

APPENDIX B: TRENDS AND NEEDS OVERVIEW

OVERVIEW

Life is never static and the dynamic nature of developing trends, lifestyles, and growth of the Township's population will affect future decisions for parks, recreation, nonmotorized transportation, and conservation. Evaluating current conditions against anticipated trends will help the Township keep pace with these expected changes. The following report outlines existing demographics for Oshtemo, as well as future trends related to population, households, lifestyle preferences, etc. The report also summarizes health trends for Kalamazoo County and other factors the GO! Green Oshtemo study groups considered important to the future development of parks, recreation, nonmotorized transportation, and land conservation.

DEMOGRAPHIC TRENDS

Population Trends and Projections

Over the past 50 years, Oshtemo has transformed from a predominately agricultural community to a largely suburban township with a rapidly rising population. The population saw a 28 percent increase from 2000 to 2010, and a 4.6 percent increase from 2010 to 2017 according to the U.S. Census estimates. This increase is significant when considering this time period included the Great Recession, when almost no development occurred nationwide. Oshtemo kept pace with the County but more than doubled the State of Michigan's growth rate.

Population Growth Trends: 2010-2017				
Unit of Government	2010	2016	2017	% Change 2010-2017
Oshtemo Township	21,705	22,468	22,710	4.6%
Kalamazoo County	250,327	258,605	263,113	5.1%
State of Michigan (millions)	9.88	9.90	10.1	2.2%

Source: U.S. Census Bureau, 2010 Census.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 2017 American Community Survey 1-Year Estimates

Population projections are also expected to be steady and strong. Projections from the 2011 Master Plan suggest that the Township's population will continue to increase steadily, reaching more than 33,000 residents by the year 2040.

Household and Family Growth

An additional demographic data source, Esri's Demographic and Income Profile, indicates that over the next five years, the number of citizens, households and families within the Township is expected to expand at an annual rate that is close to the national average. However, Oshtemo Township's annual population, household and family growth rates are nearly triple those of the State of Michigan as a whole. This expected growth will result in continued demand for services and amenities like parks and nonmotorized transportation generally provided by local government.

Population, Household and Family Trends and Estimates			
Category	2010	2016	2021
Population	21,705	22,671	23,575
Households	9,708	10,077	10,465
Families	4,787	4,897	5,048

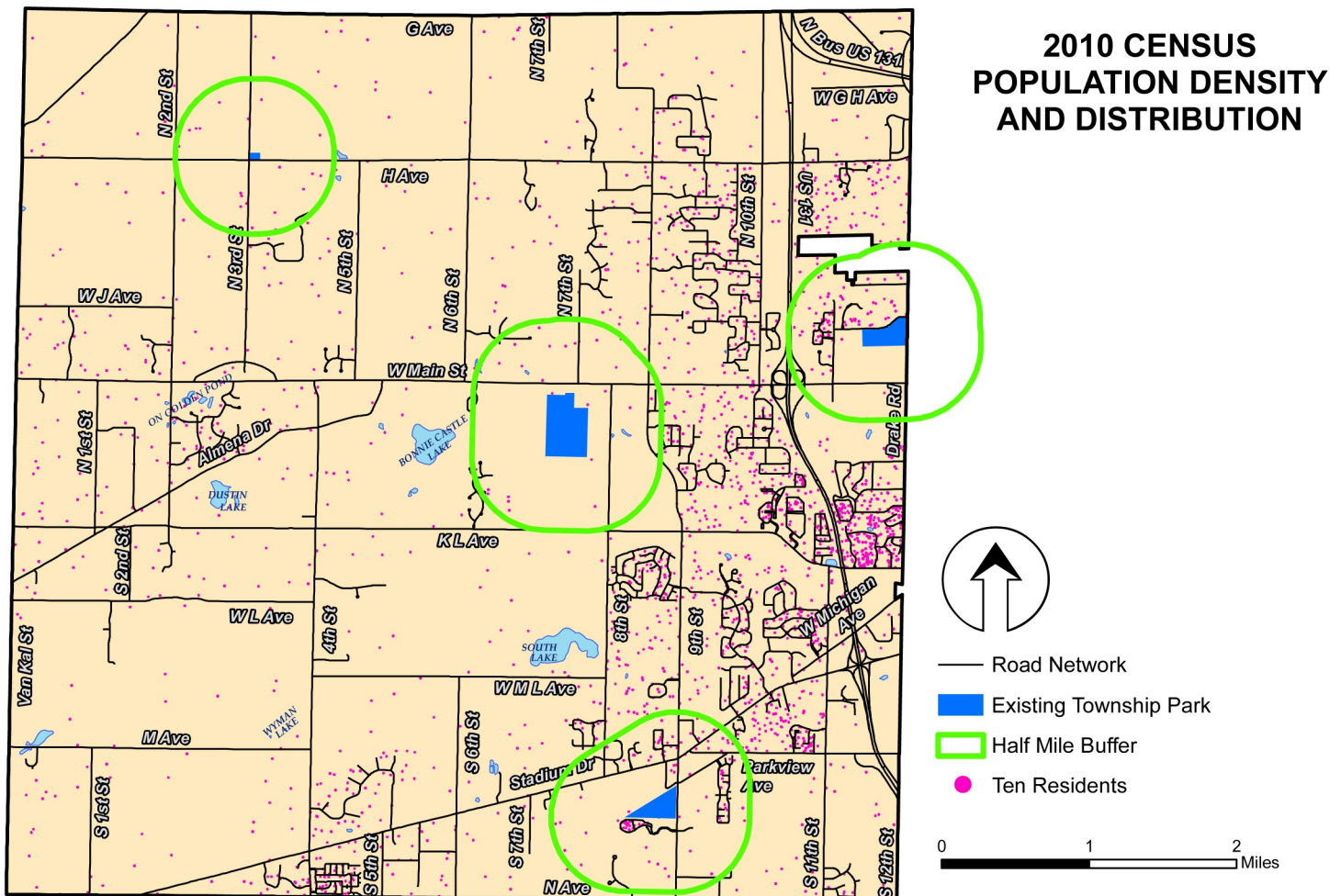
Source: Esri Demographic and Income Profile, 2016

Population, Household and Family Growth Rates			
Geography	2016—2021 Annual Growth Rate		
	Population	Households	Families
Oshtemo Township	0.79%	0.76%	0.61%
Michigan	0.23%	0.28%	0.16%
United States	0.84%	0.79%	0.72%

Source: Esri Demographic and Income Profile, 2016

Population Density

While total population numbers are important to understanding continued growth of the Township, where that growth is occurring is equally as necessary to future planning efforts. As Oshtemo Township is both a suburban community of the City of Kalamazoo, as well as a rural Township, population density is not evenly distributed. As can be expected, the Oshtemo population becomes denser closer to the eastern Township boundary. Understanding the spatial distribution of population becomes particularly critical when considering where new parks and nonmotorized facilities should be placed. The greater the population density, the higher demand for services and amenities.



Household Types and Size

There are 10,178 total households in Oshtemo Township according to the 2012-2016 American Community Survey of the US Census. Of these households, approximately 22.7 percent have children 18 years of age or younger and 36.4 percent house persons 60 years of age or older. A little more than half of these households are considered “family households” by the US Census at 5,276. Family households are two or more people that are related by birth, marriage, or adoption and reside together. The average household size in Oshtemo is 2.18 persons.

Generational Composition and Age Trends

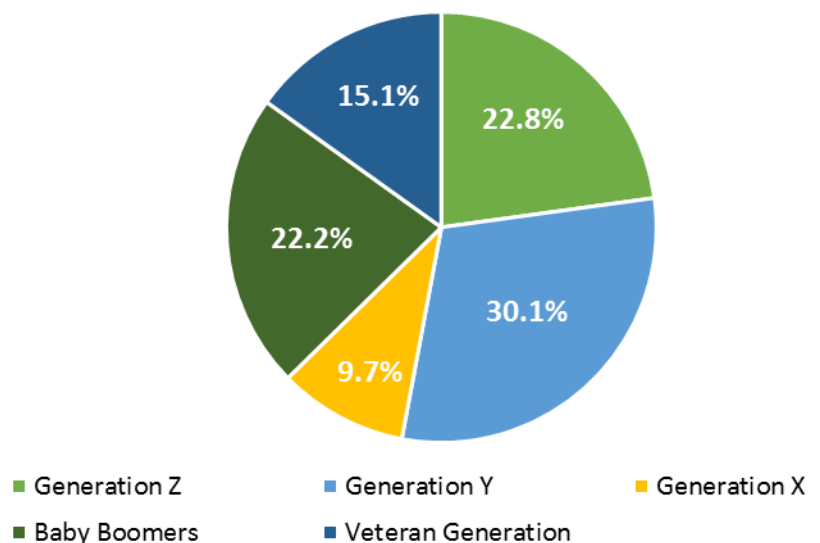
The planning efforts for the *GO! Green Oshtemo* Plan must respond to the services and amenities needed by the differing age groups in the Township. Therefore, it is important to identify the composition of local residents by age group. The graphic below shows the generational composition of Oshtemo Township as of 2010. The interesting trend found in the Township is the relatively small number in “Generation X.” At only 9.7 percent, this age group is often called the “lost generation” as it is sandwiched between the two mega-generations: “Baby Boomers” and “Generation Y.”

Two key generational trends are occurring at the national level. First, the Baby Boomer generation is aging. This is demonstrated by the growth in the age groups containing citizens 55 years and older. Within the U.S. between 2015 and 2060, the 55 to 64 age population will increase from 83 million to 97 million. During this same time, the 65+ age population will double from 48 million to 92 million. The 85+ age population will triple from 6 million to 18 million.

The Baby Boomer generation began reaching age 65 beginning in 2009; this plan recognizes that they, along with existing senior citizens (those already 65 or older), will represent a significant part of the population, larger than at any time in the past, and have unique needs regarding recreation, transportation, and other community services. As the population of the Township becomes generally older, issues that address an aging population need to be considered within this plan; for instance, improving access to park amenities and other destinations in Oshtemo.

Oshtemo Township Generational Composition, 2010

Generational Composition by Age	
Generation Z:	Less than 20 years old in 2010
Generation Y:	Between 20 and 34 years old in 2010
Generation X:	Between 35 and 44 years old in 2010
Baby Boomers:	Between 45 and 64 years old in 2010
Veteran Generation:	65 and older in 2010



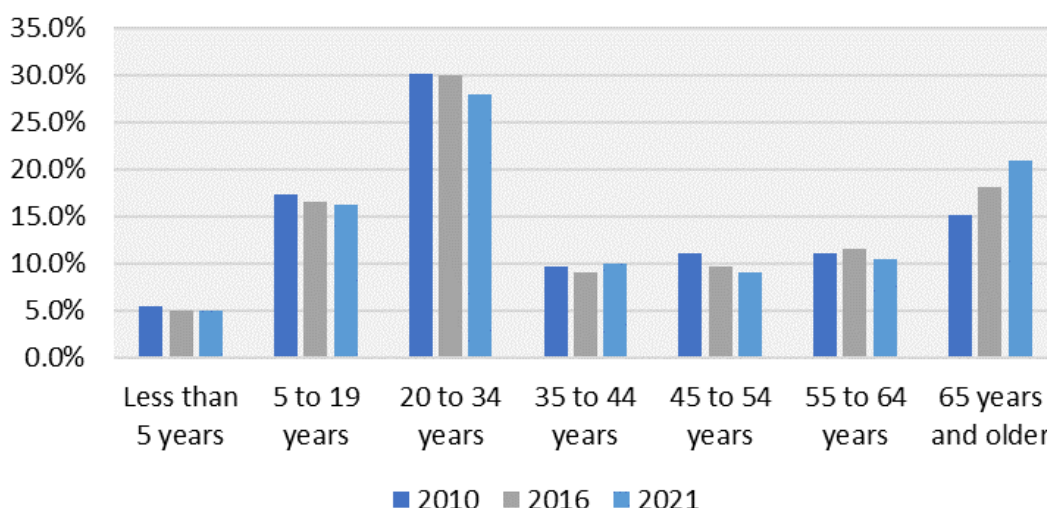
¹Paragraph Sources: U.S. Census Bureau Projections Show a Slower Growing, Older, More Diverse Nation a Half Century from Now. U.S. Census Bureau, December 12, 2012.

A second key generational trend is the growth in Generation Y, which numbered 73 million in 2000, and will increase to 82 million by 2030. The growth in the U.S. population aged 20 to 29 alone will increase from approximately 38 million citizens to 44 million citizens over a 15-year span.¹

For future planning purposes, age is an important statistic to ensure that facilities and programs are developed in a manner that is consistent with, and proportionate to, these characteristics; thus, a variety of offerings are necessary.

The graphic below illustrates the various age groups within Oshtemo Township and their changing composition (percentage) of the overall Township population as of 2010, 2016 and 2021. The only age group which grew as a percentage of the total population between 2010 and 2016, and which is also expected to grow through 2021, is the 65 years and older age group. (The 35 to 44 years age group declined between 2010 and 2016, but is expected to grow slightly through 2021.) The age group with the sharpest decline between 2010 and 2021 was the 20 to 34 years age group (2.1 percentage point decline). However, the 20 to 34 years age group still makes up the largest segment of the Township's population. This could be attributed, in part, to the large amount of rental housing that caters to students. The 2012-2016 American Community Survey estimated that 3,868 residents of Oshtemo Township were enrolled in college or graduate school. The recreational and multi-modal transportation needs of the student-aged population need to be considered as the Township moves forward with goal setting and future development plans.

Oshtemo Township Age Group Trends and Estimates, 2010-2021



Median age trends and estimates also demonstrates an aging population. The Township's median age increased from 32.3 years in 2010 to 33.6 years in 2016. The median age is expected to further increase to 35.6 years by 2021.

Diversity

Understanding the diversity of the Township population is important to the GO! Green Oshtemo effort to ensure future plans and programs provide both equitable treatment and opportunities to our changing demographics. To ensure future relevancy of amenities and services, an inclusive approach to policies and practices are needed.

At both the national and local level, trends point toward increasing population diversity. For the United States, the following statistics demonstrate changing demographics²:

- Minorities account for 37 percent of the U.S. population as of 2012.
- Minorities will account for 57 percent of the U.S. population by 2060.
- The Hispanic population will more than double, from 53 million in 2012 to 129 million by 2060.
- The U.S. will become a majority-minority nation for the first time in 2043.

Within Oshtemo Township, based on Esri’s Demographic and Income Profile, the white population will dip from 80 percent of the total population in 2010 to 76 percent in 2021, while minority races will all increase during the same time period.

Persons with Disabilities

This same consideration of inclusiveness is needed when considering accessibility. Understanding the status of persons with disabilities will assist in planning appropriate facilities and locations for existing and future recreational and nonmotorized transportation activities. The Americans with Disabilities Act of 1990 (ADA) requires that all public services, including parks, recreation facilities, and nonmotorized transportation be subject to barrier-free requirements. The Act also requires that public recreation providers eliminate any eligibility requirements for participation in programs, activities, and services.

As the population ages, the proportion of persons with one or more disabilities steadily increases. This trend is consistent with the figures indicated for Oshtemo Township. According to the 2012 – 2016 American Community Survey 5-Year Estimates, 2,996 or 13.3 percent of the residents in Oshtemo have a disability. Of those under 18 years of age, 8.68 percent or 227 persons have a disability while just over 60 percent of those 65 and older have some type of disability measured by the U.S. Census.

Population by Age and Disability			
Age	Total Population	With Disability	% Disabled
Under 5 years	1,327	0	0.00%
5 to 17 years	2,616	227	8.68%
18 to 34 years	7,191	299	4.16%
35 to 64 years	7,370	1,021	13.85%
65 to 74 years	1,903	351	18.44%
75 years and over	1,820	1,098	60.33%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

²Paragraph Source: Projections of the Population by Selected Age Groups and Sex for the United States: 2015 to 2060. U.S. Census Bureau, December 2012.

The information in the table below is broken down to show the various disability types, as measured and determined by the Census, present in the Township. From a facility design standpoint, all are important. The principles of Universal Design are based on the principles of providing spaces that can be accessed and enjoyed by everyone. The inventory of facilities in the Township will provide an analysis of accessibility

Disability Type by Age						
Age Group	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self Care Difficulty	Independent Living Difficulty
Under 18	22	0	205	0	0	0
18 to 34	0	18	175	85	14	60
35 to 64	286	109	519	560	293	445
Over 64	787	337	337	985	390	755

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Lifestyle Trends

Various commercial data services, including Esri, provide demographic analyses which identify certain lifestyle characteristics from traditional demographic data. These analyses go beyond income, age, and employment and assess the lifestyle characteristics of populations and address subjects like housing type preferences, spending habits, leisure preferences, and family associations. Esri's Tapestry Segmentation is a geodemographic system that identifies 68 distinctive markets in the U.S. based on socioeconomic and demographic characteristics to provide an accurate, comprehensive profile of U.S. consumers. Of the 68 tapestry segments within the United States, six are found in Oshtemo Township, the largest segment being the College Town segment, followed by Retirement Communities and Green Acres. As developed by Esri, a detailed "profile" for each of the six tapestry segments found within Oshtemo Township is included at the end of this Appendix.

Oshtemo Lifestyle Tapestry	
Tapestry Segment	2016
College Towns	37.3%
Retirement Communities	17.0%
Green Acres	13.5%
Exurbanites	10.8%
Middleburg	10.7%
Old and Newcomers	10.7%
Totals	100.0%

Source: Esri Tapestry Segmentation Area Profile, 2016

Who Are We?

Top 3 Community Tapestry Segments in Oshtemo Township

College Towns: About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, school work, news, social media, and entertainment. College Towns are all about new experiences, and residents seek out variety and adventure in their lives.



Retirement Communities: Retirement Communities neighborhoods are evenly distributed across the country. They combine single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Over half of the housing units are in multi unit structures, and the majority of residents have a lease. This group enjoys watching cable TV and stays up-to-date with newspapers and magazines. Residents take pride in fiscal responsibility and keep a close eye on their finances. Although income and net worth are well below national averages, residents enjoy going to the theater, golfing, and taking vacations. While some residents enjoy cooking, many have paid their dues in the kitchen and would rather dine out.



Green Acres: The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.



HEALTH TRENDS

The health statistics and trends outlined in this report are from organizations that provide information on a county level. Data at the township level was not available. However, the county statistics can still provide a clear picture of the likely health trends occurring in Oshtemo.

Access to Exercise

According to the County Health Ranking and Roadmaps Program, which is a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute, approximately 85 percent of the Kalamazoo County population has access to exercise. This indicator is defined as the percentage of individuals who live reasonably close to a location for physical activity (parks or other recreational facilities like YMCA's, gyms, etc.). The County is keeping pace with the State of Michigan, where 86 percent of the population has adequate access to a location that offers physical activities. In addition, the County ranks 26 out of the 83 Michigan counties.

While access to locations that provide exercise is critical, actually utilizing the facilities is the next step. According to the 2012-2014 statistics from the Michigan Department of Community Health, 22 percent of Kalamazoo County adults do not engage in any physical activity.

Health Risks

According to the Center for Disease Control (CDC), approximately 39.8 percent of Americans in 2016 were considered obese. This number has increased by almost 10 percent since 2000. Obesity-related conditions include heart disease, stroke, type 2 diabetes, and certain types of cancers, which are some of the leading causes of preventable death. The CDC indicates that in 2008, \$147 billion was the estimated annual medical costs of obesity in the United States.

In Kalamazoo County, 65 percent of the population is either considered overweight (body mass index of 25.0 to 29.9) or obese (body mass index 30.0 or higher) per statistics gathered by the Michigan Department of Community Health between 2012 and 2014. This percentage is identical to the statistics reported for the United States during this same time period. In addition, 12 percent of Kalamazoo County residents have been diagnosed with diabetes. Finally, the number one cause of death in Kalamazoo County is heart disease.

DESTINATIONS

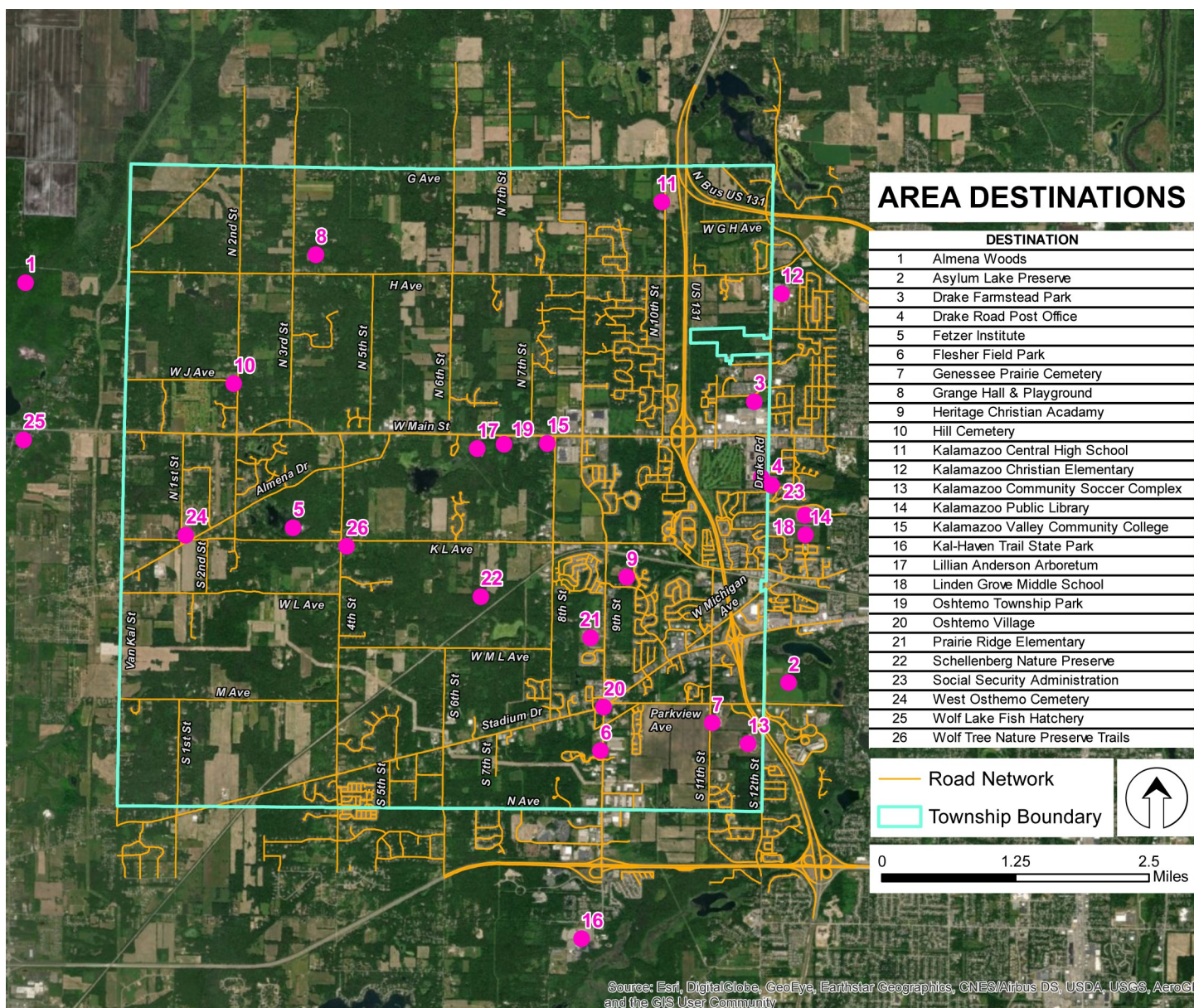
When determining the placement of possible new parks, the development of the wider nonmotorized transportation network, and feasible locations for conservation of land, the important destinations in and around Oshtemo Township need to be considered. Many of these destinations were outlined in the Existing Inventory Appendix, but they warrant further review when contemplating the current and future needs of Oshtemo residents.

From a nonmotorized connectivity standpoint, ensuring facilities link residential neighborhoods to the major commercial centers in the Township is key. Utilizing primary roadways and possible off-road trails to connect the wider residential community to the West Main Street commercial corridor, the Oshtemo Village, and surrounding commercial businesses on Stadium Drive will be critical for accessible and multi-modal travel. In addition, connections to governmental facilities like the United States Post Office, Oshtemo Branch Library, Oshtemo Township Hall, and the Township Community Center must be considered. Finally, connections to other recreational opportunities like the Oshtemo Township parks, Kal-Haven and Kalamazoo River Valley Trails, Lillian Anderson Arboretum, and Wolf Tree Nature Trail preserve are important. These preserves will also be critical when considering future conservation efforts.

The Destinations Map provides a listing of some of the important destination venues within and around the Township.

Area Destinations Map

Points of Interest



PARK FACILITIES ANALYSIS

The Michigan Department of Natural Resources (MDNR) provides recommended guidelines for understanding the number of parks and recreational facilities which might be needed based on a community's population. Comparing the Township's existing amenities against these recommended guidelines assists Township officials to determine possible future needs. It is important to note that the Township cannot meet all recreation needs. Therefore, an understanding of other local facilities owned and maintained by partner organizations or private entities helps to fill those possible recreation "gaps." A full analysis of existing parks and facilities in the Township is provided in the tables below based on a 2017 population estimate of 22,710 persons.

This first table offers an overview of the MDNR guidelines on the total number of parks and park acreage a community should have based on population. As can be seen, the Township has a deficiency in neighborhood parks of approximately 3 to 7 parks totaling 43 additional acres. While the Township meets the minimum number for recommended parks under the Community Park category, the DNR guidelines suggest more acreage may be needed.

MDNR Guidelines for Recommended Number of Parks and Park Acreage based on Township Population		
	Neighborhood Park (5 - 10 acres)	Community Park (30 - 50 acres)
Recommended Park Acres/1,000 Population	2 acres	5 to 8 acres
Recommended Number of Parks for Oshtemo	4 to 8 parks	3 to 6 parks
Recommended Park Acreage for Oshtemo	Approximately 45 acres	Approximately 181 acres
Existing Number of Township Parks	1 park	3 parks
Existing Township Park Acres	2 acres	120 acres
Deficiency in Number of Parks	3 to 7 parks	0 to 3 parks
Deficiency in Park Acres	Approximately 43 acres	Approximately 61 acres

*Township population of 22,710

In addition to number of parks and acreage, the MDNR also provides guidelines for recreational facilities. The Facilities Comparison table provides the recommended number of facilities needed in the Township and the surplus or deficiency of facilities.

The column labeled “Township Owned” identifies facilities and amenities provided within parks operated by the Township. The column labeled “Local Facility” identifies services and amenities provided by other entities that are generally open to the public. This information is included to demonstrate that while certain amenities may not be provided by the Township, the need is being fulfilled within the larger community by other providers. Some of these facilities may be located just outside the Township and therefore serve a wider population than Oshtemo. Therefore, the surpluses may not be as great as demonstrated.

MDNR Facilities Standards Comparison							
Within Oshtemo Township and Within 1/2 Mile of the Township							
Activity/Facility	Service Radius	No. of Units per Population	Suggested No. based on Oshtemo Population	No. of Township Owned	No. of other Local Facilities	Township Deficiency	Total Deficiency
Basketball	1/4 - 1/2 mile	1 per 5,000	5	2	4	3	0
Tennis	1/4 - 1/2 mile	1 court per 2,000	11	2	8	9	1
Soccer	1 - 2 miles	1 per 10,000	2	1	11	1	0
Local Walking Paths	N/A	N/A	N/A	1	7	0	0
Baseball	1/4 - 1/2 mile	1 per 5,000	5	0	2	5	3
Football	15 - 30 minutes travel time	1 per 20,000	1	0	1	1	0
Volleyball	1/2 - 1 mile	1 court per 5,000	5	0	1	5	4
Regional Multi-Use Trails	N/A	1 system per region	1	0	1	1	0
1/4-Mile Running Track	15 - 30 minutes travel time	1 per 20,000	1	0	1	1	0
Swimming Pool	15 - 30 minutes travel time	1 per 20,000 (accommodate 3 to 5% of population)	1	0	1	1	0
Handball	15 - 30 minutes travel time	1 per 20,000	1	0	0	1	1
Field Hockey	15 - 30 minutes travel time	1 per 20,000	1	0	0	1	1
Badminton	1/4 - 1/2 mile	1 per 5,000	5	0	0	5	5
Golf Driving Range	30 minutes travel time	1 per 50,000	0	0	1	0	0
Ice Hockey	1/2 - 1 hour travel time	1 per 100,000	0	0	0	0	0
Archery Range	30 minutes travel time	1 per 50,000	0	0	0	0	0
Skeet/Trap Field (8 Station)	30 minutes travel time	1 per 50,000	0	0	0	0	0
Golf							
Par 3 (18-hole)	1/2 - 1 hour travel time	—	Unknown	0	0	0	0
9-hole Standard		1/25,000	0	0	0	0	0
18 hole Standard		1/50,000	0	0	2	0	0
Beach Areas	1/2 - 1 hour travel time	N/A	0	0	0	0	0

Level-of-Service Trends

Level-of-service (LOS) standards are measures of the minimum amount of a public facility or service which must be provided to meet that community's basic needs and expectations. For example, a community may set a standard for how many park acres are needed per 1,000 population. However, every community is different and there is no “one-size-fits-all” LOS standard. But, by adopting LOS standards, a community says that all residents, regardless if they pay taxes or use the park and recreation facilities, have equal opportunity to share in the basic services in the standard.

With that said, there are tools provided by the National Recreation and Park Association (NRPA) that allow communities to evaluate themselves against similar jurisdictions they view as peers. Each year, the NRPA develops the Park and Recreation Performance Benchmarks to provide some general national standards and to provide local communities with information for comparison. However, this comparison should be tempered with an understanding of Oshtemo's specific needs to help identify the most optimal parks and recreation program for our community.

The 2018 NRPA report contains data from 1,069 park and recreation agencies across the United States as reported between 2015 and 2017. These agencies range from very large cities with robust park and recreation departments to small villages. According to NRPA, the average parks agency has the following metrics:

- Has 10.1 acres of park land per 1,000 residents
- Spends \$78.26 in operating expenditures per capita
- Employs 7.9 staff members per 10,000 residents
- Recovers 28 percent of operating expenditures through revenue generation
- Has 1 park for every 2,114 residents

The 2017 American Community Survey indicates Oshtemo Township's current population is 22,710 persons. When comparing to the national metrics provided by the NRPA, the Township has the following statistics:

- Has 5.4 acres of park land per 1,000 residents (includes Drake Farmstead, Grange Hall Playground, Flesher Field, and Township Park for a total of 122.4 acres)
- Spends \$5.18 in operating expenditures per capita (this is based on a four-year average of \$117,347 in operating expenditures – actual expenditures for 2015 – 2017 and the current 2018 budget)
- Employs 1.1 staff members per 10,000 residents (Parks Director and a percent of maintenance staff time)
- Recovers 24 percent of operating expenditures through revenue generation (rental fees and interest earned – does not include grants or general fund monies)
- Has 1 park for every 5,668 residents

Once a community establishes LOS, it is used to measure whether existing standards are adequate to serve its citizens, or whether there are deficiencies that should be corrected. They also serve as yardsticks to measure whether existing capacity is adequate to handle new development, or to determine what improvements will be required to avoid overloading existing facilities and services. As the community grows, LOS can help to assure that facilities and services will keep pace with that growth.

There are a multitude of ways to consider LOS. Below are a handful of examples:

- Acres of parkland per resident
- Distance of residents from parks (example - every resident within 1 mile of park)
- Township budget for parks per capita
- Establishment of parks based on population density (example – 1 acre of parkland for every acre with a population density of 40 residents per acre)
- Establishment of parks based on residential development density (example – 1 acre of parkland for every 10 acres of land with a density of 6 dwelling units or more)
- Distance of residents from parks in areas over a certain density (example – parks will be within a ½ mile distance from every resident located in an area with a population density of 40 residents per acre)
- A LOS that only addresses certain types of parks (example – the Township already has three “community parks” so develop a LOS that focuses on “mini- and neighborhood parks.”)

As part of the analysis for the *GO! Green Oshtemo Plan*, the Parks and Recreation Study Group reviewed a LOS based on budget per capita. Their reasoning for this recommendation is based on the clear development and population density patterns found in our community. Both existing development and the Township’s Future Land Use Plan provide a distinct demarcation in development at around 8th Street, with nonresidential development and higher density residential patterns to the east. Because of this difference, none of the other suggested LOS seemed to work for Oshtemo.

If the LOS was based on population or residential density, all facilities would be concentrated towards the east side of the Township. If it was based just on parkland per resident, the east side could be underserved. Determining a LOS on distance to a park would not work because of the large parcel development pattern on the west side. In addition, facilities like trails, greenways, conservation areas, etc. would be difficult to include in these LOS standards.

The Study Group reviewed operating budget per capita for neighboring Townships and found the following for 2018 budgets:

- Oshtemo Township - \$118,483 operating budget / 22,710 population = \$5.21 per capita
- Kalamazoo Township - \$14,650 operating budget / 22,445 population = \$0.65 per capita
- Comstock Township - \$242,500 operating budget / 15,336 population = \$15.81 per capita
- Texas Township - \$69,000 operating budget / 16,105 population = \$4.28 per capita

The operating budget for these communities was gathered from data provided on their websites. It should also be noted that each of these communities has very different park and recreation facilities. Comstock Township has a large softball complex and a lake park, while Kalamazoo Township has a number of small mini or neighborhood parks at two acres or less.

When reviewing Oshtemo’s budget for both operating and capital expenditures averaged over four years (2015 – 2017 actuals and 2018 budget), the following total is calculated:

$$\text{Total Parks Budget} = \$421,467 / 22,671 \text{ population} = \$18.60 \text{ per capita}$$

At this time, a LOS related to budget per capita has not been established. However, the Township Board has indicated an interest in continuing to evaluate the Parks Department per capita budget as Oshtemo’s population inevitably grows.

DEVELOPMENT PRESSURE

According to the 2011 Township Master Plan, approximately 9,625 acres or 41.37 percent of the Township has been developed with both residential and nonresidential uses. Since that time, Planning Department staff estimate an additional 309 undeveloped acres were added to the total to reach approximately 9,934 acres or 43 percent. This total was derived by analyzing site plan review and plat review applications since 2010.

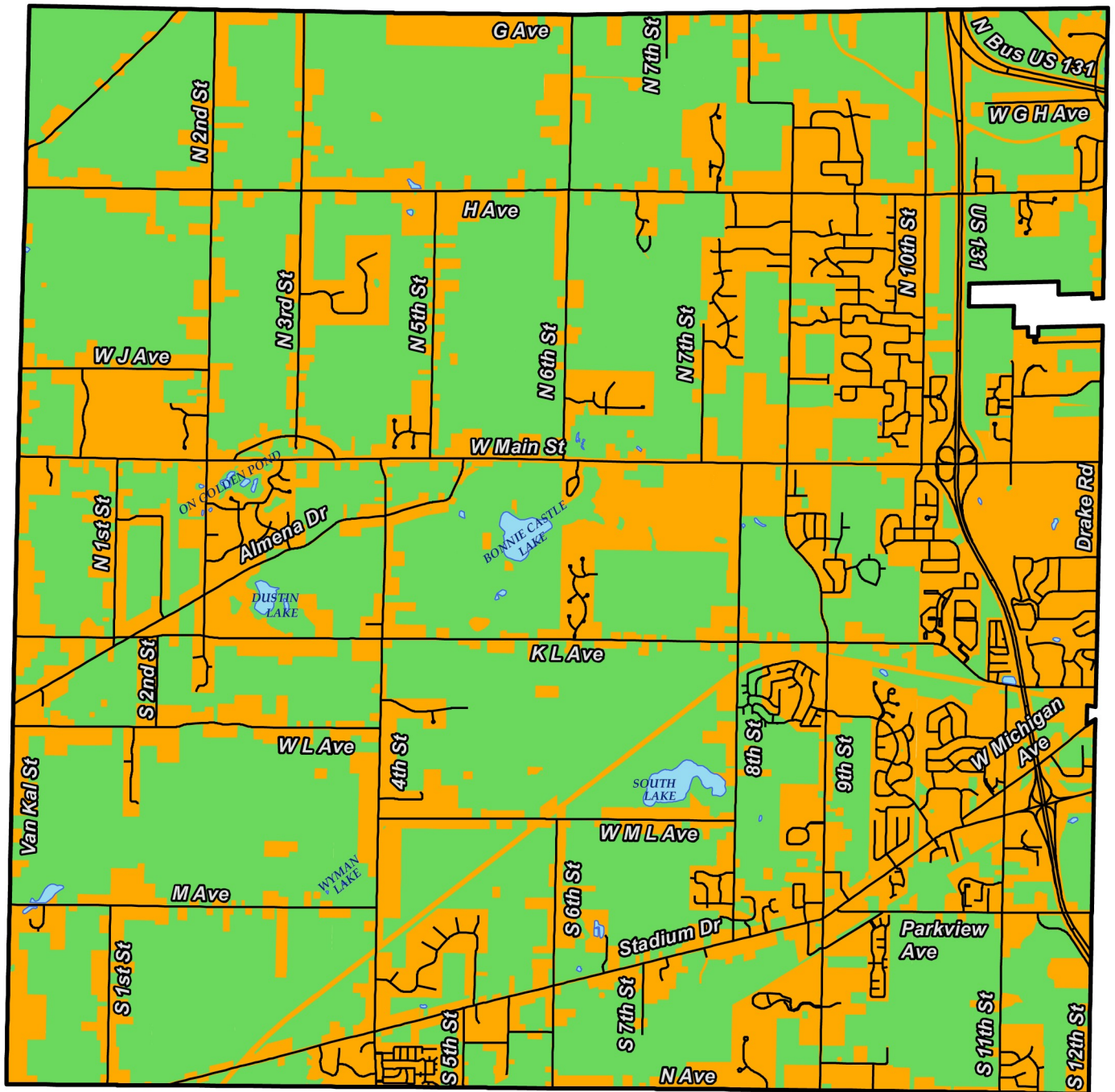
Of these newly developed acres, approximately 141 were for new residential construction, both single-family and multi-family projects. Around 575 new housing units were built in Oshtemo since 2010 according to the US Census 2016 5-Year Estimates. Based on the data provided by the Township Assessor from the building permit database, roughly 301 of these units were single-family residential. It is unclear how many of these 301 permits were constructed as part of the new 141 acres of subdivision and site condominium developments noted above or were single builds on large parcels within the Township.

Roughly 168 undeveloped acres were converted to nonresidential uses since 2010. Based on information from the 2011 Master Plan, 866 acres were dedicated to commercial/industrial uses. This increase since 2010 raises that number to approximately 1,034 acres devoted to nonresidential uses. Site plans and building permits have certainly increased in the Township since the economic recovery of the Great Recession. In 2010, only three development applications were submitted to the Township and of those, only one was for new construction. By October of 2018, 28 applications were submitted to the Township. Seven of those applications were for brand new construction and 10 were for redevelopment or expansion of existing buildings.

Development pressure is the primary threat to wildlife habitats in Oshtemo, as well as the rural character found in the western half of the Township. Conservation of these lands through deed restrictions, ordinance requirements, acquisition, or donation is key to protecting these lands from further conversion.

Existing Land Use - Developed/Undeveloped Lands

2011 Township Master Plan



- Road Network
- Developed
- Undeveloped



0 1 2 Miles