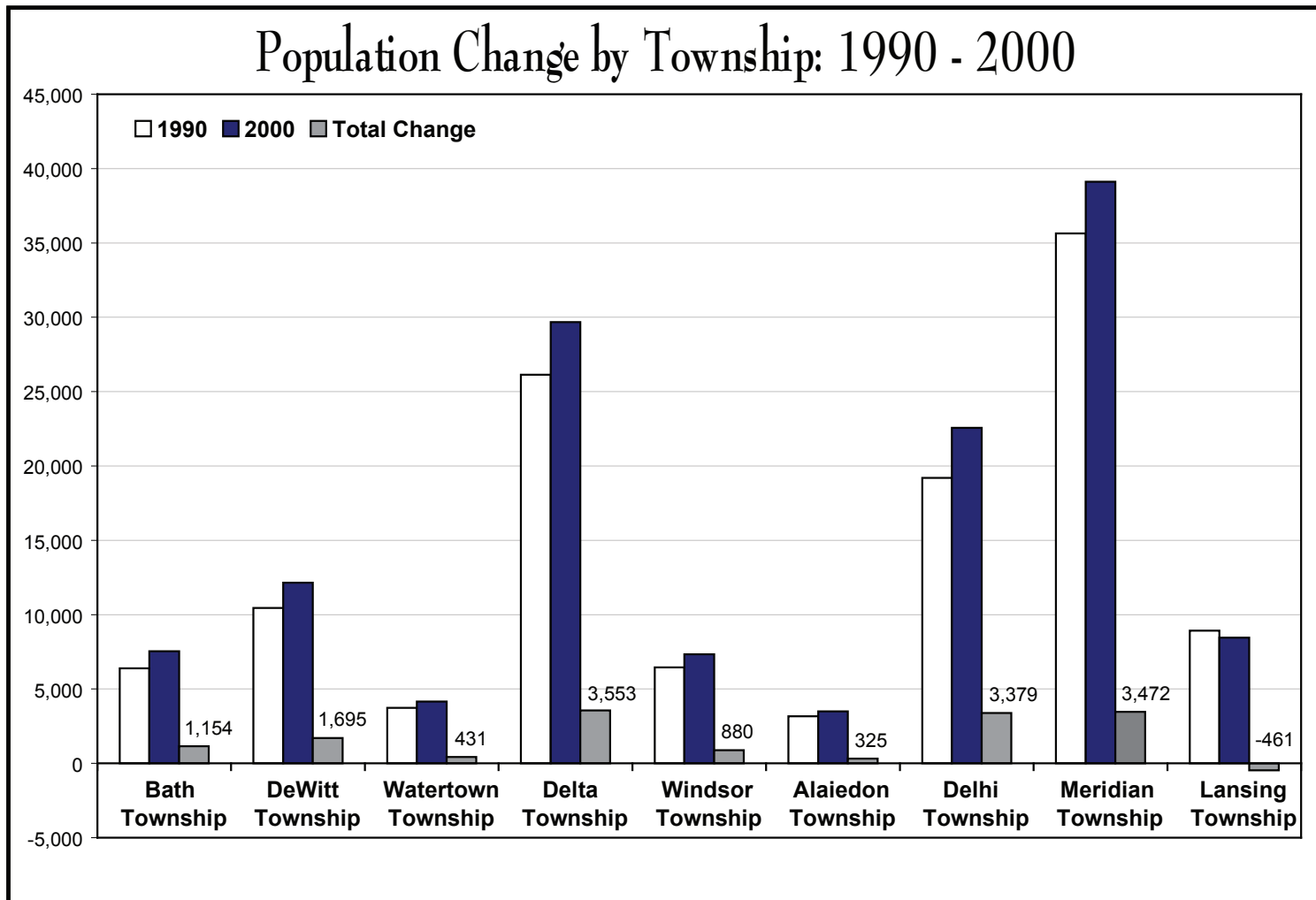


Figure 3: Neighboring Township Population Change 1990 - 2000; Source U.S. Census Bureau, 1990 and 2000 Decennial Censuses



period. At the same time, several outlying townships experienced very strong growth: Delta Township exceeded the township average with 12% growth, while Delhi and DeWitt townships each grew by roughly 15%.

In some ways, population trends in the Township more closely resemble those in neighboring cities. The City of Lansing has experienced precipitous decline in population from over 130,000 in 1970 to fewer than 115,000 in 2000—a loss of roughly 13%. The Township has sustained significant declines during that period as well: since 1970 it has lost 24% of its population, the majority of which occurred during the 1970s and 1980s. It should be noted that annexations by the cities of Lansing and East Lansing account for a substantial percentage of this population loss. In this context, the population loss experienced from 1990 to 2000 was much less severe in both absolute and proportional terms. The Township lost 5.17% of its population from 1990 to 2000, while the City of Lansing lost 7% and East Lansing lost nearly 8%. As is true throughout the midwestern United States, urban communities (those with higher population densities and recognizable commercial districts and town centers) have lost population or experienced much more modest growth than their rural neighbors. As will be discussed in greater detail later, there is reason to believe that Lansing Township will cease to lose population within the next 5 years and actually gain population over the next four decades.

Inside Lansing Township

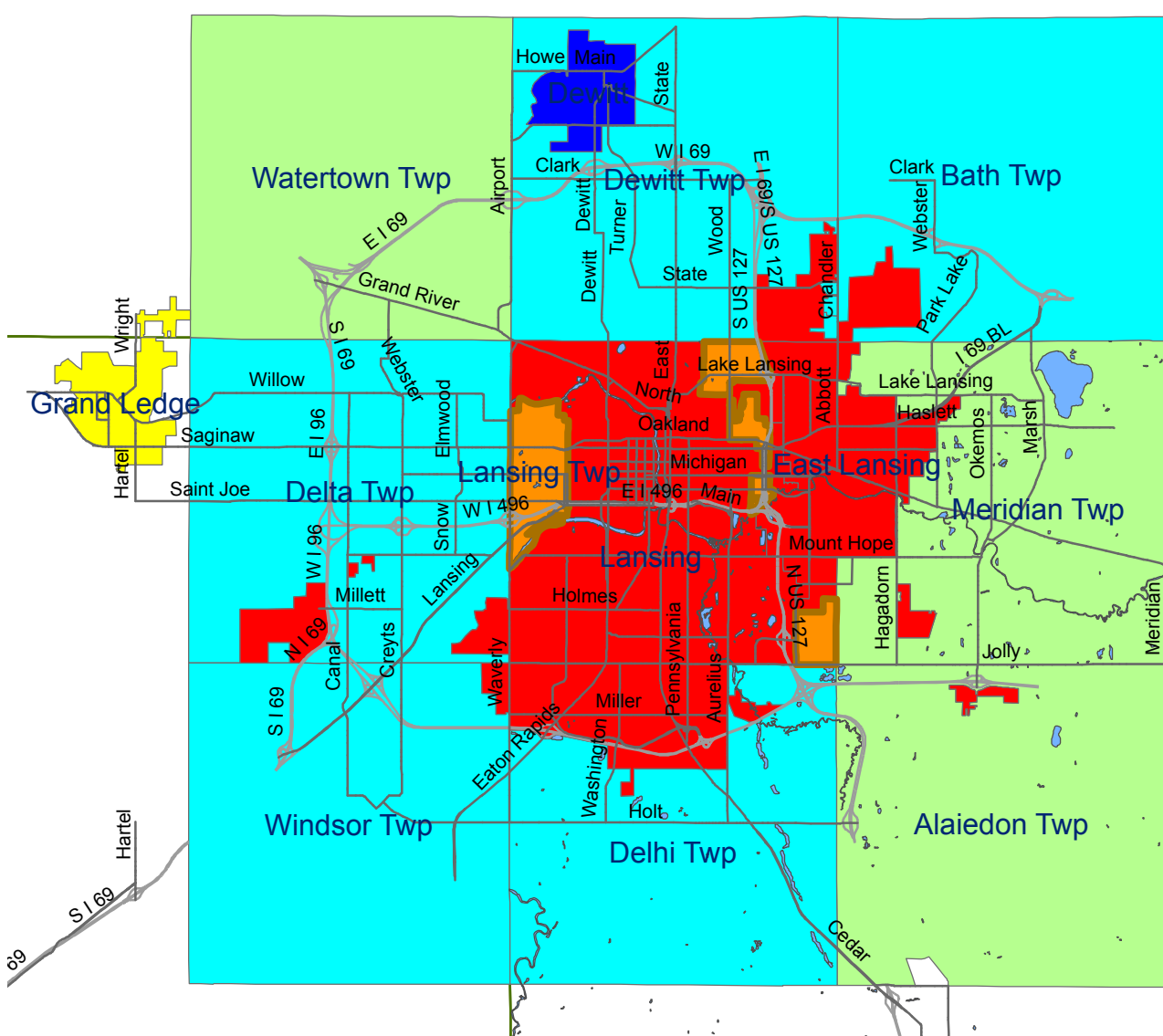
Geographic Distribution of Population

Much of Lansing Township is built out, and enjoys well-established, stable residential neighborhoods (see Map 3, Lansing Township Neighborhoods for boundaries of neighborhoods). Maps 4 and 5 depict total population and population density per acre for census block in the Township.

As the prevalence of red and orange colored blocks in Map 4 implies, the Westside of the Township is much more populous than the Eastside. Of the 8,458 persons living in the Township in 2000, 34% (2,887) of them lived on the Eastside Groesbeck and Urbandale. Roughly twice that many (5,571 or 66%) lived on the Westside (Table 1). Whether on the Eastside or Westside, 83% of Township residents (7003) live in identifiable neighborhoods. The remaining Township residents live in areas outside of these neighborhoods. As a whole, the Township is much less dense than its individual residential neighborhoods with 2.67 persons per acre. Eastside neighborhoods include Groesbeck, Urbandale, and the Eastwood DDA area. Westside neighborhoods include Edgemont, Dryer Farms, Bon Air, Windemere, Michigan Heights, Durant Hills, Farmington, Westfield, Waverly Hills, and Ravenswood (see Map 5). Taken together these neighborhoods have an average population density of 5.12 persons per acre. This density is comparable to the city-wide densities for the cities of Lansing (5.31



Map 2
Population Change in
Lansing Township and
Surrounding Commu-
nities 1990 to 2000



Legend

- Major roads
- Highways
- ▭ Township boundary

**% population change
1990 -2000**

- Lost 6% or more
- Lost up to 6%
- Gained 5% or less
- Gained between 5 and 10%
- Gained between 11 and 15%
- Gained between 16 and 25%
- Gained between 21 and 25%

Map produced by Charter Township of Lansing Department of Planning + Development 2008; Source U.S. Census Bureau, 2000 Decennial Census.



persons/acre), Dearborn (6.27 persons/acre), East Lansing (6.46 persons/acre), Ann Arbor (6.60 person/acre), and Grand Rapids (6.92 persons/acre). By comparison, larger Midwestern cities tend to be much more densely populated as is the case for Detroit (10.71 persons/acre), Minneapolis (10.89 persons/acre), and Chicago (19.92 persons/acre).

The disparity between the lower Township-wide density and the much higher neighborhood densities is created by the presence of large tracts of land that have been used exclusively for industrial and agricultural purposes. For example, more than 500 acres of land at the extreme southeastern corner of the Township are virtually unpopulated (the 2000 Census recorded 6 residents in this area). In instances like this, the Township's distant past as an agricultural community and its more recent history of heavily industrialization distort the reality that the Township is increasingly dense and urban.

	Total Pop	% of Township Pop	Average Pop Density (Pers/Acre)	
Eastside	2887	34%	1.83	
Westside	5571	66%	3.52	
Total	8458	100%	2.67	Land Area in Acres
Groesbeck	2130	25%	8.21	260
Edgemont/Dryer Farms	1076	13%	6.21	173
Bon Air/Windemere/Michigan Hts.	921	11%	7.37	125
Ravenswood	829	10%	6.89	120
Durant Hills	656	8%	8.35	79
Eastwood DDA	493	6%	0.83	595
Farmington	353	4%	3.66	96
Urbandale	237	3%	2.63	90
Westfield	214	3%	5.47	39
Waverly Hills	94	1%	1.62	58
Total	7003	83%	5.12	1635

Table 1: Lansing Township Neighborhood Population Summary, Data Source: U.S. Census Bureau, analysis by Charter Township of Lansing Department of Planning + Zoning 2008.

Although the Eastside houses fewer Township residents than the Westside, the most populous and the second most densely populated neighborhood is located there. The Groesbeck neighborhood is home to 25% of Town-



ship residents with a population of 2,130 according to the 2000 Decennial Census. In addition to Township residents, more than 1,000 City of Lansing residents live in sections of the Groesbeck neighborhood that have been annexed.

At the other extreme, the Eastwood DDA area covers nearly 600 acres, and with a population of less than 500 it is the least densely populated “neighborhood” with only 0.83 persons/acre. Waverly Hills had the fewest residents in absolute terms with only 94, and is the least densely populated Westside neighborhood with only 1.62 persons/acre. The Edgemont/Dryer Farms neighborhood is the largest neighborhood on the Westside with an area of roughly 170 acres and a population of 1,076, or 13% of the total Township population. In contrast to this, only 1% of Township residents live in Waverly Hills. The most densely populated neighborhood on the Westside is Durant Hills with 8.35 persons per acre and a total population of 656 residents. Urbandale, which was originally platted for single family homes in 1913, has continued to lose population and is now the 3rd least densely populated neighborhood in the Township with 237 residents living on 90 acres.

These settlement patterns deviate very little from those identified in the 1974 Comprehensive Development Plan. In that plan, several Westside neighborhoods and the Groesbeck neighborhood were identified as the most

densely settled parts of the Township. The disparity between the overall population of the Eastside and Westside was well established by 1974 as well.

Age

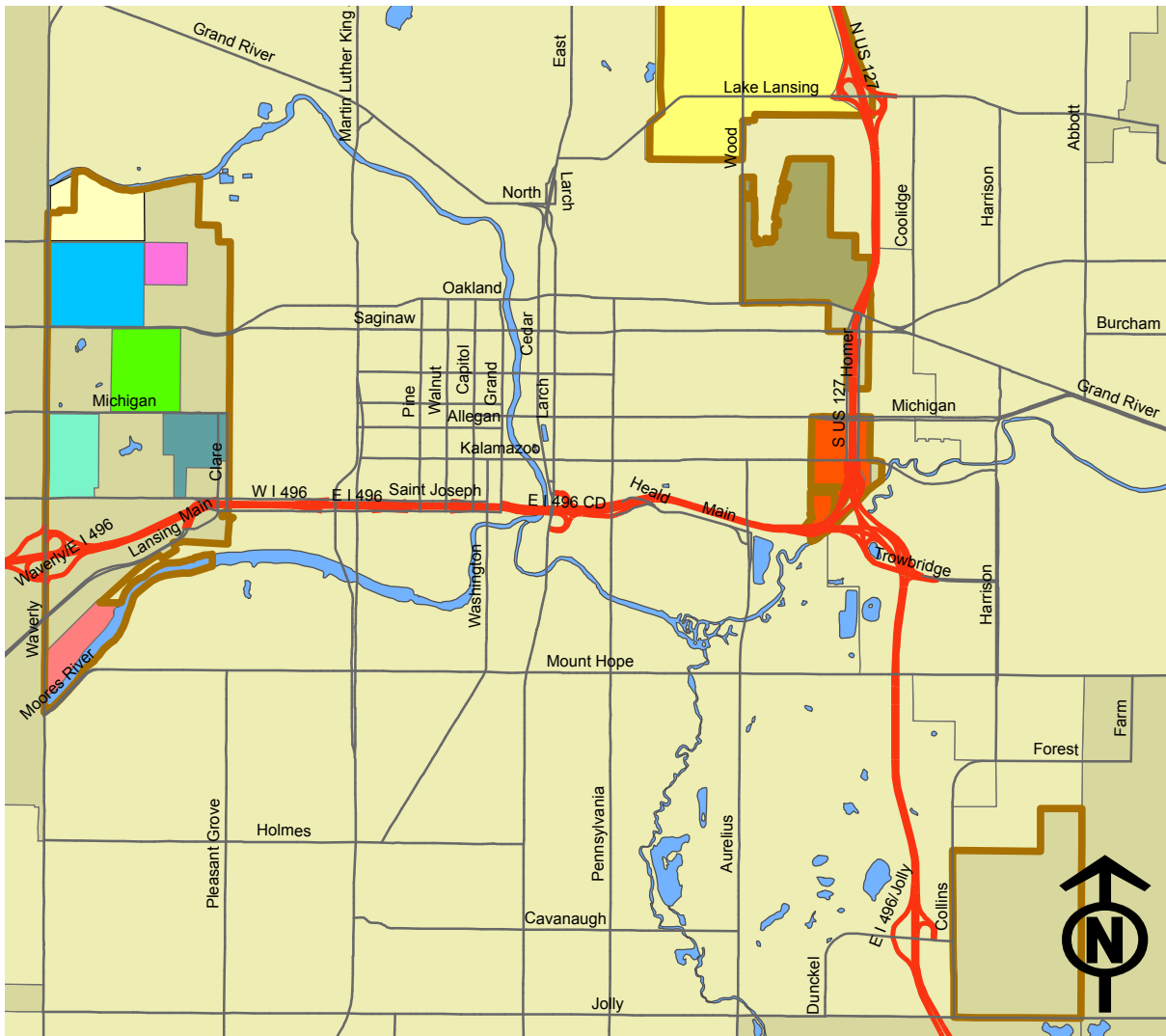
Figure 4 depicts the distribution of population within 9 age groups by sex. These “population pyramids” can depict age distribution patterns that indicate whether a community is aging or growing younger and whether it is more or less likely to grow or shrink due to natural increases through reproduction. It does not account for factors like in and out-migration.

Although the distribution of individuals throughout all age groups has not changed substantially in Lansing Township, it does appear that the Township’s population is continuing to age gradually. Between 1990 and 2000, the proportion of youth (under 18) and younger adults (18 to 34) rose from roughly 20 to 30 percent. The number of Township residents approaching retirement age (the 55 to 64 and 65 to 74 age groups) fell by 4.12% from 1990 levels. Conversely, the number of adults aged 45 to 54 increased from 8.85% in 1990 to 13.53% in 2000. By the time results of the 2010 Decennial Census have been released, individuals in this group will have entered the 55 to 64 age group and will either be considering retirement or will have retired. Individuals in the oldest age group, over 75, grew in number from 5.96% to 7.16%.



Masterplan 2009

Map 3 Lansing Township Neighborhoods



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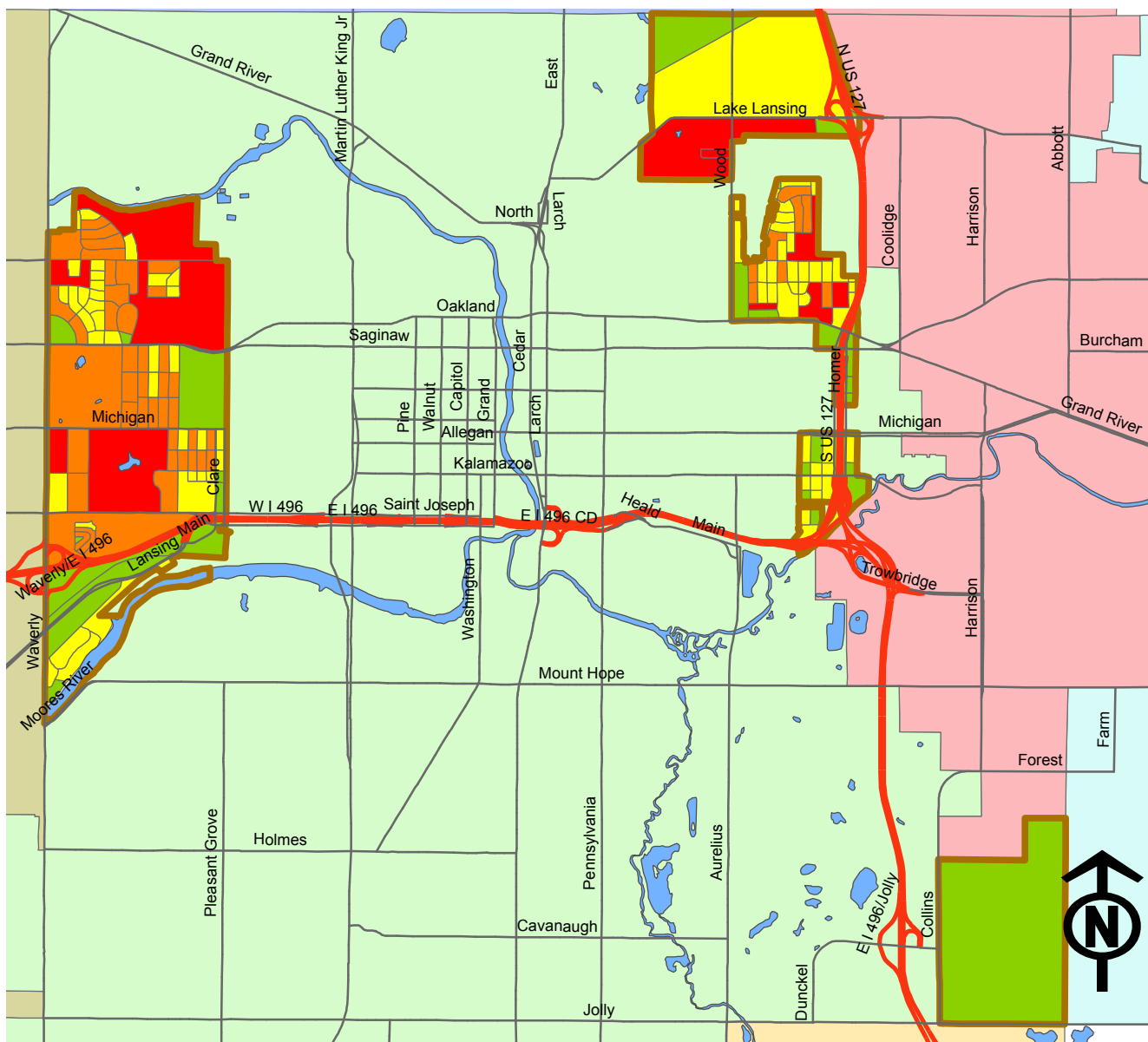
- Major roads
- Highways
- ▭ Township boundar

Neighborhoods

- ▭ Bon Air/
Windemere/
Michigan Height
- ▭ Durant Hills
- ▭ Eastwood DD
- ▭ Edgemont/Dryer Farms
- ▭ Farmington
- ▭ Groesbeck
- ▭ Ravenswood
- ▭ Urbandale
- ▭ Waverly Hills
- ▭ Westfield Hills




Map produced by Charter Township of Lansing Department of Planning + Development 2009.





Map 4
Total Population by Census Block

Legend

-  Township boundary
-  Major roads
-  Highways

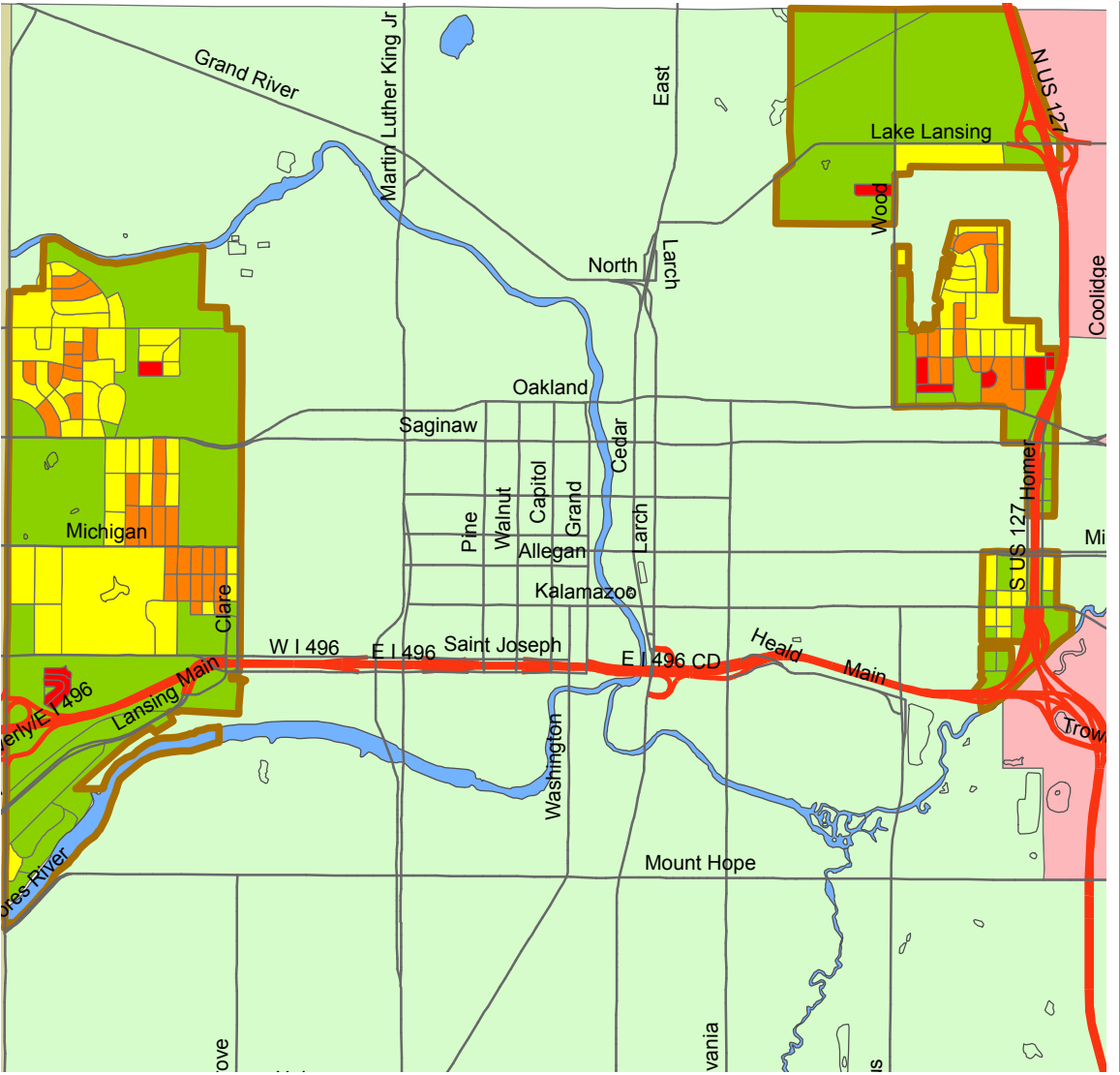
of persons

-  < 10
-  < 50
-  < 100
-  > 101



Map produced by Charter Township of Lansing Department of Planning + Development 2008; Source: U.S. Census Bureau 2000 Decennial Census.





Map 5
Population Density by
Census Block

Legend

- Township boundary
- Major roads
- Highways

persons/acre

- = < 3
- = < 9
- = < 15
- > 15

Map produced by Charter Township of Lansing Department of Planning + Development 2008; Source: U.S. Census Bureau 2000 Decennial Census.



Educational Attainment

Levels of educational attainment have improved significantly in the Township over the last 2 decades. The number of respondents reporting that they had not graduated from high school decreased by half from nearly 22% in 1980 to 10% in 2000. In addition the number of respondents indicating that they had some college education (1 to 3 years) increased between 1980 and 1990 from 20% to 35%. Overall, the number of respondents who reported having a high school diploma or less fell from 54% in 1980 to 35% in 2000

Population Projections

As mentioned several times above, the Tri-County Planning Commission has projected future population for the Township (and other tri-county communities) based on a broad array of information. Looking at things like current and future land use, the effects of changing household composition, and economic conditions such as job creation, the TCRPC has modeled two different scenarios for population growth in communities throughout the tri-county region. In the first, population patterns continue as they have for several decades with residential and commercial development driving population toward rural areas and (generally speaking) away from higher density, established communities. In both cases, the projections sug-

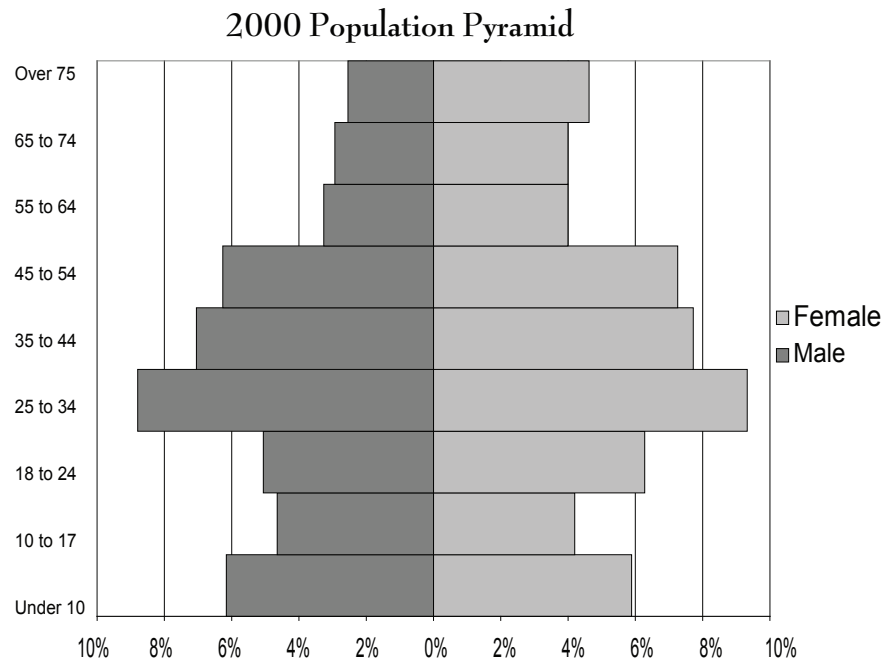
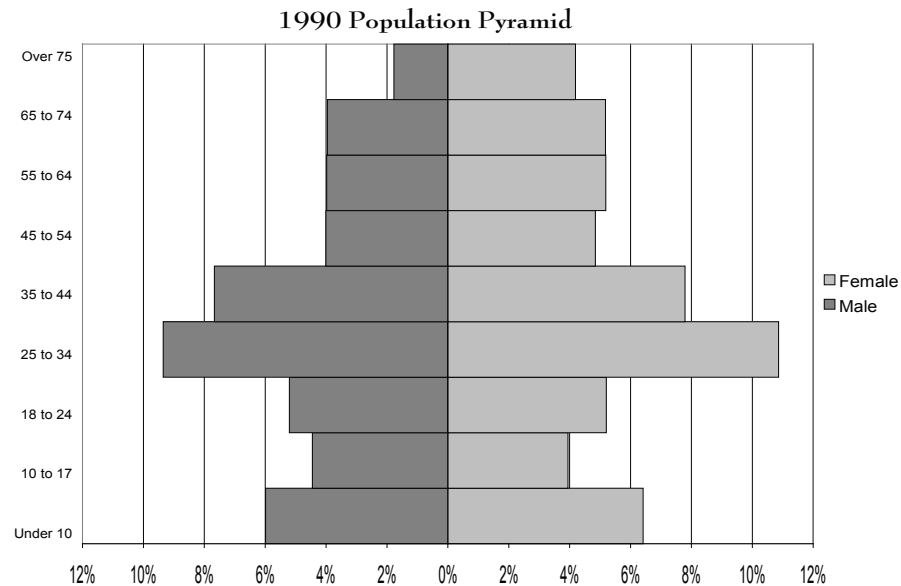


Figure 4: Population Pyramids 1990 & 2000; Source U.S. Census Bureau 2000 Decennial Census, analysis by Charter Township of Lansing Department of Planning + Development 2008.



gest that Township population will stabilize over the long term. But scenario two, the “Wise Growth” scenario, projects much stronger growth within the Township over the short and long terms.

Trend Scenario

The Tri-County Regional Planning Commission projects that population decline in the Township may halt by 2010. Even assuming that current regional development

Educational Attainment, 1980 - 2000

	1980	1990	2000
Less Than High School	21.36%	14.76%	10.04%
High school graduate	32.59%	25.63%	25.22%
College 1-3 years	19.96%	35.19%	35.55%
College 4 or more years	26.09%	24.42%	29.19%

Table 2: Educational Attainment, Lansing Township 1980-2000; Source: U.S. Census Bureau 2000 Decennial Census

patterns (which favor residential development in outlying, rural areas) persist, the Charter Township of Lansing would reach its lowest population of 7,840 in that year. As Figure 5 shows, the Township could then experience steady gains in population over the next 35 years. Although growth would be a modest 3.5% on average per decade, Township population would eventually stabilize around its 2000 Census level.

Wise Growth Scenario

The same TCRPC report considered a second set of development patterns where residential and commer-

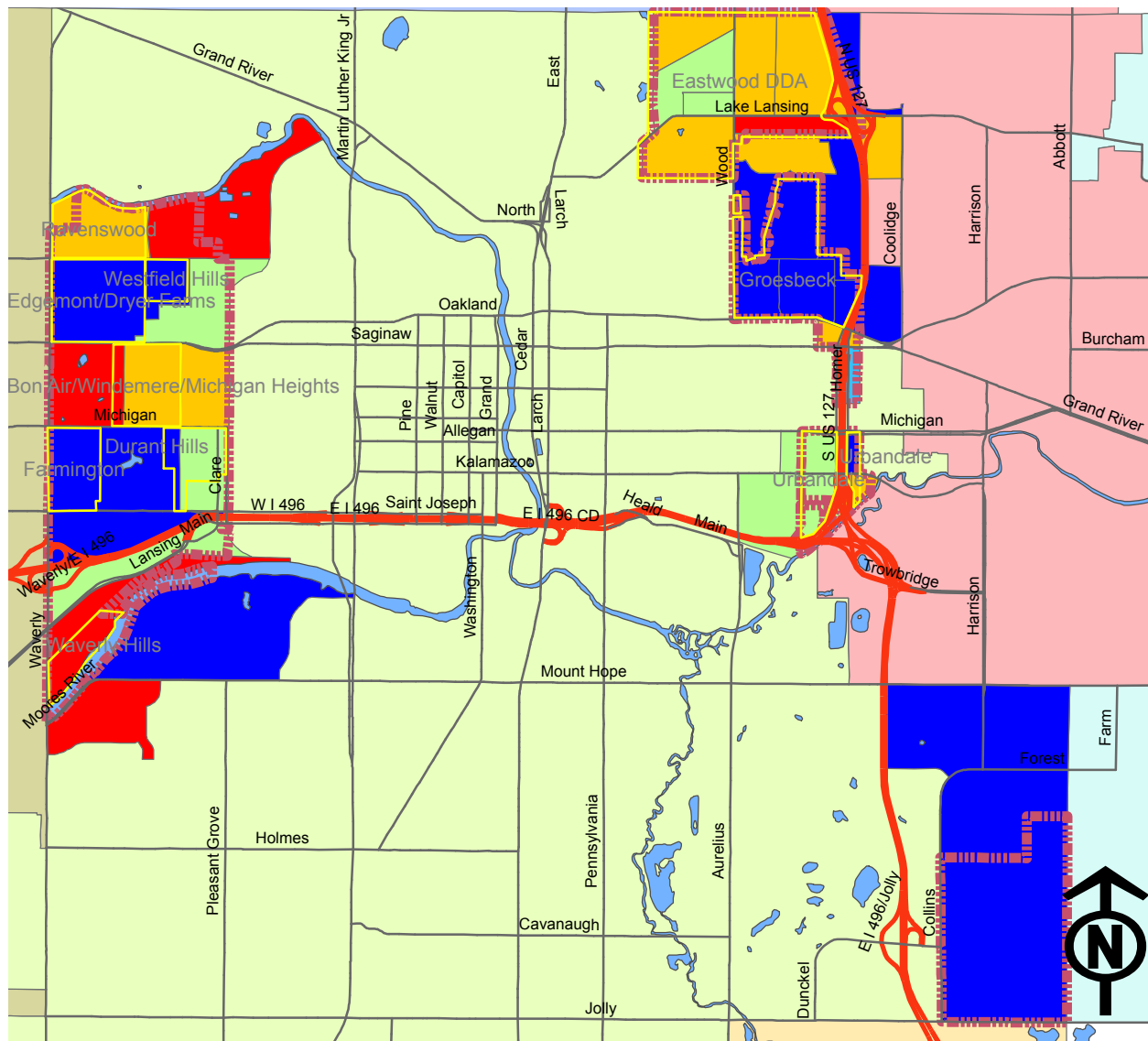
cial development would concentrate in existing urban centers rather than outlying rural communities. Under these conditions Lansing Township would grow considerably faster than it would under current, “trend” conditions. Projections suggest that population throughout the Township could grow by an average of 6% per decade from 2005 to 2045--that’s nearly twice as much growth as would occur if current development patterns persist. Furthermore, much of this growth could occur in the next 2 decades. Between 2010 and 2020 population could increase by 8.5%; between 2020 and 2030 population could increase by an additional 9.22%.

A growing, rather than shrinking, population would be a significant reversal of a trend that has persisted for 3 decades or more. More interesting, however, is the location of these changes within the Township. Map 6 depicts growth rates within the Township by “Transportation Analysis Zone” or “TAZ.”

On the west side of the Township, the Farmington, Edgemont, and Dryer Farms subdivisions are all projected to add more than 20% to their populations over the next 40 years. Durant hills and a parcel of land which is currently dominated by a vacant industrial facility (the former General Motors Plant #3) are also projected to add 10% to their current populations during the same period.

On the east side of the Township, the Groesbeck neighborhood, a small section of Urbandale, and a large tract





Map 6
 Wise Growth Scenario Pop-
 ulation Change 2005 - 2045
 by TAZ

Map produced by Charter Township of Lansing Department of Planning + Development 2008; Date source: Tri-County Regional Planning Commission.



of undeveloped land in the extreme southeast corner of the Township (currently used by Michigan State University for agricultural purposes) are all expected to add 20% or more population. The remainder of Urbandale and one area within the Eastwood DDA are projected to experience up to 10% growth.

Along with parts of the Township that are expected to grow, several are projected to lose population. On the Westside, the Waverly Hills neighborhood is projected to lose more than 10% of its population by 2045. The Ravenswood, Bon Air, Windemere, and Michigan Heights neighborhoods are all projected to lose up to 10% of their population over the next

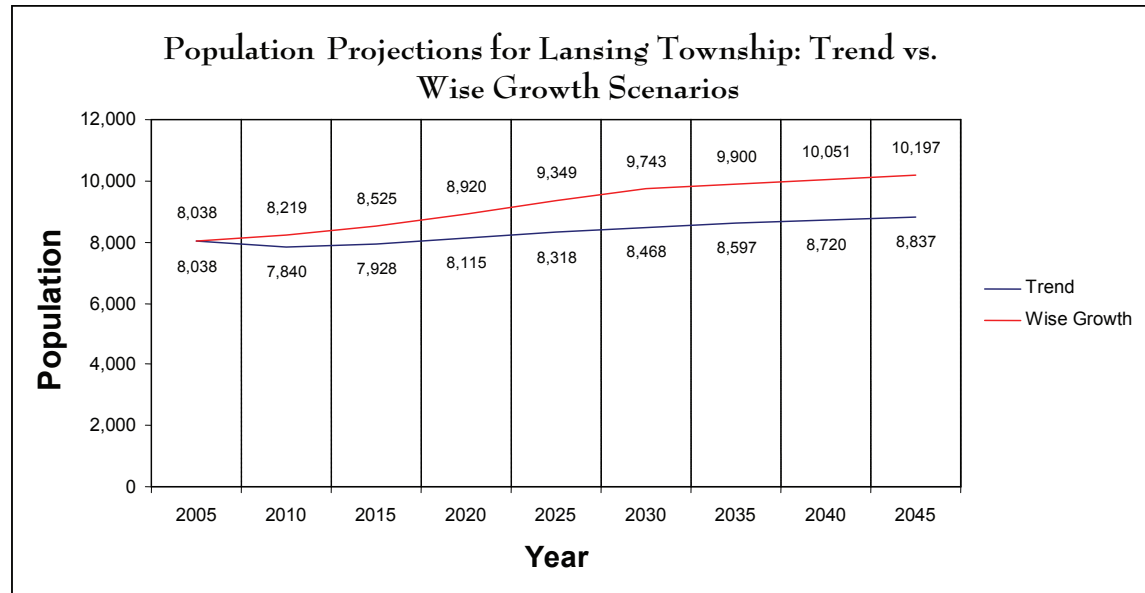


Figure 5: TCRPC Trend vs. Wise Growth Population Projections 2006 - 2046; Source TCRPC, analysis by Charter Township of Lansing Department of Planning + Development 2008.

Comparison of Trend and Wise Growth Population Change

Decennial Population Growth: TCRPC Trend Projections

Decennial change	Absolute Change	Percentage
2010 - 2020	275	3.39%
2020-2030	353	4.16%
2030-2040	252	2.89%

Mean Decennial Change 3.48%

Decennial Population Growth: TCRPC Wise Growth Projections

Decennial change	Absolute Change	Percentage
2010 - 2020	700	8.52%
2020-2030	823	9.22%
2030-2040	308	3.16%

Mean Decennial Change 6.97%

Table 3: Comparison of TCRPC Trend and Wise Growth Population Projections for the Charter Township of Lansing; source Tri-County Regional Planning Commission 2008.



40 years. (Population loss was also projected for several areas that are not residential neighborhoods, for example land that is used as a cemetery on the north side of Willow Street.)

On the Eastside, population loss is projected to be most significant in a strip of predominately commercial land on the south side of Lake Lansing Road between Wood Street and U.S. 127. Less significant population declines (less than 10% over a 40 year interval) are also projected in nearby TAZs along Lake Lansing Road and Wood Street.

It should be emphasized that these projections are based on certain assumptions. These assumptions, particularly those related to the economic condition of this region, are likely to change.

Conclusions

A great deal has changed since the last master plan was written for the Charter Township of Lansing. At that time, the population of Michigan and Ingham County were growing. Households were much larger than they are today (3.56 persons per household according to the 1974 master plan compared with 2.05 persons per household as recorded by the 2000 Decennial Census). And although suburban-style residential development was just beginning to take place

in outlying areas, the “central 5-township area” which includes the cities of Lansing and East Lansing, was the primary beneficiary of regional population gains. Basing their population projections for the Township on these and several other assumptions, in 1974 the Tri-County Regional Planning Commission projected that 17,350 people would live in Lansing Township by 1990.

This never occurred; partly because household composition changed, and partly because the settlement and migration patterns that once supported a growing community at the center of the tri-county region shifted profoundly. While people continue to migrate to the urbanized regions of the United States and the State of Michigan, they have increasingly settled on the rural fringe of existing cities and towns within those regions.

Urbanized areas within the tri-county region have lost population while surrounding rural townships have gained population. From 1970 to 2000, the cities of Lansing, East Lansing, and Grand Ledge, Dewitt, and the Charter Township of Lansing lost a total of 16,445 people, a little more than 8% of their combined population in 1970. Surrounding townships, on the other hand, grew by nearly 60% from 79,865 in 1970 to 126,051 by 2000.



Several other conditions compound the effects of this trend. The State of Michigan itself is losing population, and population growth at the regional and county levels are stagnant or slightly negative. Local communities are drawing new residents from an ever shrinking pool of potential newcomers at a time when average household size is falling.

There are several important implications of these trends for the Township. The loss in population that the Township has experienced over the last 3 decades should have eased demand for public and social services. Township residents and policy makers needn't be concerned with the strain that rapid population growth can place on public safety services, primary and secondary schools, recreational facilities, and public utilities. This could provide Lansing Township with an opportunity to address long standing community needs and desires rather than concern itself with infrastructure expansion and the provision of new services for new residents. Lansing Township could concentrate its attention toward improving the quality of life for a relatively stable population.

But the Township will have to work to ensure that its population does indeed remain stable over time. Much of the Township is built-out (more discussion in the housing section), and as households become smaller the Township will need to find ways to accommodate

more of them within a limited land area—if it is the desire of this community to maintain its population at current or slightly higher levels. This will likely require that the Township build housing at higher densities and identify new opportunities for residential development. Recent residential construction in Urbandale suggests that a market exists for higher density development in the right places. And with the demolition of 2 General Motors plants on the Westside and redevelopment in the Eastwood DDA district, there could be abundant opportunities to create new dense, walkable urban villages throughout the Township.

In pursuing population stabilization or growth, the Township should also be mindful of the different expectations that different groups of residents might hold for Township services and infrastructure. The needs of a young family, for example, are different from those of a single retiree. The needs and preferences of a young family in 2008 are also substantially different from those of a similar family in 1974.



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