

Plan it Allen!

Community Comprehensive Plan

Comprehensive Plan Committee
October 12, 2004

Existing Conditions Research

Demographics

Demographics

Levels of Analysis

Planning Area

- Allen County
- Fort Wayne

Townships (20)

- Eel River
- Cedar Creek
- Scipio
- Washington
- Milan
- Aboite
- Adams
- Jackson
- Pleasant
- Madison
- Perry
- Springfield
- Lake
- St. Joseph
- Maumee
- Wayne
- Jefferson
- Lafayette
- Marion
- Monroe

Communities (7)

- Grabill
- Huntertown
- Leo-Cedarville
- Monroeville
- New Haven
- Woodburn
- Zanesville

Demographics

Levels of Analysis

Region (7 Counties)

- Adams
- Allen
- Dekalb
- Huntington
- Noble
- Wells
- Whitley

Peers (6 Regions)

- Vanderburgh County, IN (Evansville)
- St. Joseph County, IN (South Bend)
- Kent County, MI (Grand Rapids)
- Montgomery County, OH (Dayton)
- Polk County, IA (Des Moines)
- Dane County, WI (Madison)

Demographics

How much have we grown?

How much will we grow?

How are we aging?

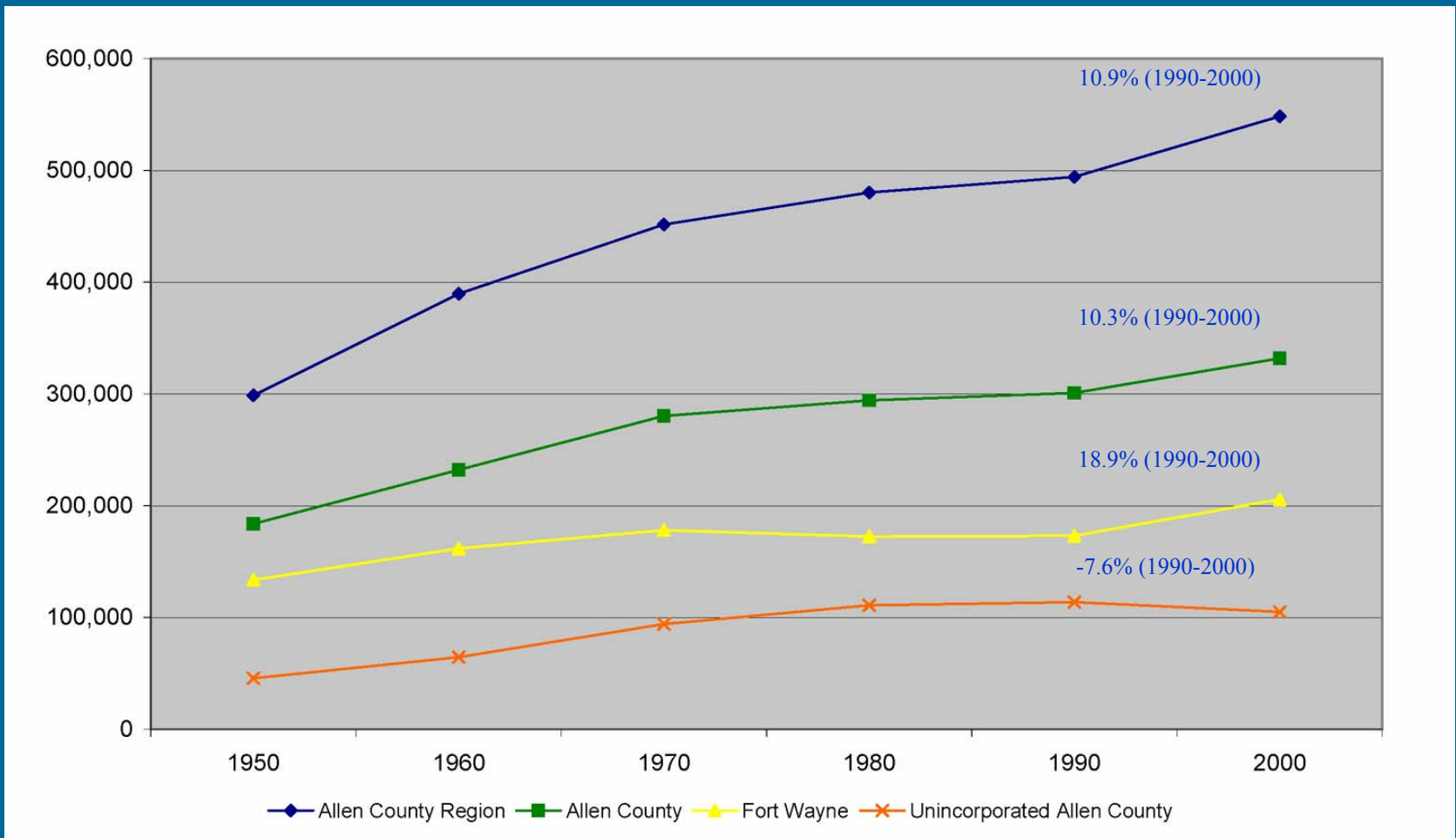
Who are we?

What are the implications?

HOW MUCH HAVE WE GROWN?

How much have we grown?

Fort Wayne's population growth has outpaced the County and Region



How much have we grown?

A majority of Allen County's incorporated communities outpaced the County as a whole in population growth between 1990 and 2000.

City/Town Population History									
Location	1970		1980		1990		2000		
Fort Wayne	178,269	10.2%	172,391	-3.3%	173,072	0.4%	205,727	18.9%	
Grabill	570	15.2%	658	15.4%	751	14.1%	1,113	48.2%	
Huntertown	775	NA	1,265	63.2%	1,330	5.1%	1,771	33.2%	
Leo-Cedar.	NA	NA	NA	NA	NA	NA	2,782	NA	
Monroeville	1,353	4.6%	1,372	1.4%	1,232	-10.2%	1,236	0.3%	
New Haven	5,346	57.4%	6,714	25.6%	9,320	38.8%	12,406	33.1%	
Woodburn	688	17.6%	1,002	45.6%	1,321	31.8%	1,579	19.5%	
Zanesville	NA	NA	NA	NA	NA	NA	602	NA	

How much have we grown?

Fort Wayne's recent population growth was mostly attributed to the annexation of already populated areas

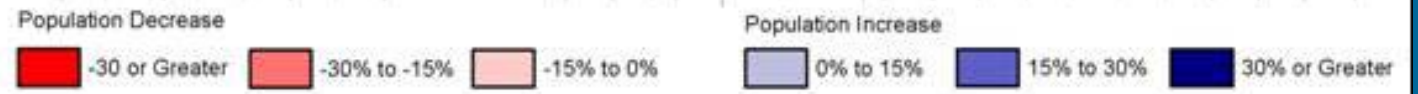
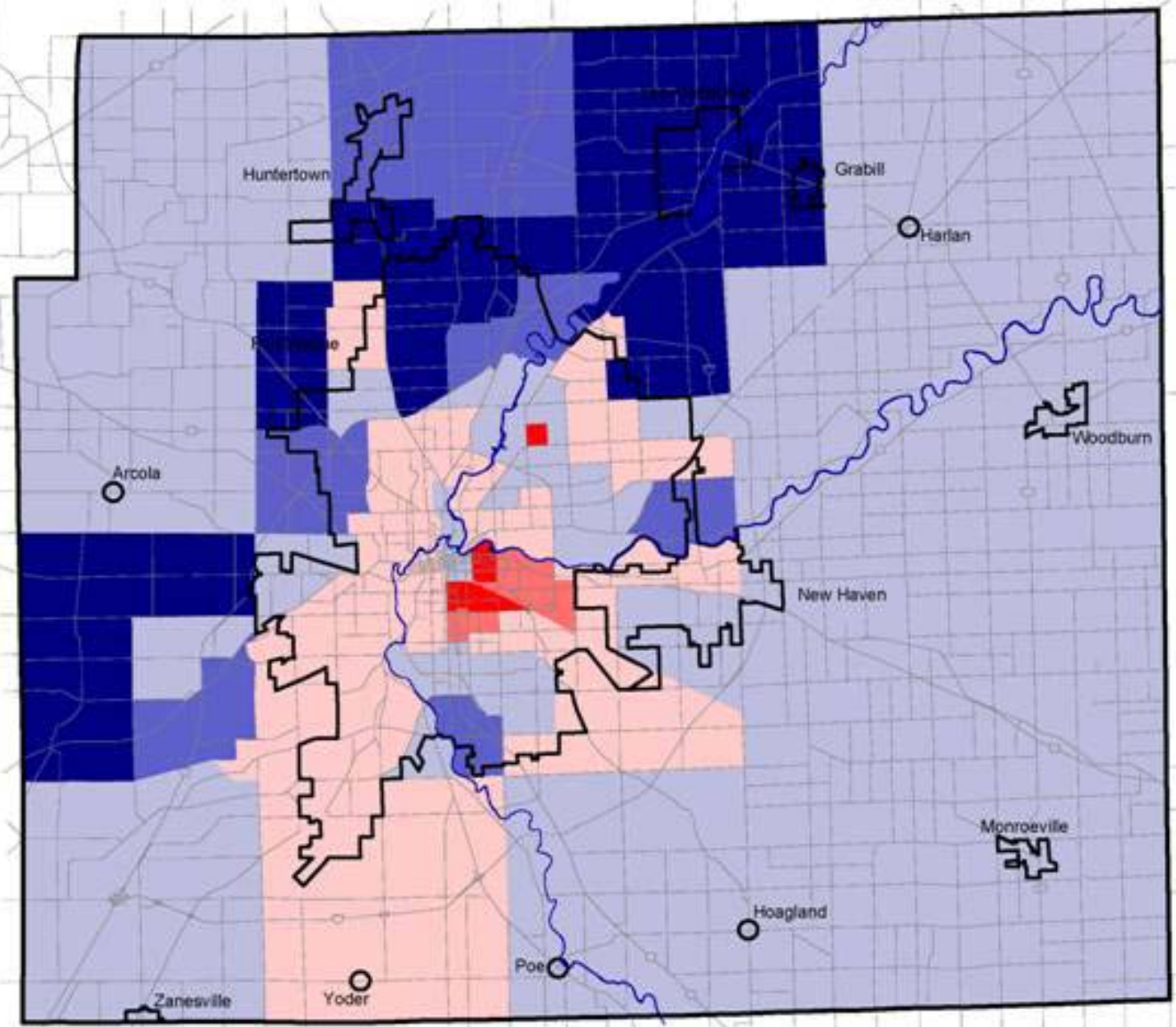
Year	Sq/Miles Added By Annex.	Est. Pop. Added By Annex.	Census Pop. Change	Net Pop. Change
1950's	14.6	13,982	28,169	14,187
1960's	12.8	12,568	16,499	3,931
1970's	6.7	14,659	-5,878	-20,537
1980's	10.8	10,878	681	-10,197
1990's	15.7	34,237	32,665	-1,572
2000's*	13.2	11,666	14,759	3,093

*Population based on 2003 estimate. Area and population added by annexation since 2000. Does not include Aboite and NE5 annexations.

How much have we grown?

A majority of the County's population gain from 1990 to 2000 was experienced in census tracts located at periphery of Fort Wayne

Population Change by Census Tract



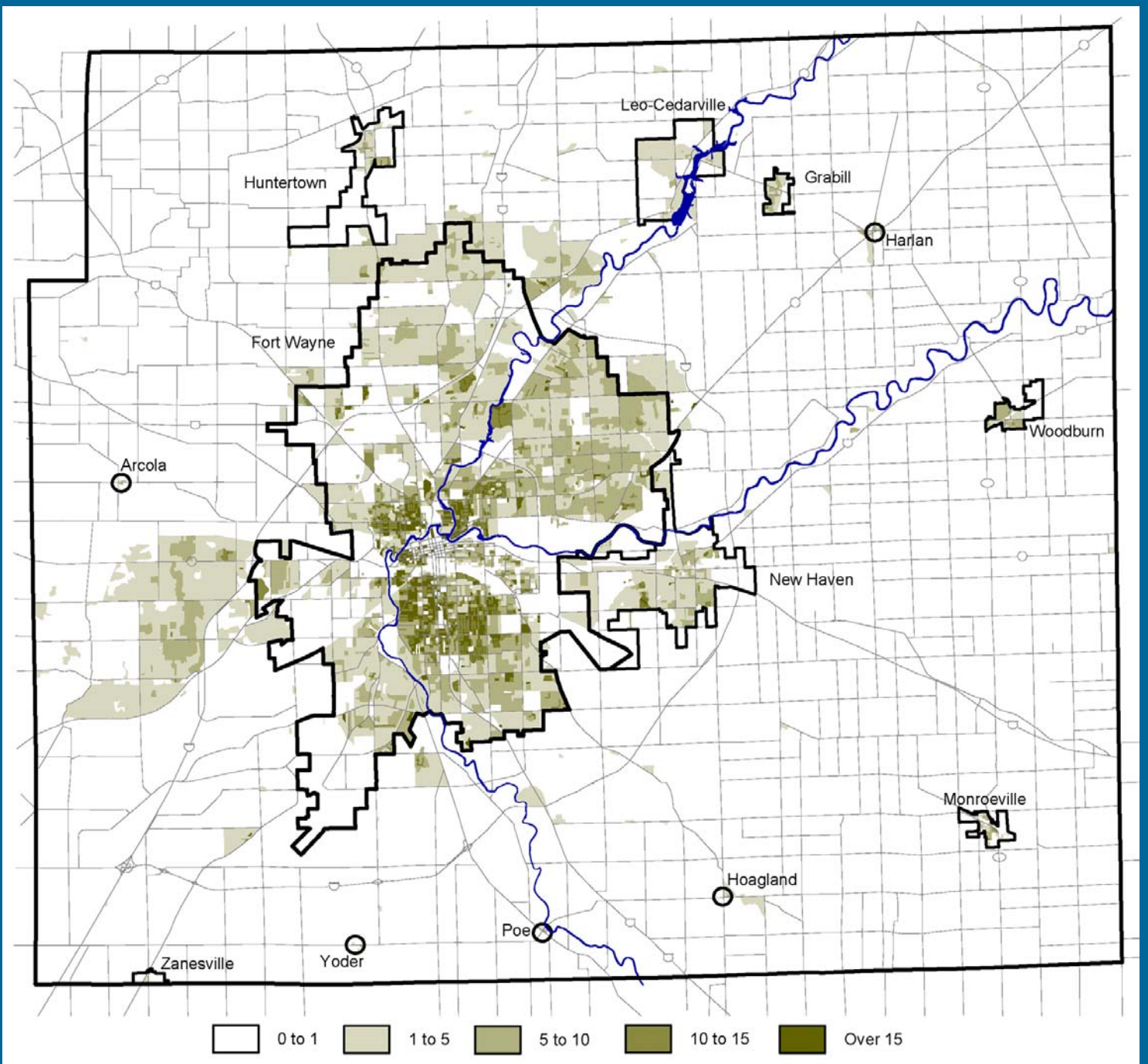
HOW MUCH WILL WE GROW?

How much will we grow?

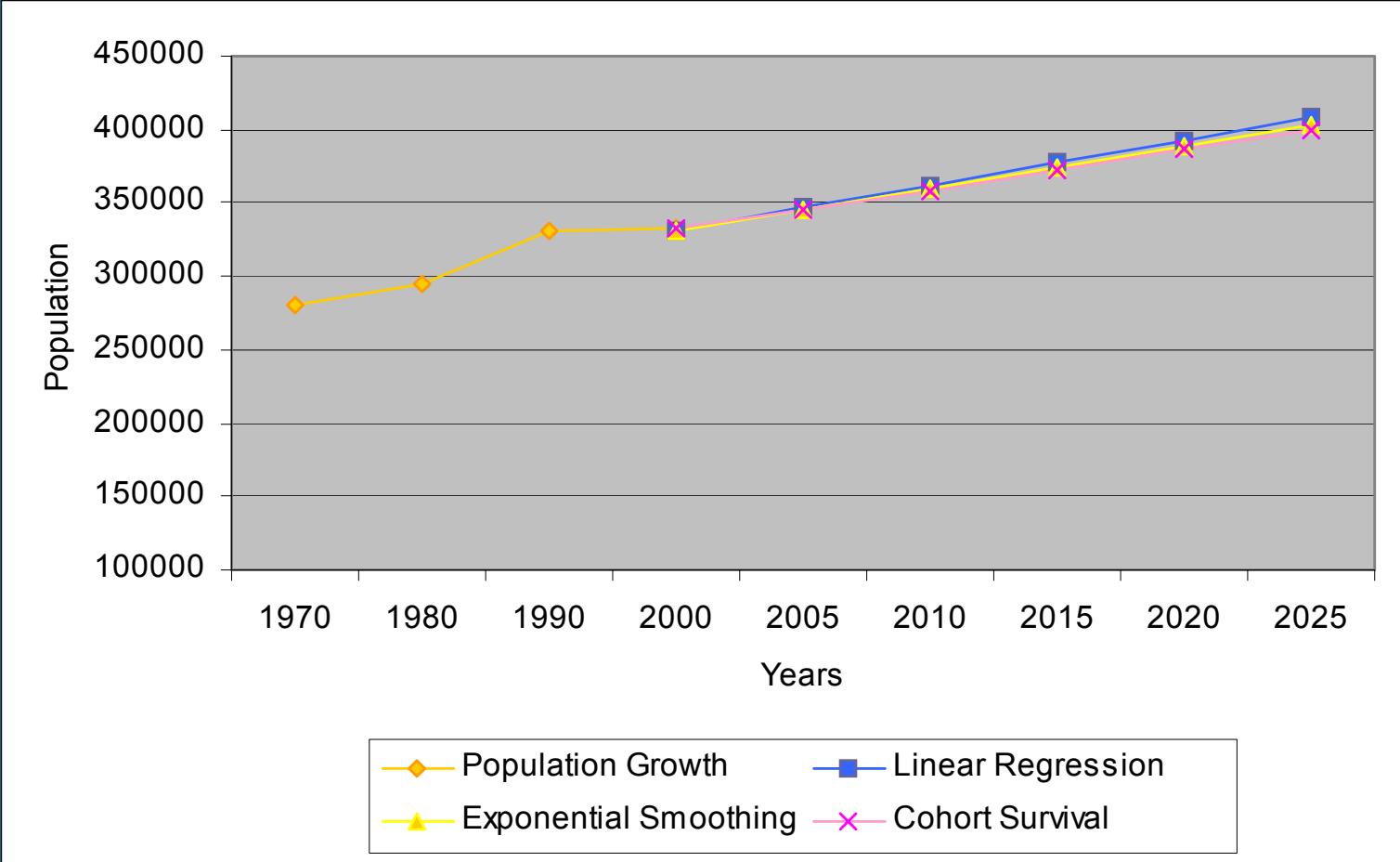
Population density has declined as development has moved outward from the City of Fort Wayne's core.

Allen County's population for the next 21 years will increase by 15.8 (Cohort) and 18.2 (Holts) percent reflecting a slower growth rate than the 12.7 percent population increase over the past 13 years.

Population Density



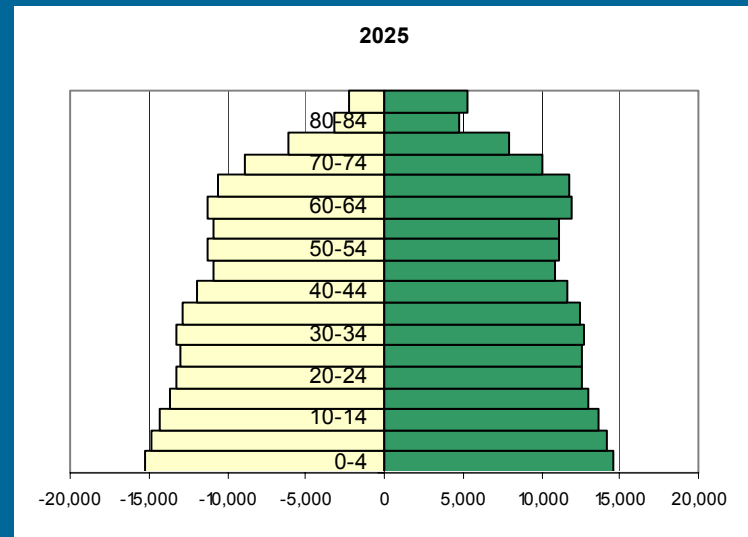
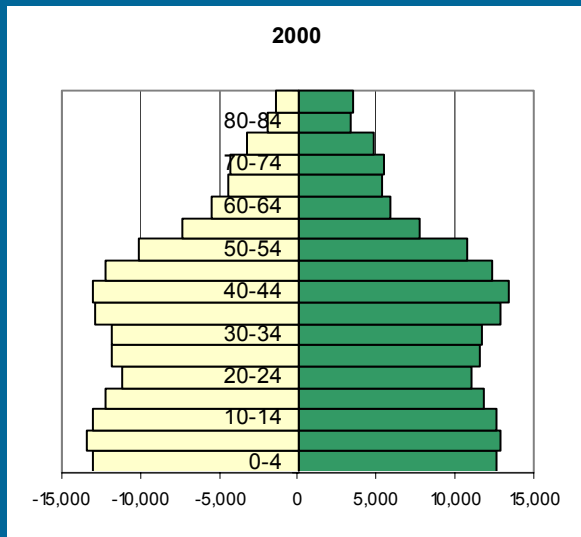
How much will we grow?



HOW ARE WE AGING?

How are we aging?

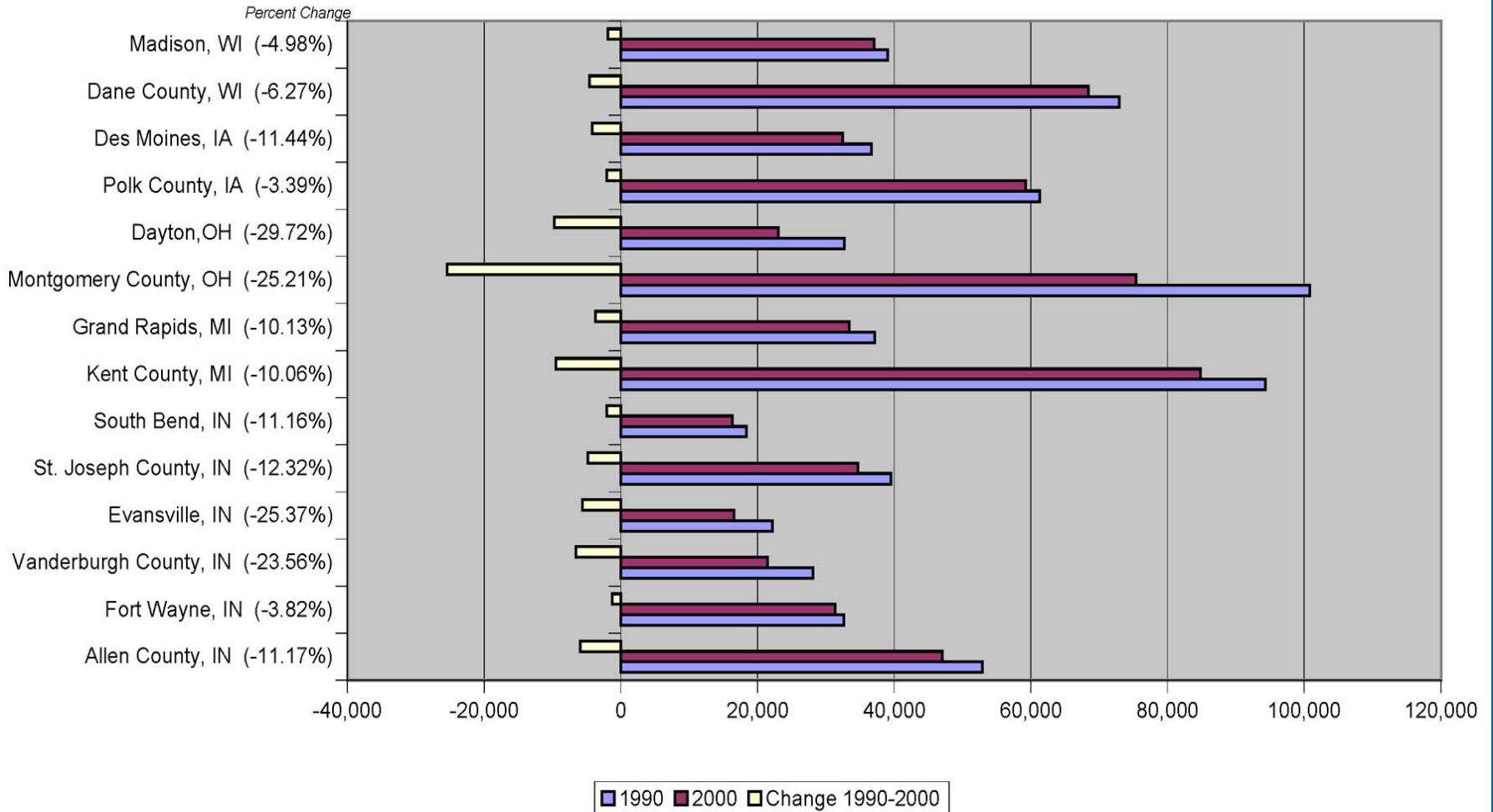
The population in 2025 will have roughly equal numbers of people in every age group.



How are we aging?

Fort Wayne is experiencing an increase in younger residents age 15-24, while seeing a decline in residents age 25-34, but at a rate lower than peer communities.

How are we aging?

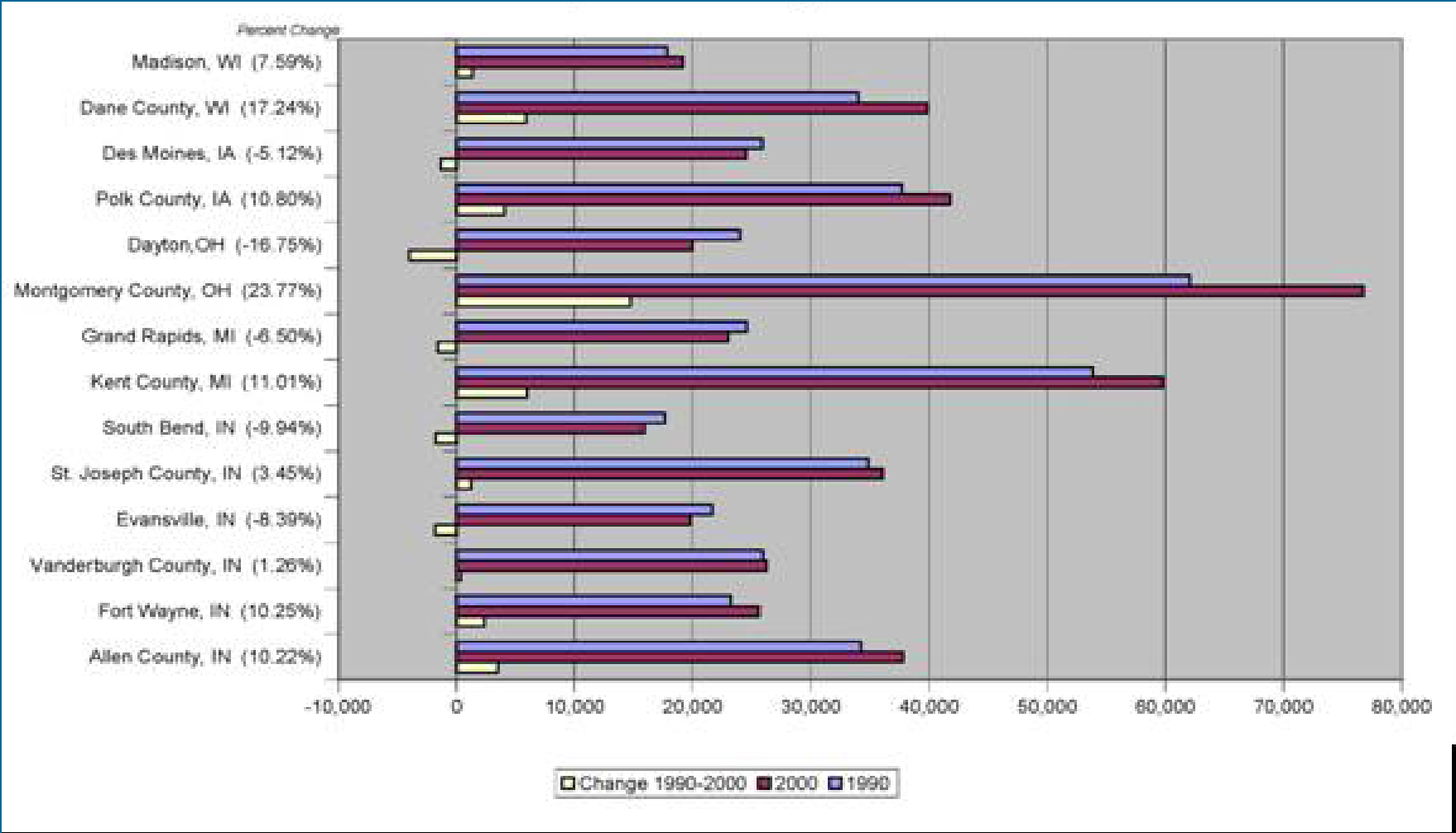


How are we aging?

Residents age 65+ have increased 45.5 percent since 1970

Projections show a near doubling of the senior population by 2025

How are we aging?



WHO ARE WE?

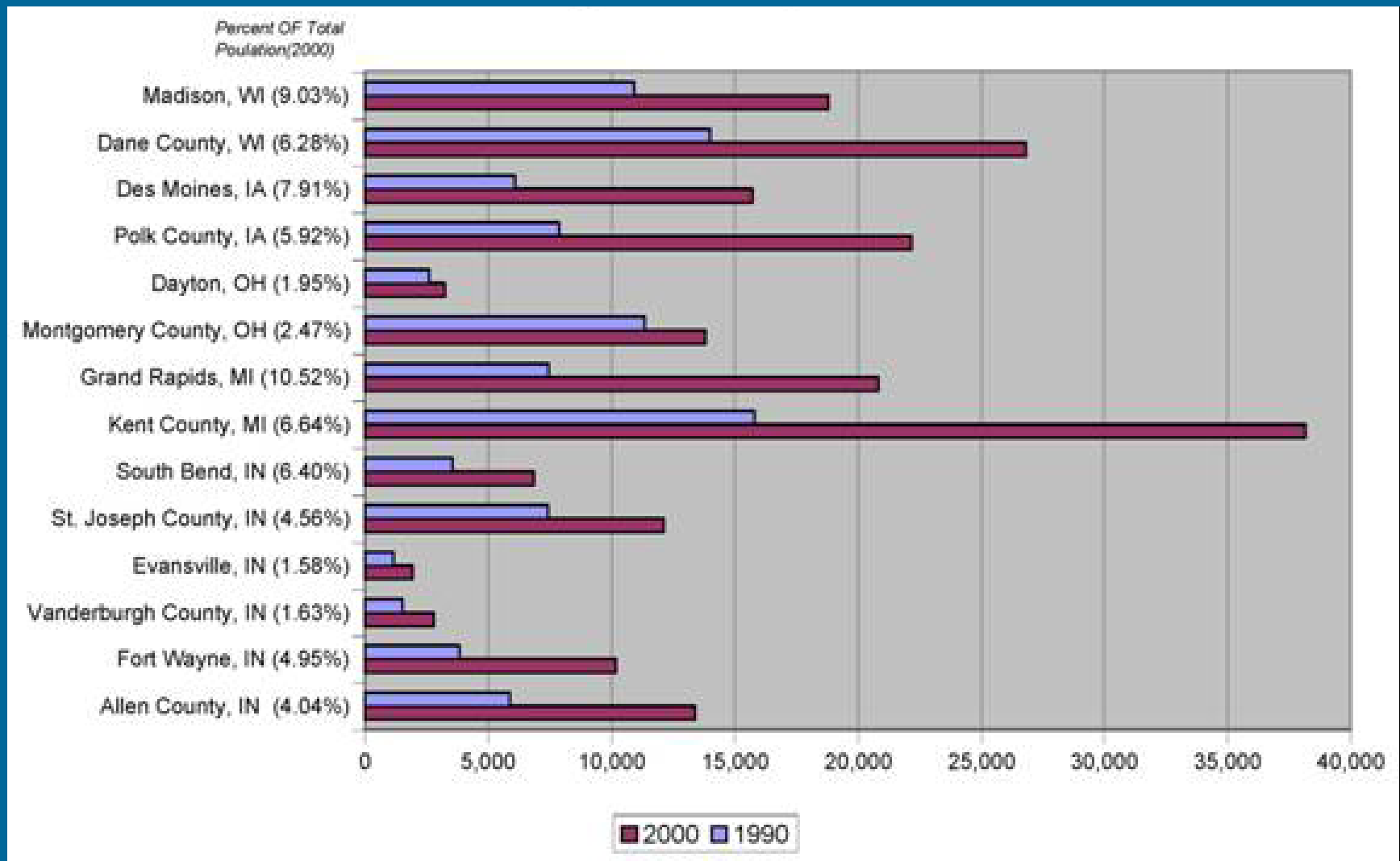
Who are we?

Poverty levels for peer communities decreased slightly over the past decade, but Fort Wayne and Allen County experienced a comparable increase.

Allen County virtually no increase in median household income between 1990 and 2000

When compared to peer communities, Fort Wayne had the 2nd largest percent increase in foreign born population.

Who are we?



Who are we?

White/Caucasian and African American populations are growing (4.3 and 23.2 percent respectively) but not as fast as the Hispanic population (144.1 percent).

Recent population growth stemmed from increasing birth rates and international migration, while internal migration was negative.

Allen County's level of education is slightly above the state and national average for high school education, but below average for college education.

Who are we?

According to a Brookings institute report, the City of Fort Wayne was one of several mid-western communities experiencing a “hallowing out” of the core area.

Who are we?

Location	Overall Population Change	Percent Increasing Tracts	Percent Decreasing Tracts	Percent Stable Tracts
Fort Wayne, IN	-0.1%	32.0%	52.0%	15.0%
Grand Rapids, MI	4.5%	46.0%	27.0%	27.0%
Dayton, OH	-9.0%	15.0%	80.0%	5.0%
Des Moines, IA	2.7%	34.0%	39.0%	27.0%
Madison, WI	8.1%	45.0%	36.0%	18.0%

Location	CBD Population Change	Inner Core Population Change	Middle Ring Population Change	Outer Ring Population Change
Fort Wayne, IN	1.5%	-7.8%	-0.3%	7.1%
Grand Rapids, MI	18.2%	2.9%	4.3%	6.4%
Dayton, OH	39.0%	-10.1%	-9.3%	-6.5%
Des Moines, IA	0.3%	2.4%	2.4%	3.4%
Madison, WI	7.1%	0.5%	-3.9%	40.1%

What are the implications?

- Continuing decentralization of the City means reinvigorating areas of slow growth or decline.
- Declining “inner core” population may mean the application of more inclusive downtown strategies.
- Declining “outer ring” population and underutilization means carefully monitoring physical conditions and improving maintenance.
- Expanding periphery, including growing towns, means reevaluating infrastructure subsidy and investment.
- Future growth in population at all age groups means creating neighborhoods for different stages in the “life cycle.”

What are the implications?

- An aging population, with a healthier more “elastic middle age ” means not only demanding more services, but paying attention to the location and type of housing available.
- Loss of population, especially younger persons means a shortage of those in a more knowledge based and talented age group.
- Increased poverty levels indicates a lessening of regional income growth, while the opposite (or the “trickle-up”) effect actually improves incomes throughout the region.
- Increased non-white population with younger, larger families compared to white population contributes to the “natural population increase.”

What are the implications?

- Improving education levels means a deliberate investment in human capital with direct economic benefits (e.g. one year of education equals 2.8 percent growth in productivity).

Existing Conditions Research

Land Use

Land Use Trends

What are regional influences?

How is the land being used?

How is the remaining land being used?

How much of the undeveloped land can be developed?

How much land will be needed?

What are the implications?

WHAT ARE REGIONAL INFLUENCES?

What are regional influences?

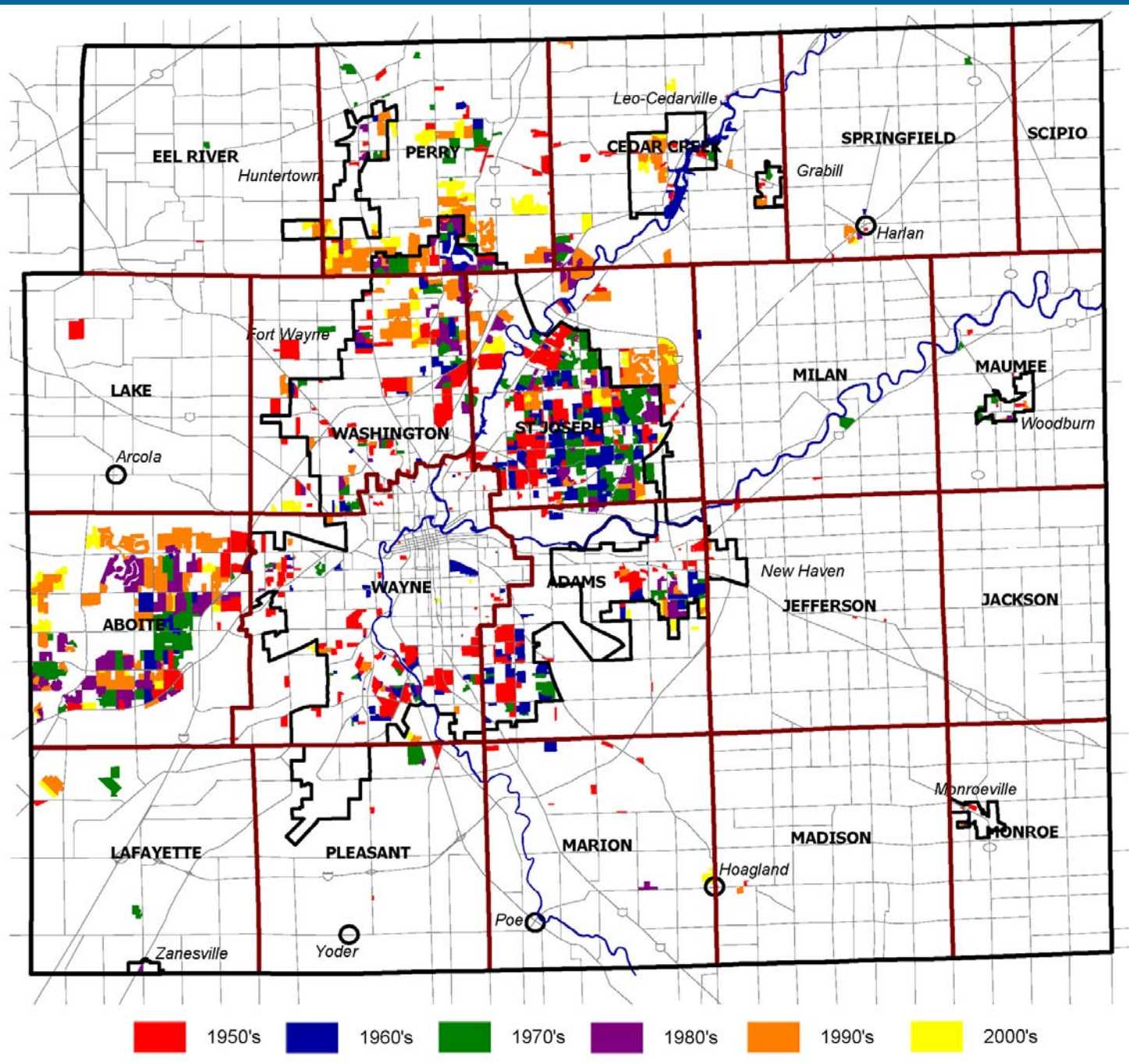
Counties north and west of Allen County show steady population growth and solid commuter ties to Allen County

Between 1990 and 2000, 28.7 percent of lots platted within Allen County were in Aboite Township

Regional Commuting



Platting History



- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- 2000's

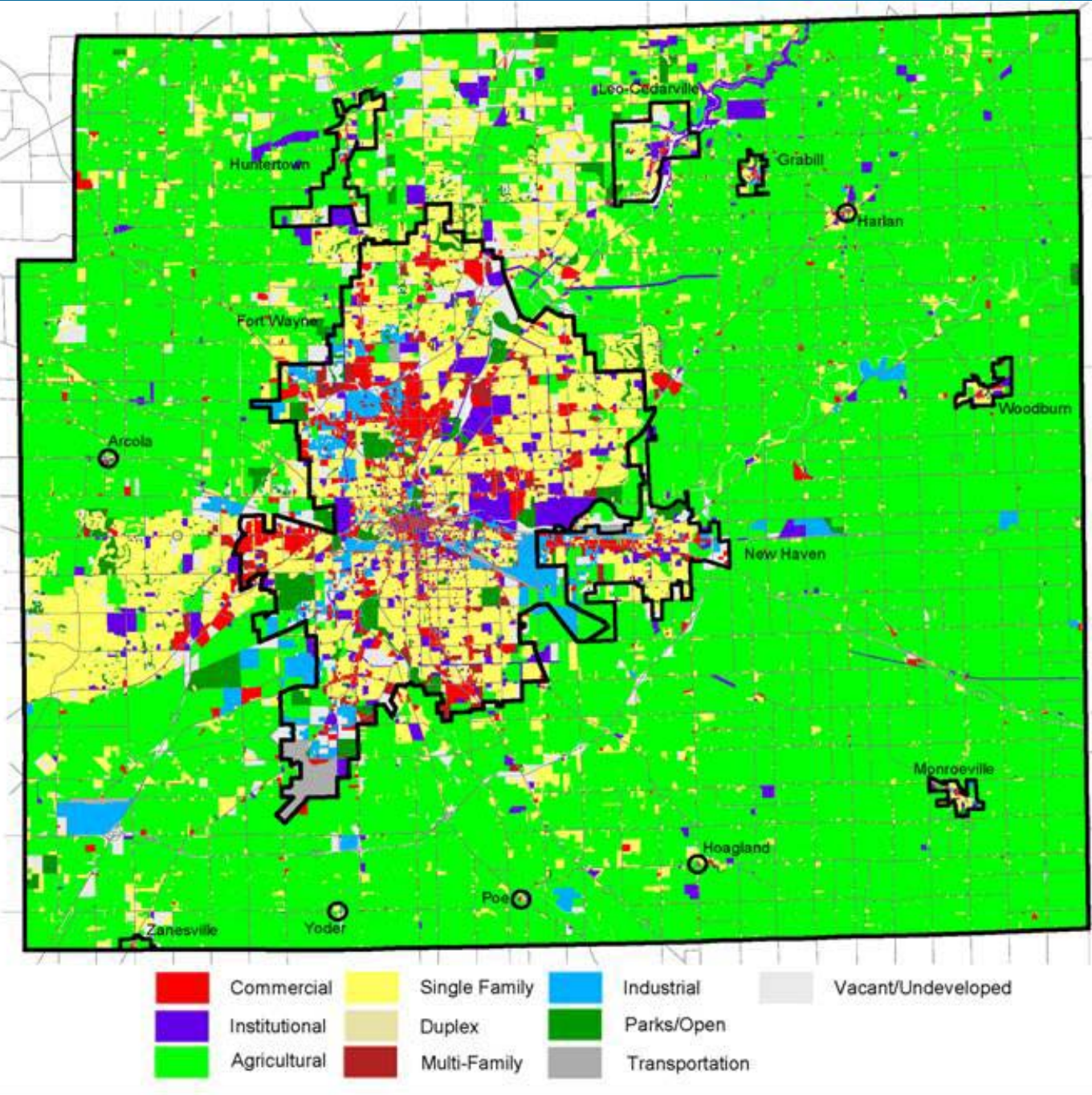
HOW IS THE LAND BEING USED?

How is the land being used?

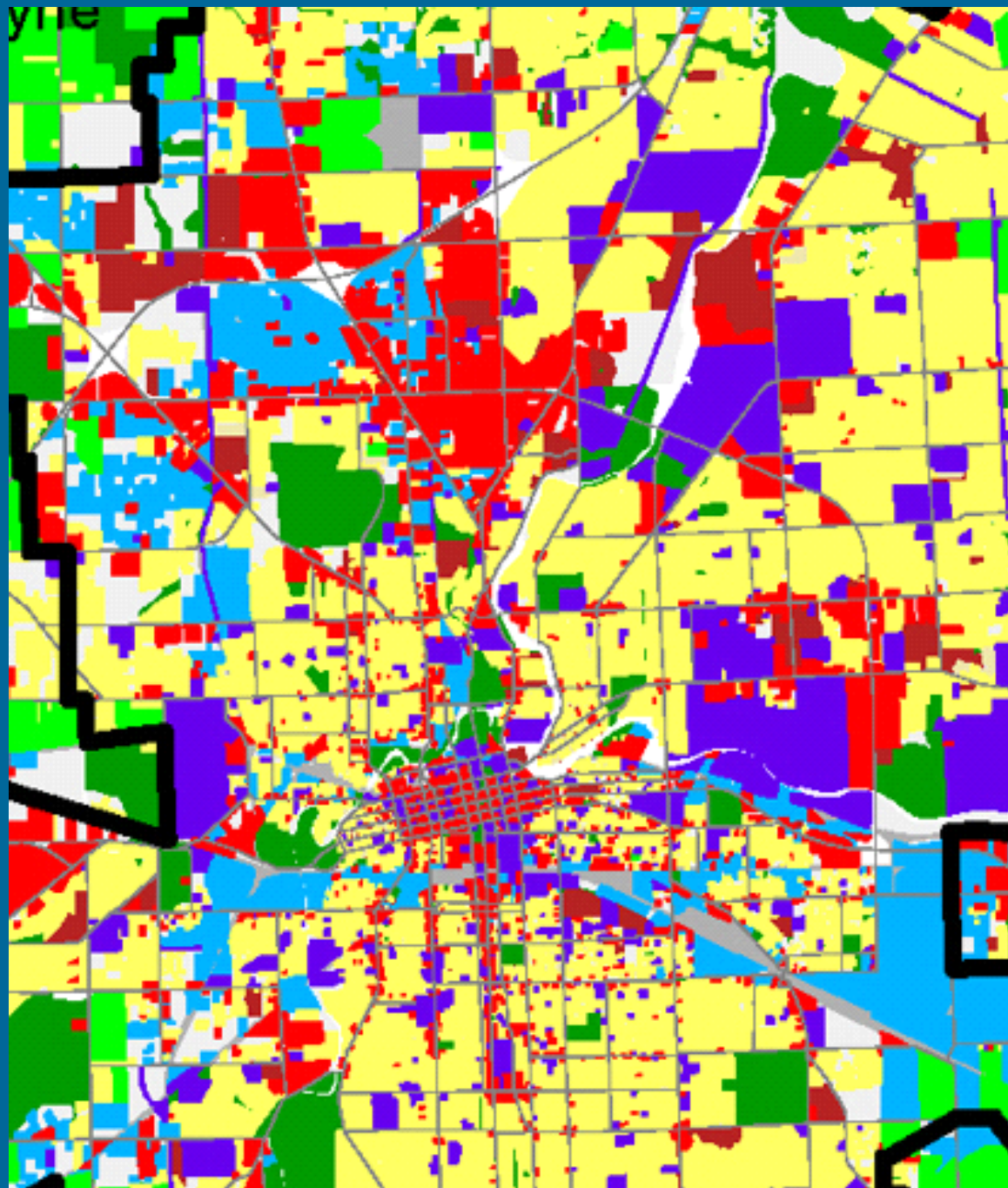
Land Uses within the County and the City have become more spatially segregated.

Next to agriculture (65.3 percent), single family residential) occupies the second largest amount of total land area (14.7 percent) in the County.

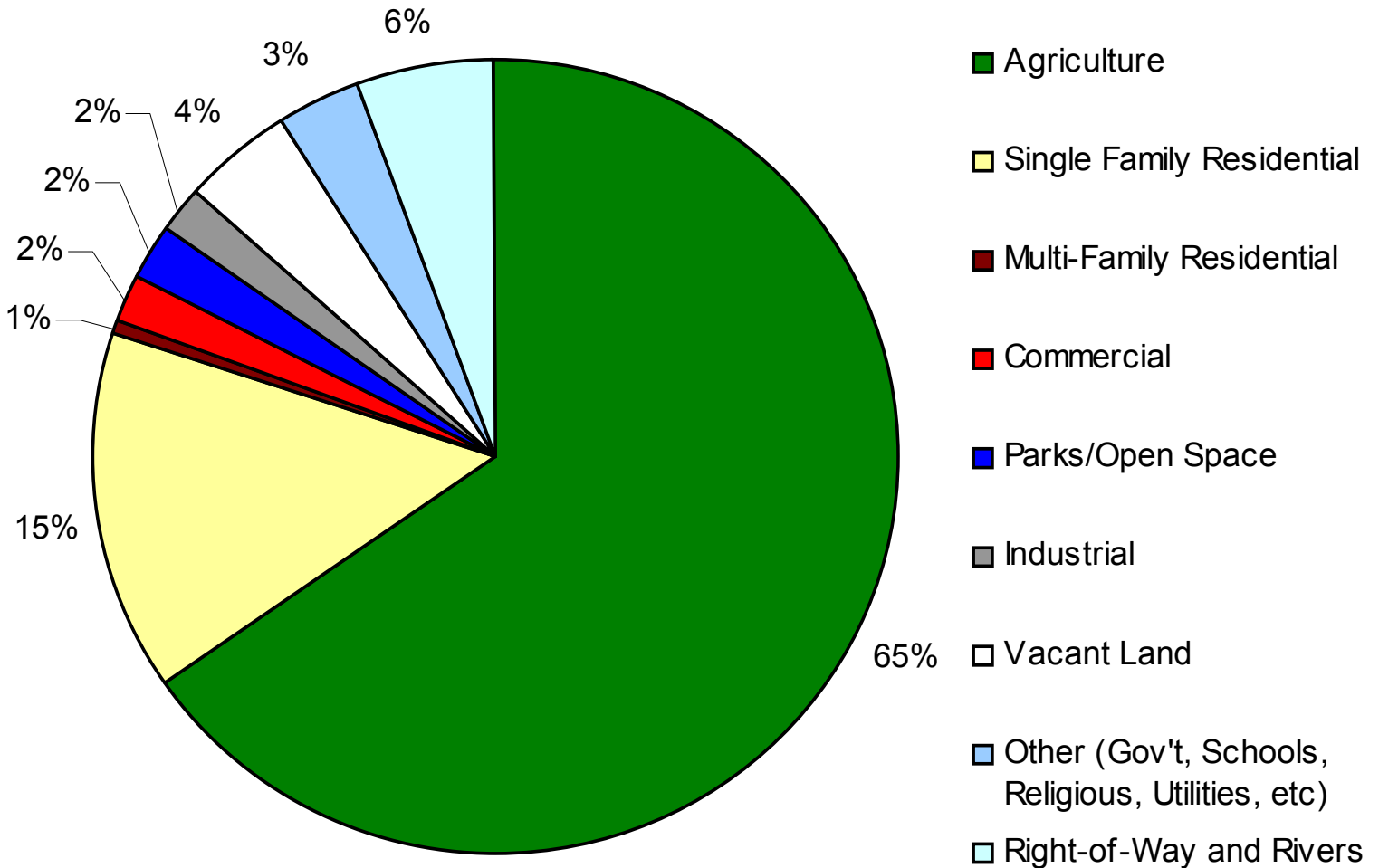
Land Use



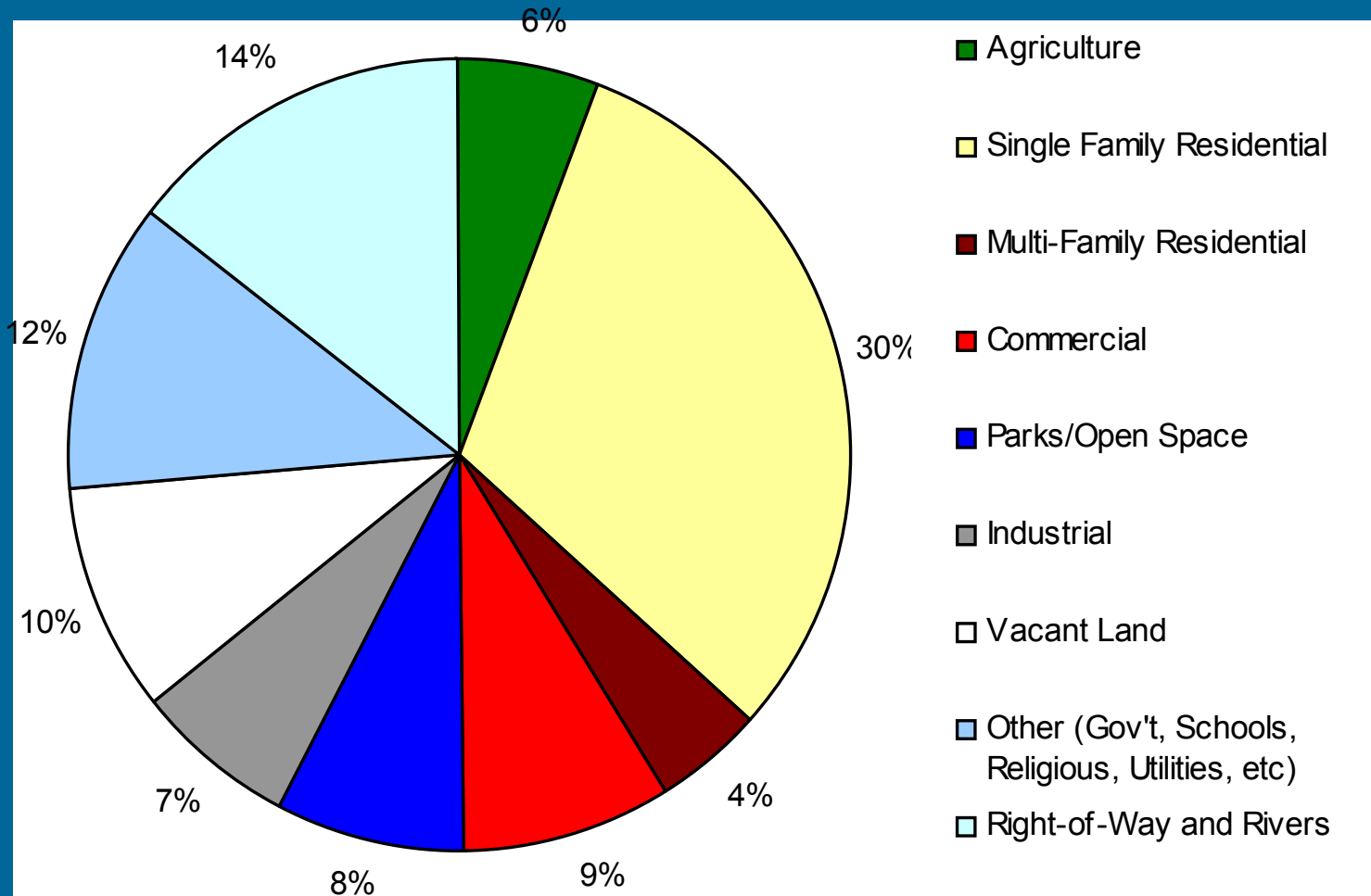
Land Use Pattern



Existing Land Use: Allen County



Existing Land Use: Fort Wayne



How is the land being used?

Population density declined from 10 to less than 5 persons per acre as development shifted outward from Fort Wayne's core

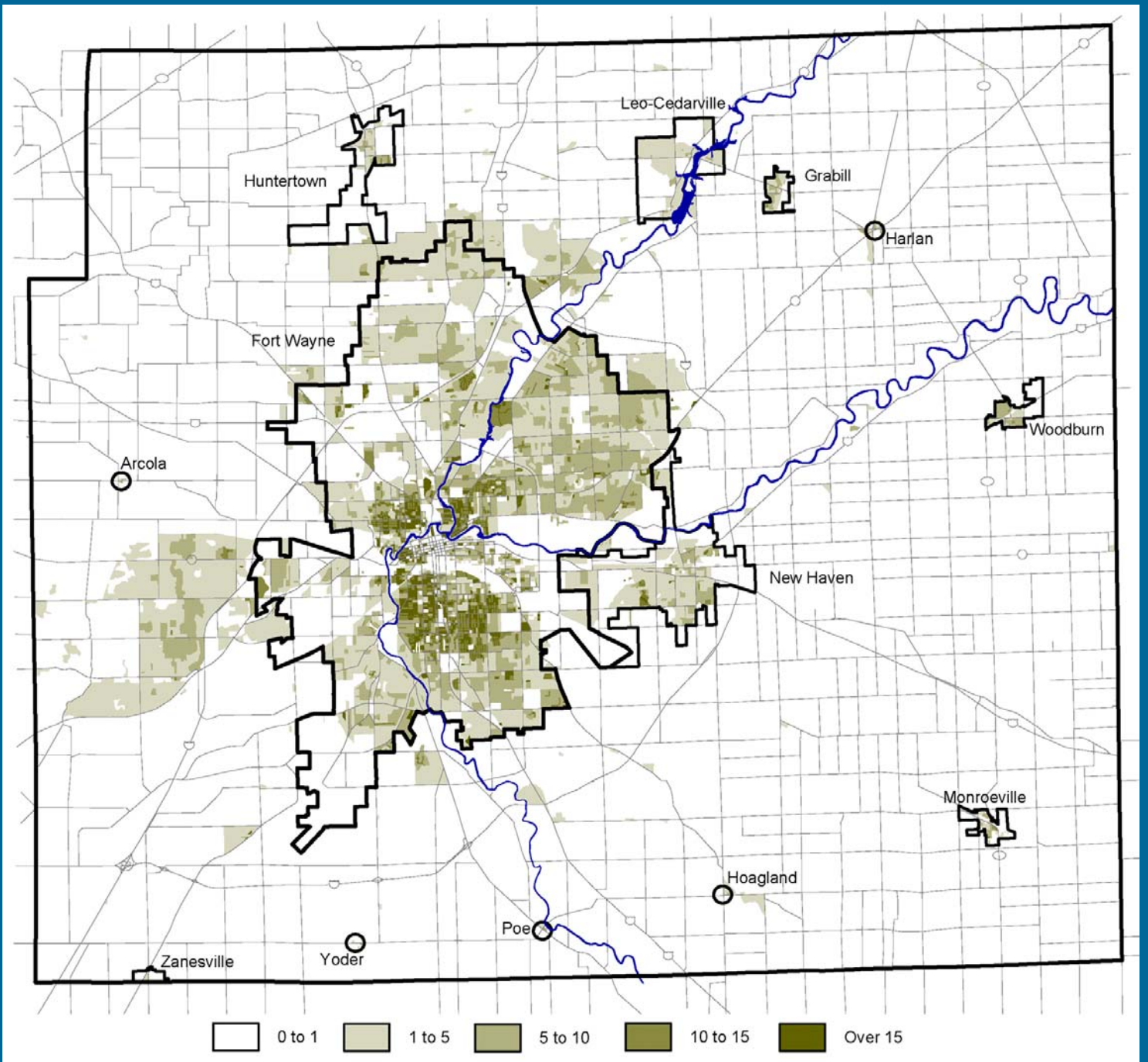
Population density has declined in the City by 21 percent since 1987

How is the land being used?

Central City Counties	Development Pattern	Cost
Fayette	(more concentrated)	(\$1.08)
Jefferson	(more spread out)	\$37.55
Suburban Counties		
Shelby	(more concentrated)	\$88.27
Pendelton	(more spread out)	\$1,222.39
Counties with Small Towns		
Warren	(more concentrated)	\$53.89
Pulaski	(more spread out)	\$239.93
Outer ring and rural		
Gerrard	(more concentrated)	\$454.51
McCracken	(more spread out)	\$618.90

* Services include police, fire, highway, schools, sewer, and solid waste)

Population Density



How is the land being used?

Over the past 16 years, Fort Wayne's developed land area increased by 62.7 percent (over twice the population growth rate)

MSA	Density 1997 Persons/Acre	Pop. Change 1982-1997	Urbanized Land Change 1982-1997	Change in Density 1982-1997
South Bend, IN	4.16	8.9%	35.9%	-19.8%
Fort Wayne, IN	3.63	12.3%	39.5%	-19.5%
Evansville, IN	3.35	4.8%	22.1%	-14.2%
Dayton, OH	3.64	1.8%	17.9%	-13.6%
Grand Rapids, MI	3.32	26.9%	45.2%	-12.6%
Des Moines, IA	4.26	18.6%	35.3%	-12.3%
Madison, WI	4.89	24.2%	32.1%	-6.0%
Average	3.3	12.7%	27.4%	-11.2%

How is the land being used?

Land consumed per household in Fort Wayne has increased by 27.3 percent since 1987

	1987	2003	Percent Change
Population	172868	220486	27.5%
Number of Households	68951	87535	26.9%
Developed Land	30655	48666	58.8%
PHLC	0.44	0.56	27.3%

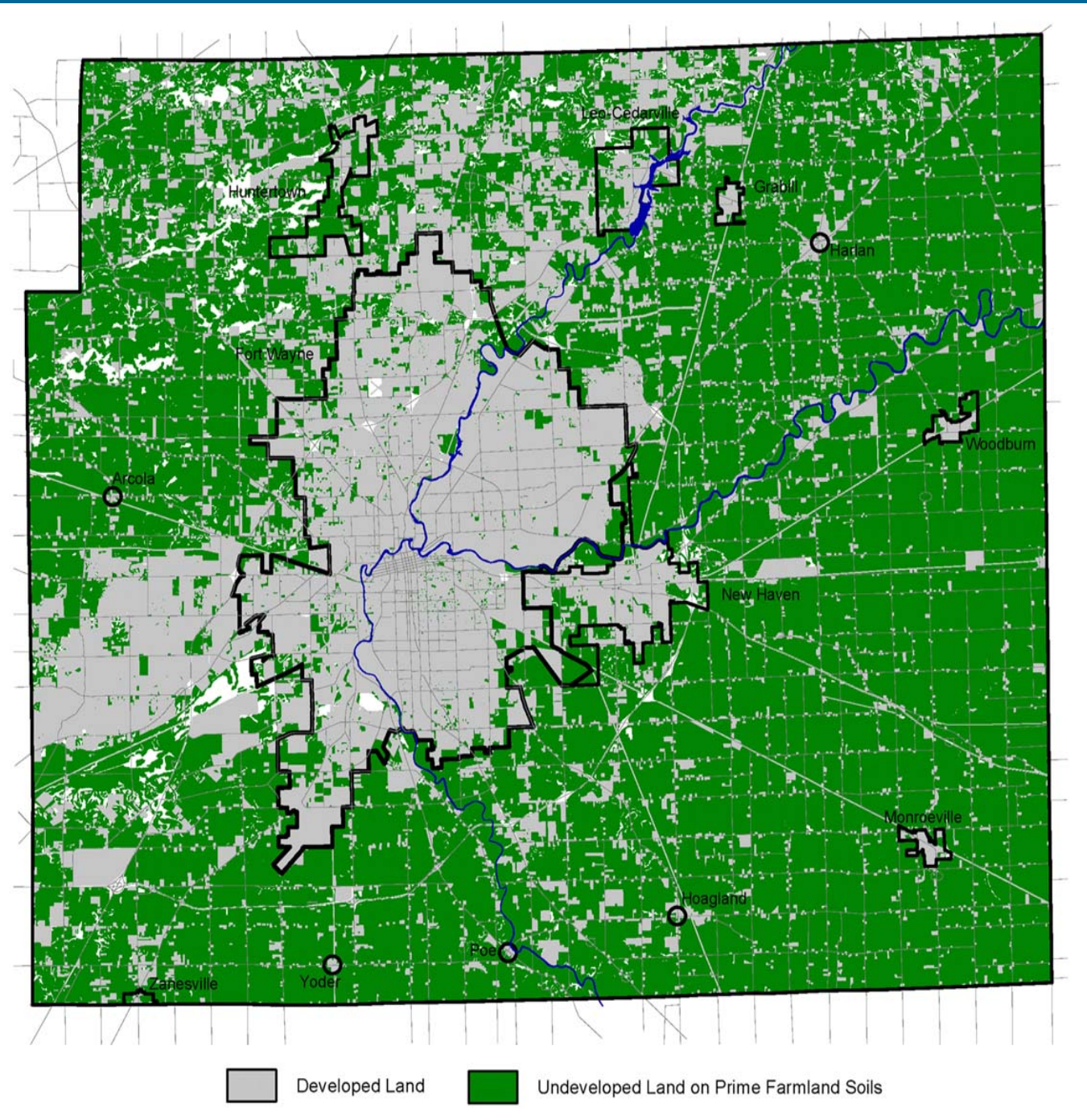
HOW IS THE REMAINING LAND BEING USED?

How is the remaining land being used?

Prime agricultural soils: over 93.6 percent of the undeveloped land area in the County and City.

Hydric soils: 46 percent of the undeveloped land in the County and the City.

Undeveloped Land on Prime Farmland Soils 2003



HOW MUCH OF THE UNDEVELOPED LAND CAN BE DEVELOPED?

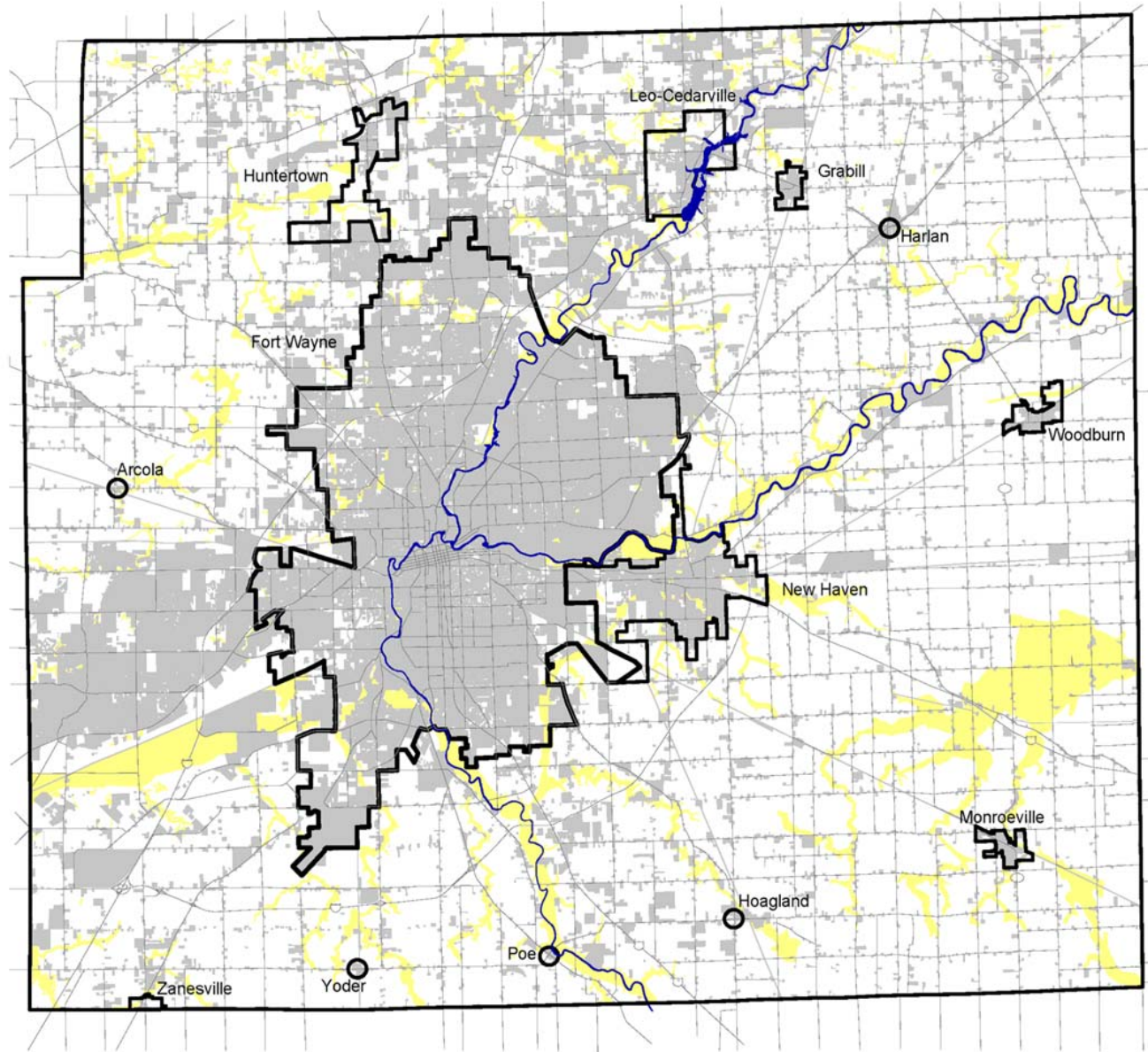
How Much Of The Undeveloped Land Can Be Developed?

Over 17 percent of the undeveloped land area is classified as both preserve and reserve.

Reserve and Preserve Areas

Reserve & Preserve	Allen/Fort Wayne (Acres)	Percent of Total Land Area	Fort Wayne (Acres)	Percent of Total Land Area	Allen County Less City of Fort Wayne (Acres)	Percent of Total Land Area
Preserve	17,941.0	4.2	1,652.1	2.8	16,288.9	4.5
<i>Wetlands</i>	8,334.1	2.0	529.9	0.9	7,804.2	2.1
<i>Parks & Nature Preserves</i>	5,060.4	1.2	1,963.0	3.3	3,097.4	0.9
<i>Rivers</i>	1,878.4	0.4	495.5	0.8	1,382.9	0.4
<i>Floodway</i>	10,047.9	2.4	1,096.0	1.9	8,951.9	2.5
Reserve	29,547.6	7.0	1,503.8	2.5	28,043.8	7.7
<i>100 Year Floodplain</i>	27,562.5	6.5	1,424.6	2.4	26,137.9	7.2
<i>Steep Slope</i>	1,408.4	0.3	88.9	0.2	1,319.5	0.4
Hydric Soils	136,610.2	32.3	2,678.8	4.5	133,931.4	36.8
Prime Farmland	275,420.3	65.2	8,008.0	13.6	267,412.3	73.6
Total Land Area	422,484.0		59,007.0		363,477.0	

Undeveloped Land in Reserve Areas

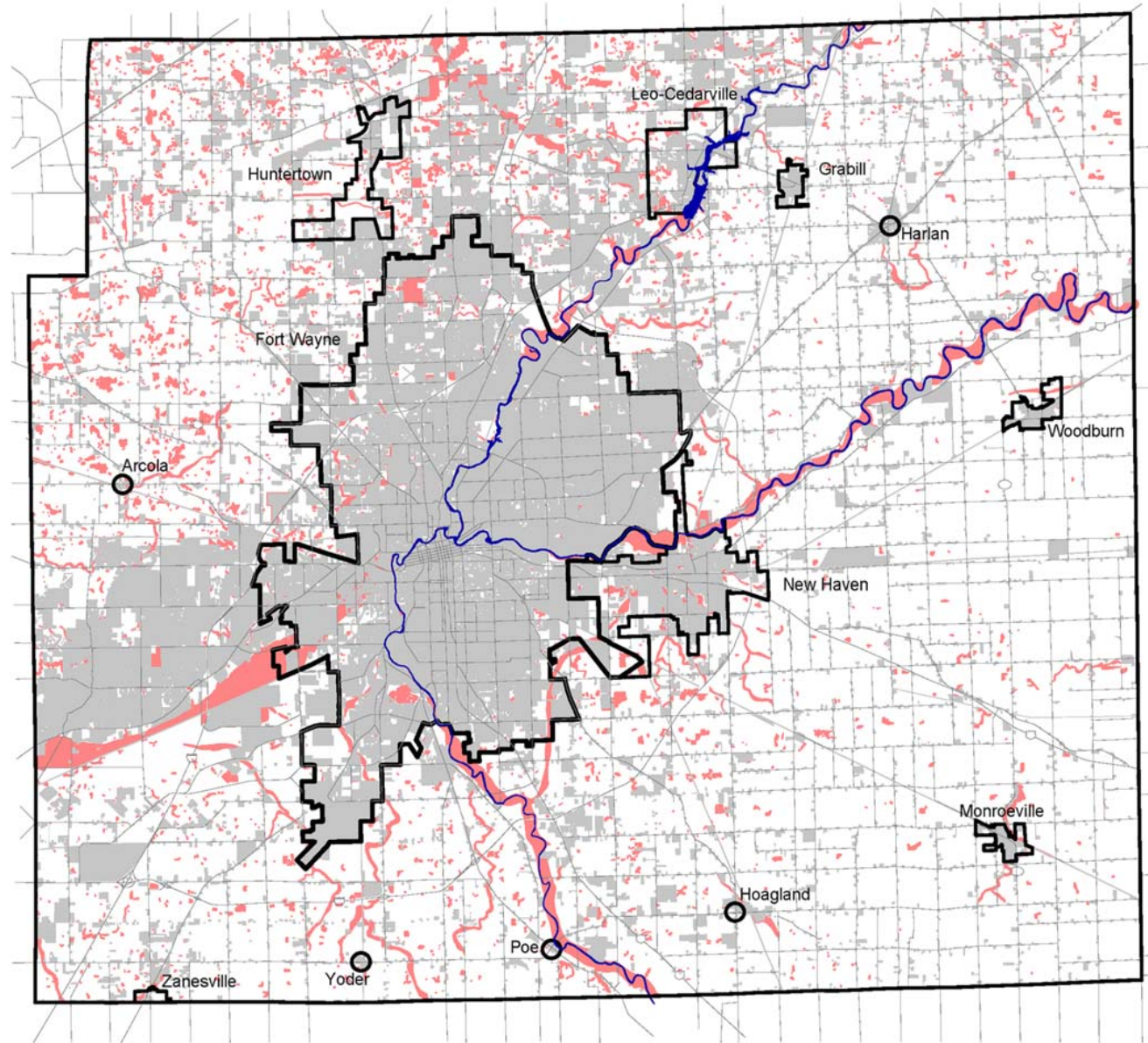


Developed Land



Undeveloped Land in Reserve Areas (*minus Hydric Soils*)

Developed And Undeveloped Land



■ Developed Land

■ Undeveloped Land in Preserve Areas

HOW MUCH LAND WILL BE NEEDED?

How Much Land Will be Needed?

Allen County is projected to grow to about 410,439 persons (Holts) in 2025.

Development densities vary by location and range from 5.99 persons per developed acre (Core) to 0.70 persons per developed acre (Rural).

At densities representing the post-1950 area (2.77 persons per acre), the amount of land needed for future population growth is equal to ten percent of the remaining developable land.

What are the implications?

- Strong regional commuting links means people today live “regionally.”
- Declining population densities mean an increase in infrastructure costs and public services, loss in productivity and, potentially, overall economic performance.
- Spatially segregated land uses means an increase in vehicle miles traveled, energy consumed and air that is polluted.
- Development control through zoning districts not only means a separation of uses, it also means a separation of the natural environment from the man-made environment.

What are the implications?

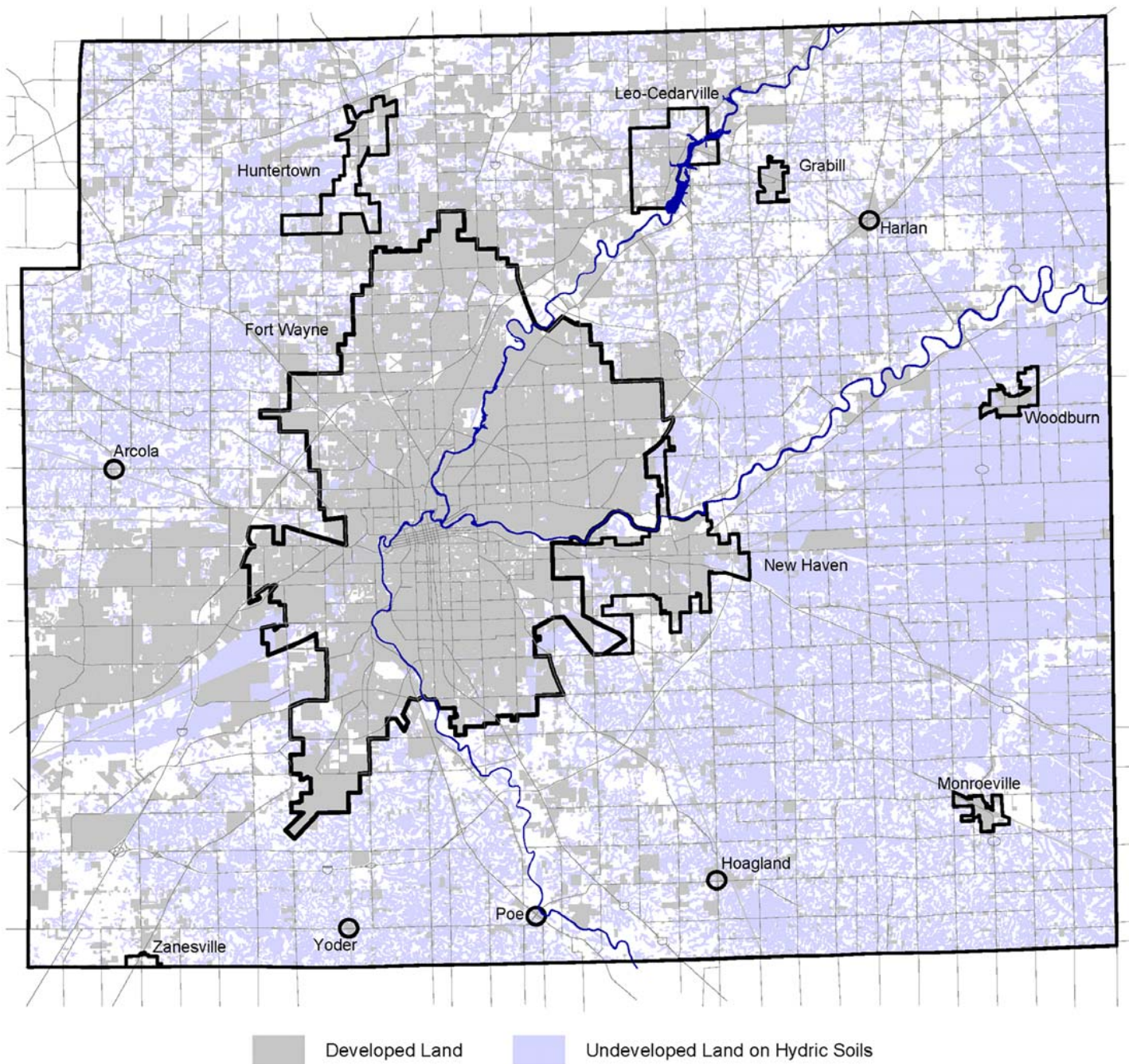
- Lower population densities of land consumed at the periphery means an encroachment on environmentally sensitive lands and loss of rural character.
- Lack of incentives to improve underdeveloped and vacant land, especially toward the center or core, means continued investment in development at the periphery.
- Investment in the core means having a direct “return” to the entire regional economy.

Plan it Allen!

Community Comprehensive Plan

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Undeveloped Land on Hydric Soils

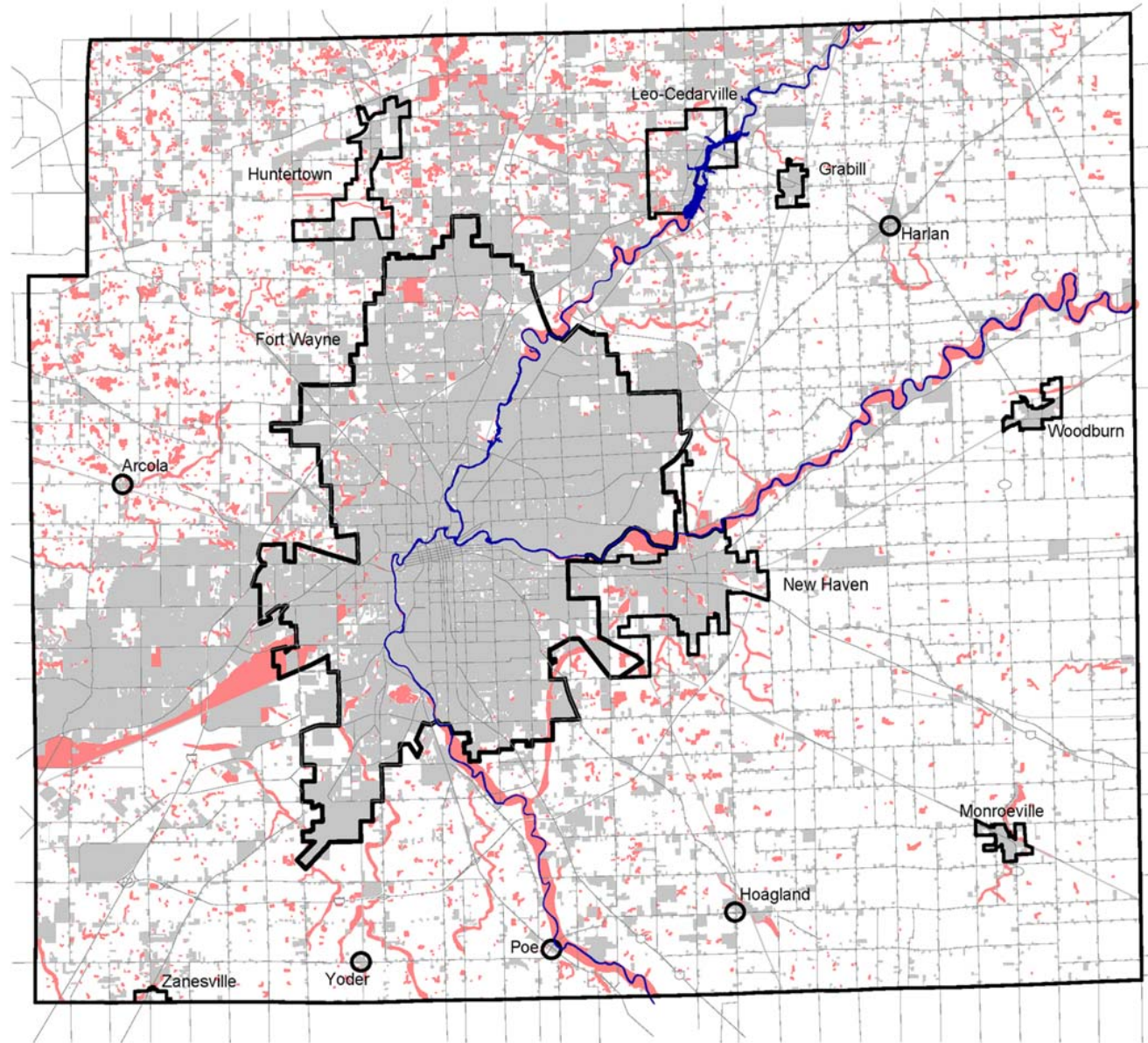


Reserve and Preserve Areas

Reserve and Preserve Areas as a Percent of Total Land Area-2003

Reserve & Preserve	Allen/Fort Wayne (Acres)	Percent of Total Land Area	Fort Wayne (Acres)	Percent of Total Land Area	Allen County Less City of Fort Wayne (Acres)	Percent of Total Land Area
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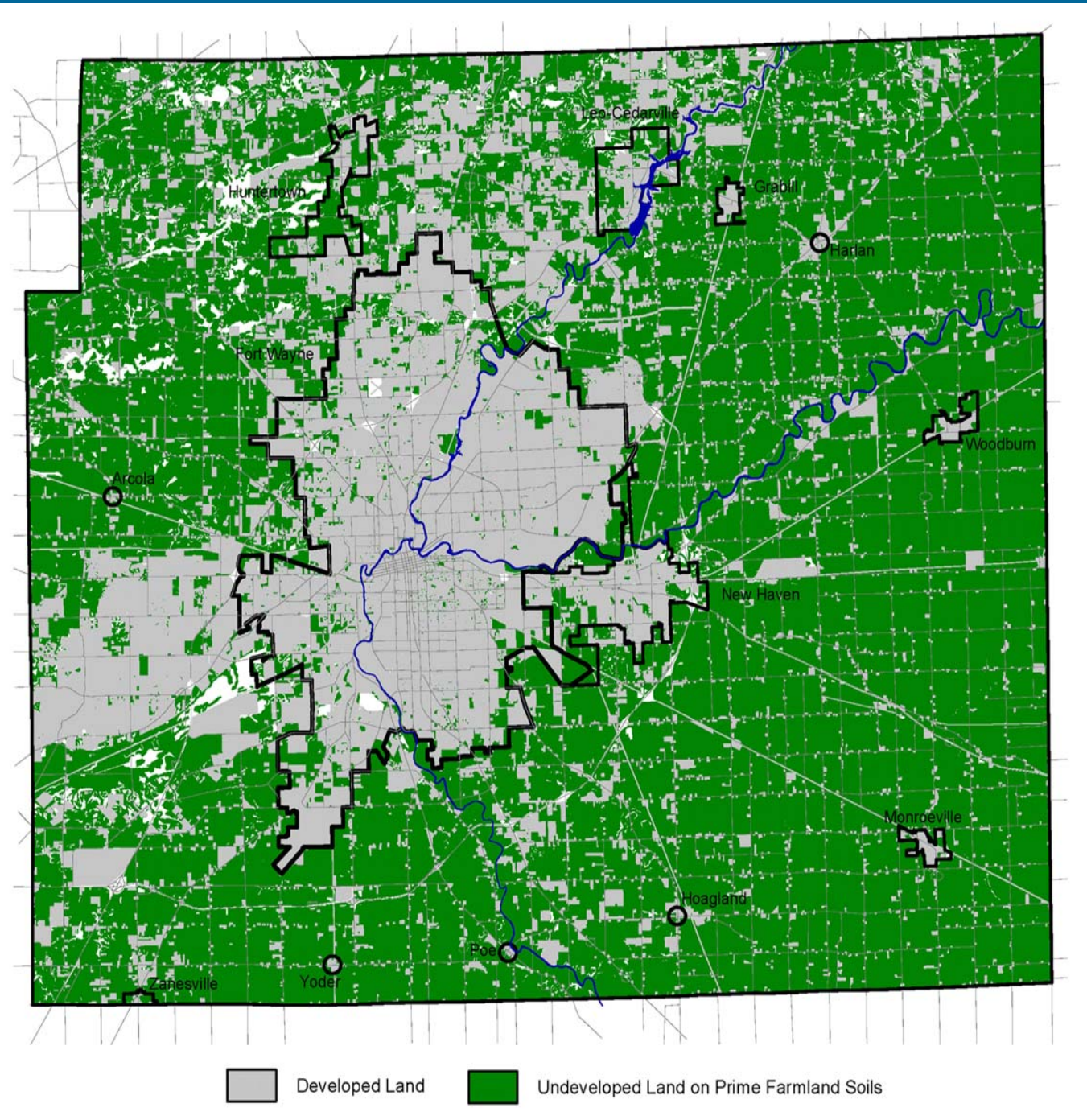
Developed And Undeveloped Land



■ Developed Land

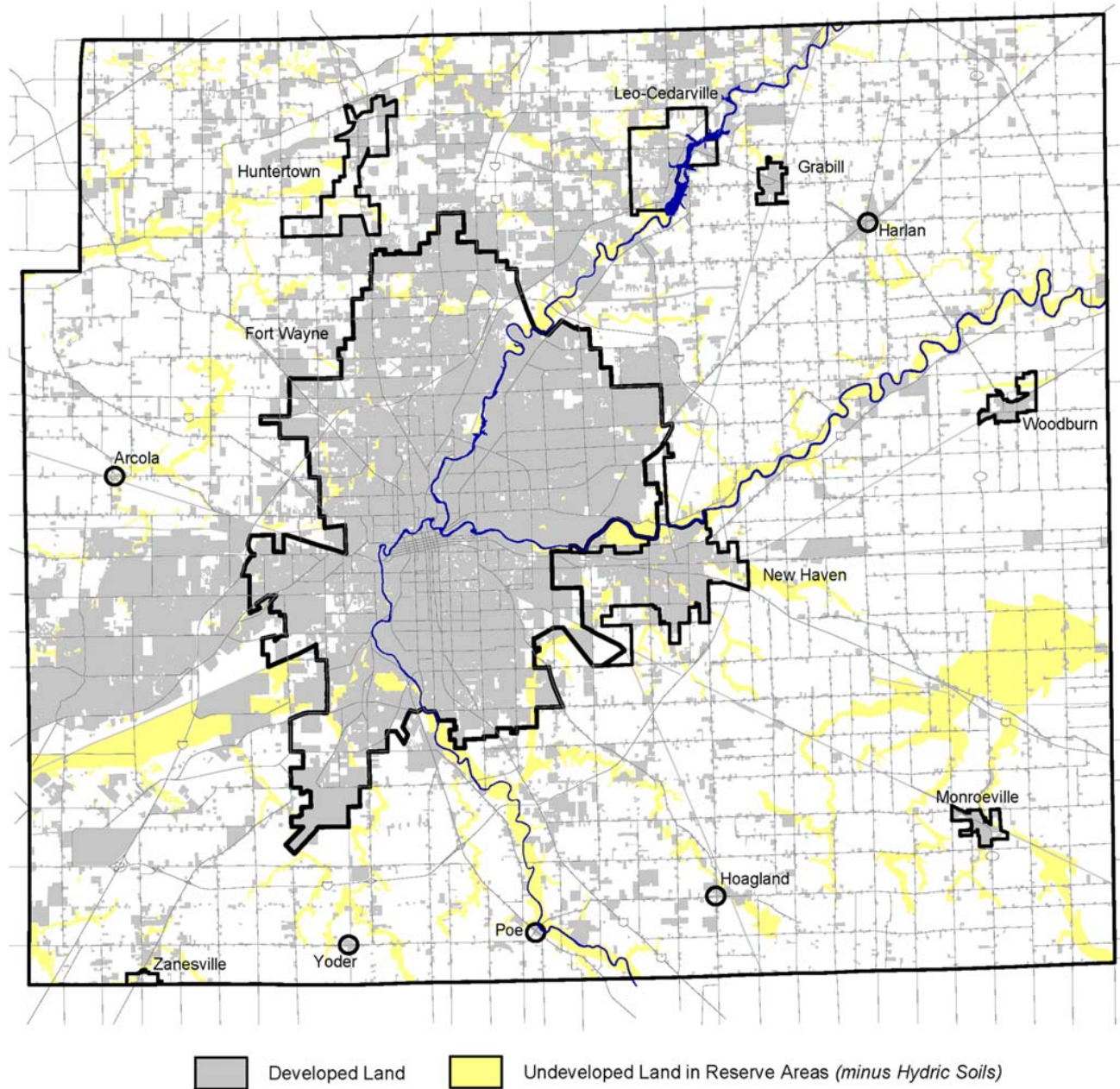
■ Undeveloped Land in Preserve Areas

Undeveloped Land on Prime Farmland Soils 2003



Legend:
Developed Land (Grey)
Undeveloped Land on Prime Farmland Soils (Green)

Undeveloped Land in Reserve Areas



1987 Fort Wayne		
Land Use	Acres	Percentage
Agriculture	2,339	6.2%
Single Family Residential	11,017	29.0%
Multi-Family Residential	1,643	4.3%
Commercial	2,807	7.4%
Parks/Open Space	1,955	5.1%
Industrial	1,901	5.0%
Vacant Land	5,035	13.2%
Other (Gov't, Schools, Religious, Utilities, etc)	5,476	14.4%
Public Right-of-Way and Rivers	5,856	15.4%
Total	38,029	100.0%

Existing Fort Wayne		
Land Use	Acres	Percentage
Agriculture	3,419	5.8%
Single Family Residential	18,268	31.0%
Multi-Family Residential	2,556	4.3%
Commercial	5,072	8.6%
Parks/Open Space	4,598	7.8%
Industrial	3,872	6.6%
Vacant Land	5,698	9.7%
Other (Gov't, Schools, Religious, Utilities, etc)	6,938	11.8%
Public Right-of-Way and Rivers	8,586	14.6%
Total	59,007	100.0%

Existing Allen County		
Land Use	Acres	Percentage
Agriculture	275,759	65.3%
Single Family Residential	62,086	14.7%
Multi-Family Residential	3,026	0.7%
Commercial	7,443	1.8%
Parks/Open Space	10,200	2.4%
Industrial	7,786	1.8%
Vacant Land	18,614	4.4%
Other (Gov't, Schools, Religious, Utilities, etc)	13,948	3.3%
Public Right-of-Way and Rivers	23,625	5.6%
Total	422,484	100%

