Fairview Township

York County, Pennsylvania




Appendix 2: Build-Out Analysis

June 2010

ACKNOWLEDGEMENTS

We sincerely thank the following Township Board members, staff and volunteers who have contributed to the development of this plan.

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SECTION 1.0 SUMMARY

A Build-out analysis is a model of a community's potential for development based upon existing conditions, existing land use regulations and current and projected development and economic trends. Further refinements within this analysis may occur based upon the input received during the local visioning process. A build-out analysis has been completed to show Fairview Township what land is available for development, how much development could potentially occur and at what densities, as well as what consequences may result when a complete build-out of available land occurs under current zoning regulations.

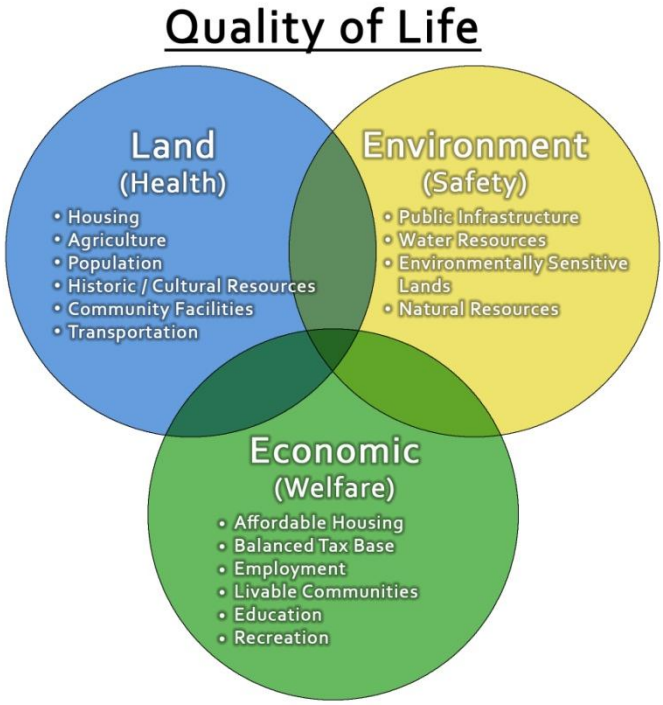
The results of this analysis is not a prophecy of what will happen, but rather what can happen based upon past and current building trends and existing land use regulations. This build-out analysis is not a policy document, but rather a planning tool intended to inform those participating in the planning process and to assist policy and decision makers in Fairview Township. This report is a support document to the Comprehensive Plan update.

Sustainability

One of the overarching goals for Growth Management within development areas of the Township is to "***Preserve and enhance the community character that makes Fairview Township unique, distinct and an identifiable place to live."*** Creating a sustainable and livable community will require the Township to understand the factors that create sustainability and the solutions to attain sustainability.

There are 3 key indicators of Community Sustainability for Fairview Township:

1. Land;
2. Environment; and
3. Economics.



The greater the overlap of the diagramed Health, Safety & Welfare indicators, the more ***Sustainable*** your community becomes.

Sustainability means meeting present health, safety and welfare needs without compromising those factors for future generations.

Sustainable communities are planned, built or modified to promote ***sustainable living*** by developing in concert with the environment, economy and adequate public facilities and services.

Section 1.1 Why Perform A Build-Out Analysis

A build-out analysis is a tool to support land use planning, policy development and decision-making. This Build-Out Analysis is important for the following reasons:

1. Review and analyze current revenues and expenditures;
2. Review the impacts of current land use policies projected into the future;
3. Estimate demands for future public facilities and services;
4. Determine if your development capacity is consistent with your vision for future land use;
5. Determine ways of creating a balanced tax base; and
6. Assess sustainability of your community.

Section 1.2 Steps for Performing a Build-Out Analysis

The following steps outline the step by step process involved with performing a build-out analysis:

Step 1: Identify all unimproved parcels *to be developed by 2030*.
Step 2: Account for environmental features.
Step 3: Apply current zoning standards.
Step 4: Calculate future population based on output.

Section 1.3 Future Planning/Development Scenarios

Three Planning/Development Scenarios were created for Fairview Township. The Baseline Scenario-Maximum Build-Out Scenario was developed by York County Planning Commission, and subsequent Build-Out Scenarios were developed by Johnson, Mirmiran & Thompson using Comprehensive Plan Technical Advisory Committee (AC) and community input. Scenario development was based upon committee and community input and planning analysis conducted during AC meetings and a public meeting held in the fall of 2008. Each development scenario was analyzed using a process to identify lands available for development and the various land use types and density standards under current zoning regulations to support land use analysis and impact assessment. This process is outlined in greater detail in the technical portion of this document.

The three Planning/Development Scenarios are described as follows:

- **Baseline Scenario – Maximum Build-Out Scenario**
  The build-out analysis quantifies land use and the costs and/or impacts associated with growth. This analysis describes a ***maximum build-out scenario*** *(the maximum amount of residential and commercial uses permitted per acre).* The term *"Maximum Build-Out"* will be used to throughout this analysis to describe this scenario.

- **Planning Scenario 1 - Modified Build-Out Scenario with Residential Focus**
  Planning Scenario 1 uses the zoning information from the baseline scenario, however only certain parcels were selected from unimproved lands within the Designated Growth Areas with an emphasis on residential build-out based upon sewer service areas (See Section 6.0 of this report). The term *"Planning Scenario 1"* will be used to throughout this analysis to describe this scenario.

- **Planning Scenario 2 – Modified Build-Out Scenario with Non-Residential Focus** Planning Scenario 2 modifies the baseline and Planning Scenario 1 further by adding more lands for future nonresidential uses. Planning Scenario 2 uses the same unimproved lands within growth areas as used in Planning Scenario 1 **but *with some lands developing as if they were zoned commercial***. This analysis considers both residential and non-residential development changes under these scenarios. The term *"Planning Scenario 2"* will be used to throughout this analysis to describe this scenario.

Section 1.4 Municipal Revenue & Expenditure Impacts

The desire to achieve community sustainability was a re-occurring theme throughout the comprehensive planning process for Fairview Township. Through the creation of several Planning/Development Scenarios we are able to identify the challenges and planning implications created by additional residential development. For example, potential changes in land use, housing and population directly affect municipal revenues and expenditures. The following tables provide a comparison between the different Planning/Development Scenarios used in this analysis. The data and resulting findings suggest various planning implications or consequences.

Table 1: Anticipated and Projected Revenues and Expenditures

Anticipated and Projected Revenues and Expenditures					
	2009 Anticipated Current Revenue	2030 Projected Revenue	2030 Projected Expenditures	LST* Revenue	Deficit/Surplus
Maximum Build-Out	$10,455,205	$18,337,929	$29,196,485	$7,954,791	**($2,903,765) LOSS**
Scenario 1	$10,455,205	$11,797,819	$12,856,646	$504,804	**($554,023) LOSS**
Scenario 2	$10,455,205	$11,933,535	$11,503,050	$1,514,840	**$1,945,325 SURPLUS**

**LST Revenue – Local Sales Tax Revenue*

Table 1 reveals the following findings related to long-term sustainability:

- Maximum Build-Out and Scenario 1 project a deficit or loss of revenue over the long-term.
- Scenario 2 shows how adding additional lands designated for non-residential lands can have a positive impact on future revenues and expenditures as well as provide opportunities for generation of local employment.
- Municipal expenditures such as public sewer, water, police, and emergency services are all impacted by development and solutions for new revenues coupled with solutions for reduced expenditures are pertinent to the viability of the Growth Management Plan.

Table 2: Potential Additional Jobs and Revenue

Potential Additional Jobs and Revenue			
	Additional Nonresidential Square Feet of Space	**Additional Jobs* Based on an Average 430 square feet per Employee**	**Potential Additional Revenue Based on LST of $52**
Maximum Build-Out	65,780,000	152,977	**$ 7,954,791**
Scenario 1	4,174,343	9,708	**$ 504,804**
Scenario 2	12,526,559	29,132	**$ 1,514,840**
DIFFERENCE BETWEEN Scenario 1 & 2	8,352,216	19,424	**$ 1,010,035**

NA = Not Available; LST = Local Service Tax

** The Build-Out Scenarios assume that all potential additional jobs are held as the sole job of potential employees and are not split between municipalities or job locations.*

Table 2 reveals if additional non-residential space is created additional jobs and revenues are created through gained local service taxes.

Section 1.5 Fiscal Impacts

Section 5.0 of this report provides information concerning the fiscal impacts (cost of services to provide fire, police, ambulance, sewer, education and recreation) caused by current development as well as projected development. Current and projected Township budgets were used to help determine fiscal impacts.

Figure 1: Budgeting Trends and Projections 2000 – 2030

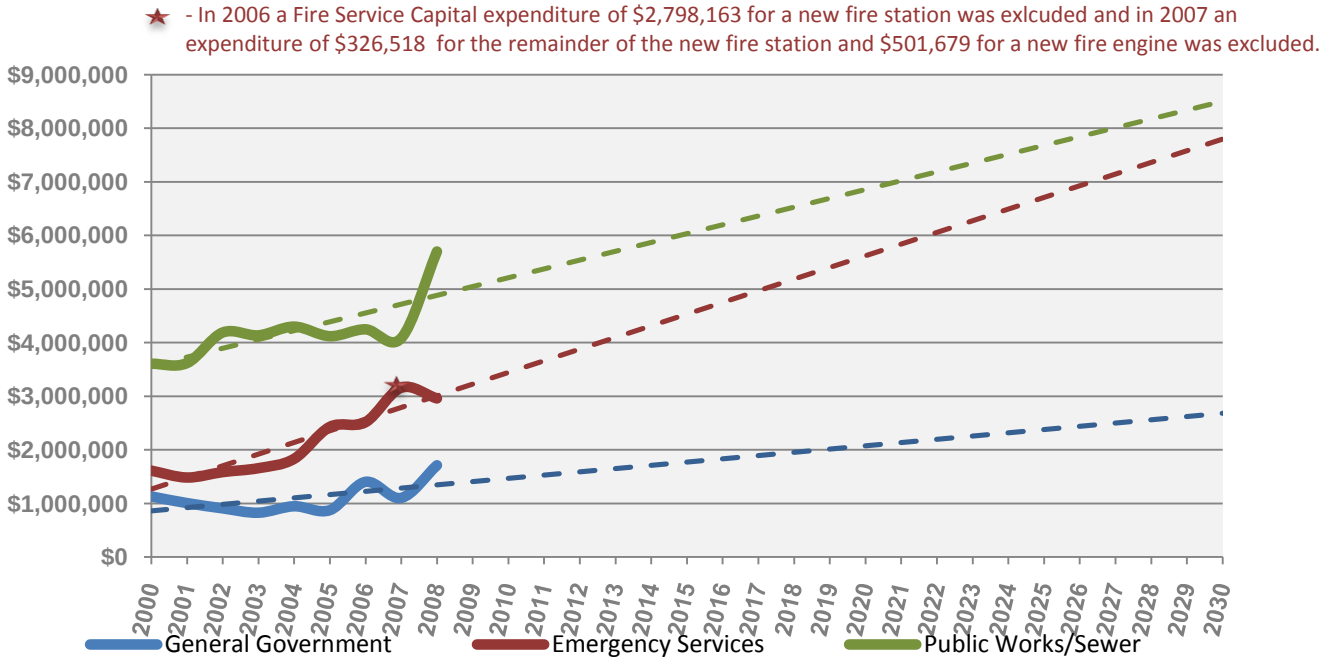


Table 2: Projected Costs to Provide Municipal Services

Type of Service*	2008		Maximum 2030	Scenario 1 2030	Scenario 2 2030
	Per Capita Expenditure to Provide Service	Current Expenditure Based on Per Capita	Total Expenditure Based on Per Capita	Total Expenditure Based on Per Capita	Total Expenditure Based on Per Capita
Population**	**16,012**		**57,979**	**25,531**	**22,843**
Police	$135.38	$2,167,705	$ 7,849,197	$ 3,456,387	$ 3,092,485
Emergency Services (Fire and Ambulance)	$47.94	$751,603	$ 2,721,534	$ 1,198,425	$ 1,072,250
Streets and Roads	$73.62	$1,162,791	$ 4,210,435	$ 1,854,061	$ 1,658,859
Parks and Recreation	$18.63	$298,304	$ 1,080,149	$ 475,643	$ 425,565
Public Works / Sewer	$230	$3,682,760	$ 13,335,170	$ 5,872,130	$ 5,253,890
Total	**$503.60**	**$ 8,063,163**	**$ 29,196,485**	**$ 12,856,646**	**$ 11,503,050**

Table 2 supported by trends in budgeting identified in the Figure 1 on the previous page, project lower per capita expenditure for Scenario 2.

Section 1.6 Land Conservation/Preservation Impacts

Land conservation and preservation plays an important role in achieving community sustainability. One of the major findings of this report is the preservation of open space for either natural or recreational purposes will help reduce fiscal impacts as well as increase the health of the community. Using the exercise “Opportunity Knocks” created by Michael Frank, Fairview Township can clearly see the advantages of out-right purchasing land and or purchasing conservation easements for valuable open spaces. The time it will take to recuperate the expense of purchase is undoubtedly worth it when compared to paying for municipal services the land will require due to increases in households and residents.

EXAMPLE:
The 100-Acre Forest-Brush Area example provided in Section 8.0 saves Township residents from a 15% tax increase. (Refer to Section 8.0 for more details and explanation.)

Section 1.7 Solutions for Community Sustainability

Finding the right path to community sustainability has a high value in Fairview Township. Much of the data analyzed and resulting findings have created several potential solutions for sustainability. Implementation strategies in the Growth Management Plan have considered the following solutions for sustainability.

Solutions for Sustainability…

The following community sustainability solutions have been created utilizing the background data; key findings and planning implications of the analysis in this report. Those solutions include:

Solution 1: Identify additional lands for non-residential development.

Solution 2: Incorporate design of open space areas into residential development plans.

Solution 3: Purchase and preserve lands for conservation and or recreational purposes.

Solution 4: Partner with Lower Allen Township for additional sewer capacity if warranted.

Solution 5: Guide growth and development to lands within the Designated Growth Area (DGA).

Solution 6: Create jobs, living spaces and recreational areas within the DGA. The DGA is a target area for infrastructure investment to reduce the impacts of sprawl outside of the DGA.

SECTION 2.0 PLANNING IMPLICATIONS OF THE BUILD-OUT ANALYSIS

This section identifies planning implications based upon assessment of the existing conditions/background data, key findings of the analysis and potential consequences of Build-Out (planning/development scenarios) under current zoning. ***Planning implications*** are conclusions or circumstances that are implied based upon various trends, patterns or conditions and if not addressed, will impact the rural landscape and economic sustainability of the Township. The Growth Management Plan utilizes these planning implications to identify recommended future land use policies and implementation strategies.

Section 2.1 Key Findings of the Build-Out Analysis

This analysis reveals several key findings and conclusions that have specific impacts with respect to residential development patterns, nonresidential development patterns and preservation/conservation lands for open space, parks, recreation, and greenways. ***In general, the planning implications of this analysis suggest a need for additional tax revenues to continue the current level of public services and represent a significant impact to the School District. The results suggest a need for a more balanced tax base with a need to support non-residential development.*** The following are general findings and conclusions with respect to impacts to land use, community services, schools, the environment, housing and economics which are further detailed in this report for each development scenario. Additional details pertaining to the analysis supporting these key findings and conclusions are outlined in the technical portion of this document. Important findings and conclusions are listed below:

Finding #1: ***How do we create a sustainable community?***

By changing land use patterns to allow additional non-residential development within the Designated Growth Area, the Township will begin to create a more balanced tax base. When comparing planning Scenarios 1 & 2, ***Scenario 2*** has the potential to yield a more balanced land base with the addition of commercial development opportunities could result in the following in year 2030:

- $310,615/year additional revenues for the Township
- $1,353,595/year less expenditures for the Township
- 1,038 less Housing units
- 2,688 less people
- 688 less school students

Table 3: Planning Scenario Comparisons (2030)

Planning Scenario Comparisons (2030)			
	TOTAL Housing Units	**TOTAL Population**	**Additional Nonresidential Square Feet of Space**
Existing Conditions	6,116	15,840	NA
Maximum Build-Out*	22,686 - 36,872	57,979 – 95,498	65,780,000
Scenario 1*	9,858	25,531	4,174,343
Scenario 2*	8,820	22,843	12,526,559
DIFFERENCE BETWEEN Scenario 1 and 2	**1,038**	**2,688**	**8,352,216**

** All planning scenarios include existing conditions (i.e. existing housing units and people along with build-out of lands available for development)*

Finding #2: ***Where do we accommodate non-residential growth?***

In order to realize the goal of identifying additional lands for non-residential uses, the following criteria were considered:

- Accessibility to transportation networks,
- Minimal impact on residential neighborhoods,
- Large tracts of undeveloped/flat land with minimal changes in slope
- Access to utilities and ability to extend utilities, and
- Access to telecommunication.

Approximately 609 acres of undeveloped land along Limekiln Road and Myers Lane were identified as a potential area for new non-residential (commercial and or industrial) development.

Finding #3: ***What types of future non-residential land use patterns are economically sustainable?***

The Township is encouraged to allow campus-style development of professional offices, industry, or corporate supported by a variety of smaller retail or services enterprises. Such uses would:

- Greater job generation opportunities,
- Greater tax revenues,
- Require less policing at nights and on weekends,
- Reduce school enrollment impacts, and
- Provide a variety of goods and services to residents.

Finding #4: ***How much stability do you want to experience through non-residential development?***

The identified 609 acres keeps the Township's tax base stable with minimal impact necessitating an increase in taxes for the cost of current services in the short term; however, if additional lands were re-classified as non-residential, current services and any additional needed services may be provided. A balanced tax base will provide minimal impacts on residential property.

Section 2.2 Existing Conditions/Background Data

York County Planning Commission has provided several population and housing projections for Fairview Township using different projection methodology that incorporates population trends (and extrapolating number of housing units) as well as housing trends in terms of residential building permits (and extrapolating population of those units. The results of YCPC's method are provided in the Appendix.

Table 4: Method 1 Projections Based on Population Trends

YEAR	Projected Population (Total)	Projected Housing Units (Total)	Projected New Housing Units
2000*	**14,321**	**5,788**	
2005	15,840	6,116	328
2010	17,163	6,627	511
2015	18,012	6,954	327
2020	18,744	7,237	283
2025	20,107	7,763	526
2030	21,220	8,193	430
Total			2,405

Source: York County Planning Commission Fairview Township Build- Out Analysis, December 2008.
* US Census; Note that YCPC Base Year for Projections is 2001

The York County Planning Commission's projection based on population trends forecast that Fairview Township's 2030 population would be approximately 21,220 people residing in 8,193 housing units. Table 5 illustrates the rate of residential development in Fairview Township since 1998.

Table 5: Fairview Township Housing Units Based on Residential Building Permits

YEAR	New Residential Units
1998	46
1999	143
2000	107
2001	143
2002	173
2003	199
2004	147
2005	120
2006	71
2007	47
Total	1,196
Average	120

Source: Fairview Township Residential Building Permits as reported to York County Planning Commission

Table 6 illustrates that between 1998-2007, the Township has had an average 120 new residential housing units per year based on residential building permits. Note that the values included in the table are number of new housing units and account for duplex and townhouse developments where each unit was counted rather than just the number of permits.

Based on the number of new units per year, the York County Planning Commission forecasted Fairview Township's housing units and resulting population assuming 2.59 people per new housing unit as illustrated in Table 6. The table may be considered as projected "Housing Demands" based on current trends. The assumed 2.59 occupancy rate per unit in Fairview Township reflects York County Planning Commission's Base Year 2001 occupancy rates per unit and was carried forward for projections.

Table 6: Method 2 Projected Housing Needs Based on Current Trends

YEAR*	Projected New Housing Units Per Time Period**	Projected Additional Population Per Time Period *(Assuming 2.59 per new housing unit)*	Total Population *(Beginning with 15,840 as a base)*
2000*	**5,788**		14,321
2001 YCPC Base Year*	**6,116**		15,840
2005***	782	2,025	17,865
2010*****	478	1,238	19,103
2015	600	1,554	20,657
2020	600	1,554	22,211
2025	600	1,554	23,765
2030	600	1,554	25,319
Growth Subtotal	**3,660**	**9,479**	**NA**
Township TOTAL	**9,776**	**NA**	**25,319**

Source: York County Planning Commission Fairview Township Build- Out Analysis, December 2008.
**Census 2000, YCPC Base Year 2001 occupancy rate of 2.59 as carried forward*
***Assumes trend over past 10 years of average 120 Residential units/year will continue*
****Recorded numbers based on Township reporting*
*****Recorded Township reported numbers through 2007 instead of 120 per year*

Table 6 illustrates that using a housing trends method for projections reflects that by year 2030, the Township may expect 3,660 additional housing and 9,479 additional people residing within new units at a rate of 2.59 people per unit. The additional housing units and additional resulting population would results in a 2030 Fairview Township projection of 9,776 housing units and 25,319 people.

Section 2.3 Summary of Build-Out Planning Implications

The following planning implications will be combined with issues and concerns identified throughout the planning process. Policies and implementation strategies identified in the Comprehensive Plan are designed to address the following planning implications.

1. By year 2030, under current trend conditions, community built-out has the potential to yield 9,776 new households and 25,319 additional residents.
2. Scenario 1 projects a loss of $554,023 (revenues – expenditures) in year 2030 as compared to a surplus of $1,945,325 in Scenario 2.
3. Additional non-residential lands in the Township results in decreases in new housing units, population and school students. Scenario 2, when compared to Scenario 1, results in 1,038 less housing units; 2,688 less people, and 688 less students.
4. Additional non-residential lands in the Township result in increased revenues and decreased expenditures in 2030. Scenario 2 results in a potential savings of nearly 12% or $1,353,596 in municipal expenditures when compared to Scenario 1.
5. Currently only 4% of the lands permitting non-residential uses are available for development.
6. Approximately 27% of lands within the growth area are considered environmentally constrained (lands containing steep slopes, wetlands and floodplains).
7. If the number of homes continues to increase, each household will increase their expenditure for community facilities and services by 54%. Residents currently pay an estimated $1,305 (2008) each year for municipal services and are projected to pay $2,405 for year 2030.
8. As the population and number of homes increase the natural and undeveloped lands within the Township will be lost to development. Currently the Township does not mandate the preservation of open space within their zoning ordinance.
9. Growth projections in Scenario 2 indicate the number of new students will increase by 13.4%.
10. If population growth continues, the current amount of $1,586 collected in taxes per household to pay for the cost of educating one student will increase to $5,675 per student by year 2030.
11. If build-out occurs, the southern sewer service area can expect a deficit capacity of 208,000 in 2030. The sewage treatment plant is at 96% capacity.
12. The northern sewage service area has capacity for future development. The northern sewer service area is at 58% capacity. However; the amount of existing capacity may not sustain future projected total build-out conditions.
    - Capacity for the northern sewer service is projected to have a deficit of 654,000 if all non-residential development is built-out.
    - Sewer service is available from the Lower Allen Township Treatment Plant.
    - Agreements for additional capacity for Fairview Township from Lower Allen Township are not readily in place.
13. As residential development increases over the next 20 years, additional park land will be needed. Scenario 2 projects a minimum of 90 acres will be needed.
14. Long-term, the cost savings for each resident, as a result of the Township purchasing land for conservation purposes, is less expensive than the potential costs associated with educating new students and paying for increase in municipal services. Each household is projected to save nearly 15% on property and school taxes by 2030.
15. Purchasing land preservation easements rather than out-right acquisition of land as a means of preserving/conserving open space will result in a quicker return on investment (2 years vs. 6 years).

SECTION 3.0 BUILD-OUT ANALYSIS PROCESS

The build-out analysis process describes how land available for development is identified and explains basic assumptions that are applied for a Maximum Build-Out Scenario, as well as addition Planning/Development Scenarios. The process also describes how the results of the build-out are applied to existing conditions to describe future conditions. The build-out analysis process follows a series of procedures outlined in steps that create the methodology for study. The process can be repeated utilizing various parameters and assumptions to create any number of build-out scenarios. Table 7 Maximum Build-Out Process and Table 8: Scenario Build-Out Process provides a summarized explanation of the applied build-out methodologies.

Table 7: Maximum Build-Out Process

YORK COUNTY PLANNING COMMISSION – MAXIMUM BUILD SCENARIO STEPS	
STEP 1.	**Determine Lands Considered for Development**
	Basic assumptions were made for this step including the following: • Unimproved lands based on York County Tax Assessment Office data (2008) were considered as vacant and ***available*** for development. • Preserved Lands (York County Preserved Lands, and Farm & Natural Lands Trust) were considered as ***not available*** for development.
STEP 2.	**Determine Additional Development Potential from Already Developed Lands**
	Since this is a maximum build-out, consideration is made for properties that are currently developed that could be subdivided and further developed: • "Attainable Lands" were included as available for development. Attainable Lands include properties where there is current development (improvements) on properties which are twice the minimum lots size allowed through zoning, and could conceivably be subdivided and developed. These lands were determined using Zoning District criteria and Tax Assessment Office Data.
STEP 3.	**Account for Environmental Features** ***(Subtract environmental acreages from lands identified in Steps 1 & 2)***
	A standard was applied to acreages derived from Step 1 and Step 2 to account for various environmental features and undevelopable areas. • A 30% reduction was made to lands considered for development to accommodate environmental features as well as undevelopable areas such as steep slopes, wetlands, bedrock, easements, etc. and the Right to Travel Doctrine which has to do with providing an area above beyond what is needed for a wide range of housing types at various locations.
STEP 4.	**Apply Zoning Standards** ***(Zoning Standards were applied to lands identified in Step 3)***
	Current Zoning standards were applied to build-out acreages • Assumptions were made to accommodate properties within zoning districts that allow varying densities based on presence of water and sewer services such as single family dwellings and multi-family dwelling, as well as mixed use zoning districts; refer to Appendix A: York County Planning Commission Maximum Build-Out Analysis Fairview Township for specifics.

STEP 5.	**Calculate Future Population Based on Output** ***(Apply 2.59 people per housing unit to the output from Step 4)***
	Since land development is an on-going process, adjustments were made to accommodate pending developments, or development that have been approved but have not yet been constructed. These developments, may not appear as "improved" within County datasets, and are therefore addressed after the build-out process. The adjustment ensures that there is not a double-counting of undeveloped lands.

York County Planning Commission conducted a Maximum Build-Out analysis for Fairview Township based on lands available for development and current Zoning standards. The Maximum Build-Out analysis indicates what the Township may expect in terms of population, housing units, and non-residential space should everything that could develop be developed using current regulations. The process assists with determining the range of impact to the Township should the Maximum Build-Out be realized. Refer to

Table 8: Planning/Development Scenario Build-Out Process

SCENARIO BUILD OUT PROCESS A Process Similar to Maximum Build-Out Process with Modifications	
STEP 1.	**Identify Parcels for Development Based on Current Township Policies** ***(Use lands indentified in Act 537 Sewage Facilities Plan Update)***
	Since an Act 537 Sewage Facilities Plan Update (July 2008) was completed which was based on plant capacities and sewer service areas, the results of the study were used as part of build-out scenarios. The data from the ACT 537 Report include the "Southern Drainage Area"; Refer to Map 1 and Table 14 which illustrates the Report's assumptions. Note that if parcels were identified as part of this Step, they were not included as part of the next step.
STEP 2.	**Identify Unimproved Parcels *Most Likely to Develop by 2030*** ***(Based on Growth Areas, Community Input, and Technical Advisory Committee Input)***
	Parcels were selected using Comprehensive Plan Technical Advisory Committee input, community input, and the Draft Primary Growth Areas. Refer to Map 2 which illustrates the identified parcels for this Step. Basic assumptions used for this step including the following: • Select specific unimproved lands within Draft Primary Growth Areas. • Identify select unimproved lands based on York County Tax Assessment Office data (2008) considered vacant and ***available*** for development. Note a much smaller amount of vacant lands were selected for Scenarios than was included in the Maximum Build-out. • Preserved Lands (York County Preserved Lands, and Farm & Natural Lands Trust) were considered as ***not available*** for development.

STEP 3.	**Account for Environmental Features** ***(Subtract environmental acreages from lands identified in Steps 1 & 2)***
	A standard was applied to acreages derived from Step 1 to account for various environmental features and undevelopable areas. • A 30% reduction was made to lands considered for development to accommodate environmental features as well as undevelopable areas such as steep slopes, wetlands, bedrock, easements, etc. and the Right to Travel Doctrine which has to do with providing an area above beyond what is needed for a wide range of housing types at various locations.
STEP 4.	**Apply Zoning Standards** ***(Zoning Standards were applied to lands indentified in Step 3)***
	Current Zoning standards were applied to build-out acreages • Assumptions were made to accommodate properties within zoning districts that allow varying densities based on presence of water and sewer services such as single family dwellings and multi-family dwelling, as well as mixed use zoning districts; refer to Appendix A: York County Planning Commission Maximum Build-Out Analysis Fairview Township for specifics. • Assumptions were also made concerning non-residential development that may reflect they type of nonresidential development that could occur in the Township based on current Zoning Regulations, these include: After a reduction was made to lands considered for development to accommodate environmental features as well as undevelopable areas reductions (30%), 75% of the remainder was considered available for improvements, 60% of the area considered available for improvement was assumed to be improved as a structure, the remainder was assumed to be improved as parking, storm water management facilities, or landscaping. ***THE DIFFERENCE BETWEEN SCENARIOS*** **SCENARIO 1- Modified Build-Out**: Select parcels were built-out using their current Zoning. Map 3 identifies the select parcels that were developed as currently zoned. **SCENARIO 2- Modified Build-Out Nonresidential Focus**: Select parcels were built-out using their current Zoning BUT some were built-out as if they were zoned Commercial. Map 4 identifies the select parcels that were developed as commercial rather than as currently zoned.
STEP 5.	**Calculate Future Population Based on Output** ***(Apply 2.59 people per housing unit to the output from Step 4)***
STEP 6.	**Calculate Potential Jobs Based on Output** ***(Apply 430 square feet of nonresidential space to output from Step 4)***
	The 430 square feet of nonresidential space per potential employee is based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, average square feet per employee for Office (300 square feet) and Manufacturing (560 square feet) jobs.

The Build-Out scenario analysis indicates what the Township may expect in terms of population, housing units, and non-residential space should everything identified for the scenario be developed using current regulations or scenario assumptions. The process assists with determining the range of impact to the Township should the build-out scenario be realized.

Section 3.1 Build-Out Process Parameters

Reviewing Township municipal revenues and expenditures it became evident that the cost of providing municipal services was increasing at a rate that will potentially exceeded the Township's capacity to provide adequate community facilities and services in the future. With this knowledge, the Township began to understand that true "Sustainability" will only be attained through a concerted effort to aggressively manage future growth. Two planning scenarios were created to show how the injection of additional non-residential development will alter the costs to provide future community facilities and services. Scenario development should address the following factors:

1. Growing costs incurred for community services.
    - Current municipal expenditure show Police, Emergency Services, and Streets and Roads as services that are steadily increasing annually (see Part VI).
2. Locating future growth within the Designated Growth Area (DGA). (refer to Map:1)
    - Account for lands needed for streets, utilities and parking.
3. Concern for natural areas and open space preservation.
    - Assume only certain types of uses will be permitted that will preserve existing natural and environmental features
    - Assume land will be preserved outside the DGA.
4. Limited sewer capacity in the southern sewer service area.
    - The sewage treatment plant in the southern service area is at 96% capacity.
5. Sewer capacity is available in the northern sewer services.
    - The sewage treatment plant in the northern service area is at 58% capacity.

SECTION 4.0 BUILD-OUT SCENARIO RESULTS

Once the Build-Out Basic Assumptions are applied to areas available for development by zoning district, land is "built-out". The results are presented in the following sections; Maximum Build-Out, Scenario 1 Modified Build-Out, and Scenario 2 Modified Build-Out Nonresidential Focus. A synopsis of the results of the build-outs follows.

Section 4.1 Township-Wide Maximum Build-Out

The maximum build-out relies on vacant unimproved land and "attainable lands" or developed but sub-divisible land as well as assumptions for connections to water and sewer services, and assumptions concerning the density of housing (in terms of single family or multi-family). Based on the range of considerations (densities and connection to public services) the following tables provide a range of results based on the assumptions per Zoning District. The following table depicts the results from vacant properties.

Table 9: Maximum Build-Out Results– Derived from Vacant Properties

Zoning	Land Available for Development (Vacant Acres)	Potential ADDITIONAL UNITS *(Assumes on Water and Sewer)*	Potential ADDITIONAL UNITS *(Assumes without Water and Sewer)*
Residential Rural (RR)	4,122	6,285	2,885
Residential Single (RS)	479	1,217	
Residential Multi-Family (MF Units) (RM)	140	1,175	
Residential Multi-Family (SF Units) (RM)	140	474	
Residential Village (MF Units) (RV)	2	25	
Residential Village (SF Units) (RV)	2	6	
Commercial Neighborhood (CN)	31	48	
Commercial Highway (CH)	186	283	
Limited Industrial (LI)	47	72	
TOTAL	***5,007***		

RANGE OF RESULTS			
Additional Units using Single Family On Water & Sewer		***7,982***	
Additional Units using Multi-family On Water & Sewer		***8,702***	
Additional Units using Single Family Not on Water & Sewer			***4,582***
Additional Units using Multi-family Not on Water & Sewer			***5,302***
Additional Non-residential Units (20,000 Square Feet per Unit)		***403***	

Note the highlighted rows represent the range of units derived from vacant properties
Source: York County Planning Commission Fairview Township Build-Out Analysis, December 2008.

Table 9: Maximum Build-Out Results – Derived from Vacant Properties illustrates that there are approximately 5,007 acres of land available for development in Fairview Township. The table also illustrates that under a Maximum Build-Out depending on connections to water and sewer service or density of development (single family units versus multifamily units where allowed),

the Township could accommodate a range of 4,582 to 8,702 additional housing units from vacant properties, and approximately 8.06 million square feet of non-residential space.

Based on the Build-Out Process there could be additional development from already developed yet sub-dividable lots (Step 2 of the Maximum Build-Out Process). The results of these attainable lands are presented in Table 10: Maximum Build-Out Results – Derived from Attainable Lands.

Table 10: Maximum Build-Out Results – Derived from Attainable Lands (Sub-divisible Properties)

Zoning	ATTAINABLE* LANDS *(Assumes on Water & Sewer)*	ATTAINABLE* LANDS *(Assumes without Water & Sewer)*
Residential Rural (RR)	14,666	5,932
Residential Single (RS)	5,741	
Residential Multi-Family (MF Units) (RM)	2,006	
Residential Multi-Family (SF Units) (RM)	748	
Residential Village (MF Units) (RV)	427	
Residential Village (SF Units) (RV)	53	
Commercial Neighborhood (CN)	155	
Commercial Highway (CH)	939	
Limited Industrial (LI)	1,792	

RANGE OF RESULTS		
Additional Units using Single Family On Water & Sewer	***21,208***	
Additional Units using Multi-family On Water & Sewer	***22,840***	
Additional Units using Single Family Not on Water & Sewer		***12,474***
Additional Units using Multi-family Not on Water & Sewer		***14,106***
Additional Non-residential Units (20,000 Square Feet per Unit)	***2,886***	

** Attainable Lands are calculated based on lots where there is current development (improvements) and which are twice the minimum lots size allowed through zoning; and could conceivably be subdivided and developed.*
Note the highlighted rows represent the range of units derived from attainable lands
Source: York County Planning Commission Fairview Township Build-Out Analysis, December 2008.

Table 10: Maximum Build-Out Results–Derived from Attainable Lands illustrates that there are numerous properties that are at least two times as large as the minimum lot size allowed by zoning (refer to the values in the Attainable Lands– Assumes on Water and Sewer column) within Fairview Township. The table illustrates that depending on connection to water and sewer service or density of development (single family units versus multifamily units where allowed), the Township could accommodate a range of 12,474 to 22,840 additional housing units from Attainable Lands, as well as 2,886 units of nonresidential space or 57.72 million square feet of non-residential space.

Table 11: Maximum Build-Out Results–Total (Vacant plus Attainable lands) illustrates the sum of the units derived from vacant land plus the units derived from attainable land.

Table 11: Maximum Build-Out Results – Total (Vacant plus Attainable Lands)

Zoning	TOTAL Potential ADDITIONAL UNITS (Assumes on Water & Sewer)	TOTAL Potential ADDITIONAL UNITS (Assumes without Water & Sewer)
Residential Rural (RR)	20,951	8,817
Residential Single (RS)	6,958	
Residential Multi-Family (MF Units) (RM)	3,181	
Residential Multi-Family (SF Units) (RM)	1,222	
Residential Village (MF Units) (RV)	452	
Residential Village (SF Units) (RV)	59	
Commercial Neighborhood (CN)	203	
Commercial Highway (CH)	1,222	
Limited Industrial (LI)	1,864	
RANGE OF RESULTS		
Additional Units using Single Family On Water & Sewer	***29,190***	
Additional Units using Multi-family On Water & Sewer	***31,542***	
Additional Units using Single Family Not on Water & Sewer		***17,056***
Additional Units using Multi-family Not on Water & Sewer		***19,408***
Additional Non-residential Units (20,000 Square Feet per Unit)	***3,289***	

Note that attainable lands are calculated based on lots where there is current development (improvements) and which are twice the minimum lots size allowed through zoning; and could conceivably be subdivided and developed; vacant lands are unimproved lands. The highlighted rows represent the range of units derived from attainable lands PLUS vacant lands.
Source: York County Planning Commission Fairview Township Build-Out Analysis, December 2008.

Table 11: Maximum Build-Out Results-Total (Vacant plus Attainable Lands) is the summation of the vacant units as added to attainable units. The addition illustrates that lands within Fairview Township, depending on connection to water and sewer service or density of development (single family units versus multifamily units were allowed), could accommodate 17,056 to 31,542 additional housing units, and approximately 65.78 million square feet of nonresidential space.

Table 12: Maximum Build-Out Results Summary provides potential population estimates as calculated from the summation of the build-out derived from vacant lands plus the build-out as derived from attainable lands, as well as adjustment made for pending developments as per Step 5 of the Maximum Build-Out Process.

Table 12: Maximum Build-Out Results Summary

Build-Out	TOTAL ADDITIONAL UNITS (Vacant Units Plus Attainable Units)	TOTAL ADDITIONAL UNITS (Vacant Units Plus Attainable Units with adjustment for Proposed Development*	POTENTIAL TOTAL POPULATION (2005 Population PLUS Additional Population Based on Additional Housing Units)
Additional Units using Single Family On Water & Sewer	29,190	28,404	89,406
Additional Units using Multi-family On Water & Sewer	31,542	30,756	95,498
Additional Units using Single Family Not on Water & Sewer	17,056	16,270	57,979
Additional Units using Multi-family Not on Water & Sewer	19,408	18,622	64,071
Additional Nonresidential Units	3,289		
Additional Square Footage of Nonresidential space (20,000 square feet per Nonresidential unit)	65,780,000		

** At the time of the Build-Out Analysis there were approximately 786 planned units.*
Note highlighted rows represent the range of units and population derived from attainable lands PLUS vacant lands.

Table 12 indicates that there could be a range of approximately 16,270 to 30,756 housing units, with a population range of approximately 58,000 to 95,500 people, and an additional 65.78 million square feet on nonresidential space within Fairview Township under a Maximum Build-Out. The population estimates assume an occupancy rate of 2.59 persons per additional housing unit. Based on the current rate of new homes being constructed (120 units per year, refer to Table 12), Fairview Township would expect to reach the projected units (16,270) in 135 years. Obviously changes in growth rates (increases as well as decreases) effect the projected date of a maximum build-out.

Table 13: Maximum Township-Wide Summary Net Results

	Number of Additional Housing Units	Potential Additional Population At 2.59 per Unit	Potential Additional Nonresidential Square Feet of Space
TOTAL Maximum Township-Wide Results	16,270 - 30,756	57,979 - 95,498	65,780,000
	Housing Units	Population	Nonresidential Space
Existing Conditions (2005)	6,116	15,840	N/A
TOTAL	**Total Housing Units**	**Total Population**	**Additional Nonresidential Square Feet of Space**
Existing Conditions PLUS Total Maximum	22,686 - 36,872	57,979 – 95,498	65,780,000

N/A = Not Available

Table 13: Maximum Township-Wide Summary Net Results illustrates the net impact of adding build-out results to existing conditions. The data indicates that under maximum build-out conditions, township-wide, the Township could develop with a range of approximately 23,000 to 37,000 housing units; a total population between 58,000 and 95,500 and approximately 65.8 million additional square feet of nonresidential space. The implications of this type of development are further addressed in the Fiscal Impacts section of this document.

The following sections describe results of Scenario 1 Modified Build-Out, and Scenario 2 – Modified Build-Out with Nonresidential Focus, which represent potential development that could occur by 2030.

Section 4.2 Scenario 1 Modified Build-Out

In order to ascertain a Build-Out based on population trends, housing trends, lands available for development, and capacities at waste water treatment facilities a modified Build-Out scenario was developed. A smaller scale build-out was developed for the southern waste water drainage area, as part of the Fairview Township Act 537 Sewage Facilities Plan Update (July 2008). The data from that analysis as well as select unimproved properties within the Draft Fairview Township Primary Growth Area (See Map 2) were “developed” using current zoning regulations and assuming that all development would be connected to water and sewer services. The combination of using the Build-Out from the Act 537 Plan as well as the select parcels within the Draft Designated Growth Area (DGA) represent an anticipated development scenario for Fairview Township that incorporates existing trends as well as identified areas of development as derived through citizen input and comprehensive planning processes.

Table 14: Potential Development from the Southern Drainage Area represents the projected number of units anticipated to be developed on land as mapped in Figure 2: Potential Development in Southern Drainage Area (orange lots). Map 3 & 4: Scenario 1 and 2 respectively show the northern and southern sewer service areas.

Table 14: Potential Development from the Southern Drainage Area

Zoning	Acres Available For Development	Density[2] Allowed Under Existing Zoning (EDUs/acre)	Average[3] Projected Build-out Density (EDUs/acre)	Projected[4] New EDUs at Township Build-out
Residential Development				
Residential Rural (RR)	420	2.18	1.00	420
Residential Single (RS)	206	3.60	2.30	474
Residential Multiple (RM)	99	10.00	3.00	297
Residential Village (RV)	0	21.78	16.00	0
Subtotal	725	-----	-----	1,191
Nonresidential Development				
Commercial Highway (CH)	30	2.18	2.3	69
Commercial Neighborhood (CN)	5	2.18	2.3	12
Limited Industrial (LI)	1	2.18	0.7	1
Subtotal	36	-----	-----	82
Total	761	-----	-----	1,273

Notes:

(1) Remaining undeveloped parcels not identified in the Township's 2007 Wasteload Management Report or not included in Southern Development Map.

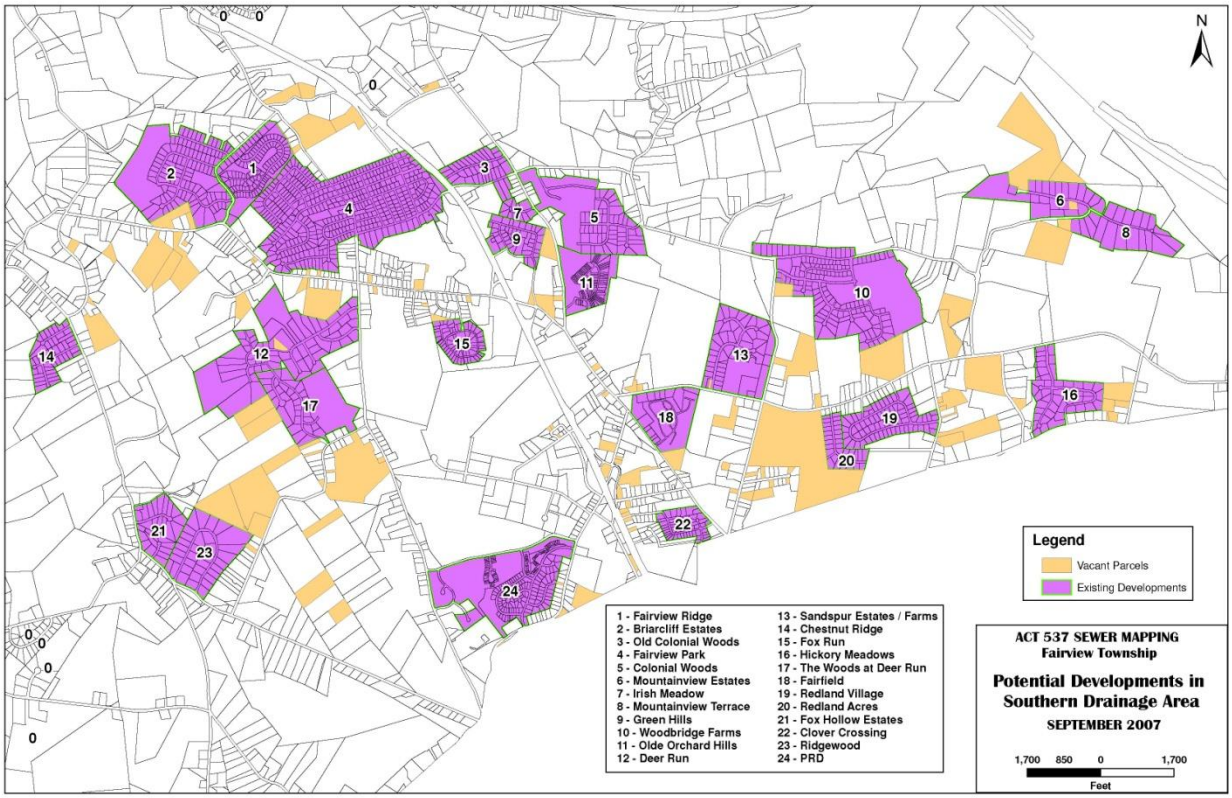
(2) Maximum allowed units per acre based on Township zoning ordinance, adopted on December 14, 1998 as Ordinance 98-13 and assumption that all undeveloped lots will be served by public sewer and public water.

(3) Anticipated average development density, based on existing development in similarly zoned areas for residential development and assumed build-out development densities for commercial development. (See Table 4-9 for nonresidential development assumptions).

(4) Acres available for development times average build-out density.

Source: Fairview Township Act 537 Sewage Facilities Plan Update (July 2008)
NOTE: An EDU is an Equivalent Dwelling Unit – therefore nonresidential flows were calculated at an equivalent dwelling unit rather than as flow by type of use (usually provided as gallons per square foot or gallons per acre).

Figure 2: Potential Development in Southern Drainage Area



Note the purple and tan areas indicated in the Figure were included in as part Act 537 Plan projected connections; the purple areas are where there are existing development which was assumed to connect to sewer and the tan areas were "built-out" and assumed to connect to sewer.
Source: Fairview Township Act 537 Sewage Facilities Plan Update (July 2008)

The values from Table 14, as derived from Figure 2, were supplemented with select parcels within the DGA as depicted on Map 3 and 4 (Map 3: Scenario 1 and Map 4: Scenario 2).

Table 15: Select Parcels for Build-Out illustrates the potential number of housing units, population, and square footage of nonresidential space that could be developed using the select parcels and current Zoning regulations. Currently, those areas served by the Southern Drainage Area (as illustrated in Figure 2) have reached the capacity of the existing infrastructure. Additional capacity or an agreement with Newberry Township will be required to allow for future growth. The Township will not commit further debt for expanding the Southern Drainage Area at this time.

Table 15: Select Parcels for Scenario 1 – Modified Build-Out

Zoning District	SELECT Acres Considered for Development	Developable Acres (Assumes a 30% reduction)	Densities Applied Per Zoning Criteria (Minimum Square feet)	Number of Additional Housing Units	Potential Additional Population At 2.59 per Unit
Residential					
RR	872	610	20,000	1,330	3,443
RS	447	313	12,000	1,136	2,943
RM	25	18	9,000	85	220
SUBTOTAL	***1,344***	***941***		***2,551***	***6,606***
Non-Residential					
CH	185	129			
TOTAL	**1,529**	**1,070**			

Table 15 illustrates that there are approximately 1,529 acres of land available for development using select parcels as illustrated in Map 3. After a 30% reduction, similar to the methodology employed by York County Planning Commission for their build-out analysis and which accounts for lands within select parcels that may not be developable (to accommodate environmental features as well as undevelopable areas such as steep slopes, wetlands, bedrock, easements, etc. and the Right to Travel Doctrine which has to do with providing an area above and beyond what is needed for a wide range of housing types at various locations) there are approximately 1,070 acres of land available for development.

Calculation of potential nonresidential space is illustrated in Table 16: Potential Nonresidential Space: Build-Out Step 4 Refinement. Refinements were made concerning non-residential development to reflect the type of nonresidential development that may occur in the Township based on current Zoning Regulations. The refinements illustrate an initial 30% reduction to accommodate environmental features as well as undevelopable areas, and three-quarters (75%) of the remainder was considered available for improvements; of the area considered for improvements, 60% was assumed to be improved as a structure, the remainder was assumed to be improved as parking, storm water management facilities, landscaping, or other.

Table 16: Potential Nonresidential Space: Build-Out Step 4 Refinement

Zoning District	SELECT Acres Considered for Nonresidential Development (A)	Developable Acres (Assumes a 30% reduction) (B)	Acres Considered Available for Improvement (C) = (B)*75%	Acres Considered for Structure Improvements (D) = (C)*60%	Potential Square Footage of Structure Improvements (E) = (D)*43,560
CH	184.7	129.29	96.97	58.18	2,534,343

Based on data provided in Table 15 and 16, the land available for development, under current zoning regulations, may yield approximately 2,551 housing units, which may increase the population by 6,606 people and add approximately 2.5 million square feet on non-residential space.

The values from the select parcels of land as added to the estimate southern wastewater drainage area estimations are presented in Table 17: Scenario 1 Modified Build-Out Summary Net Results.

Table 17: Scenario 1 Modified Build-Out Summary Net Results

	Number of Additional Housing Units	Potential Additional Population At 2.59 per Unit	Potential Additional Nonresidential Square Feet of Space
Act 537 Plan – Southern Drainage Area	1,191	3,085	1,640,000
Scenario 1 Results	2,551	6,606	2,534,343
TOTAL Scenario 1 Results	3,742	9,691	4,174,343
	Housing Units	Population	Nonresidential Square Feet of Space
Existing Conditions (2005)	6,116	15,840	N/A
TOTAL	**Total Housing Units**	**Total Population**	**Additional Nonresidential Square Feet of Space**
Existing Conditions PLUS Total Scenario 1	9,858	25,531	4,174,343

N/A = Not Available

Table 17 illustrates that the modified Build-Out under current zoning regulations may yield a total (Act 537 Southern Drainage Area Build-Out plus select parcels as built-out) approximately 3,742 additional housing units, with an increase in population of 9,691 people and add approximately 4.17 million square feet of non-residential space. The total yield from Scenario 1 Modified Build-Out under current zoning when added to existing conditions results in approximately 9,858 dwelling units and a total population of 25,531. The housing unit, population, and nonresidential square footage results from Scenario 1 Modified Build-Out were used to assess fiscal impacts of the Build-out.

Section 4.3 Scenario 2 Modified Build-Out Nonresidential Focus

One of the issues raised by the community through the Comprehensive Planning process has been a desire to increase areas for nonresidential development (beyond what is currently permitted). Therefore, a modified Build-Out scenario with a nonresidential focus was calculated whereby the scenario is identical to Scenario 1 with the exception that large parcels identified along Limekiln Road were assumed to be allowed to develop non-residentially. The select parcels are identified in Map 4: Scenario 2 Modified Build-out with Nonresidential Focus, were assumed to "develop" at a nonresidential density of 20,000 square feet. The select parcels identified to develop "non-residentially" as opposed to developing as currently Zoned or "residentially", equates to approximately 608.7 acres.

The type of nonresidential development envisioned for this scenario would be quality development with uses such as a business park, office park, clean-light manufacturing, and high technical jobs. The intention of the scenario is to illustrate the impact of added nonresidential development within Fairview Township.

Table 18: Select Parcels for Scenario 2 Modified Build-Out – Nonresidential Focus

Zoning District	SELECT Acres Considered for Development	Developable Acres *(Assumes a 30% reduction)*	Densities Applied Per Zoning Criteria *(Minimum Square feet)*	Number of Additional Housing Units	Potential Additional Population At 2.59 per Unit
Residential					
RR	371	260	20,000	566	1,466
RS	339	237	12,000	862	2,232
RM	25	18	9,000	85	220
Subtotal	***736***	***515***		***1,513***	***3,918***
Non-Residential					
CH	793	555			
TOTAL	**1,529**	**1,070**			

Note: These are the same select parcels as used for Scenario 1 – Modified Build-Out except that 609 acres were assigned to develop non-residentially as opposed to as currently zoned (Single Family Residential or Rural Residential)

Beginning with the Lands Considered for Development (1,529 acres) for this scenario, and after a 30% reduction, similar to the methodology employed by York County Planning Commission for their build-out analysis which accounts for lands within select parcels that may not be developable (to accommodate environmental features as well as undevelopable areas such as steep slopes, wetlands, bedrock, easements, etc. and the Right to Travel Doctrine which has to

do with providing an area above and beyond what is needed for a wide range of housing types at various locations) there are approximately 1,070 acres of developable land.

The calculations of potential nonresidential space are illustrated in Table 19: Potential Nonresidential Space: Build-Out Step 4 Refinement. The refinements were made concerning non-residential development to reflect the type of nonresidential development that may occur in the Township based on current Zoning Regulations. The refinements illustrate an initial 30% reduction to accommodate environmental features as well as undevelopable areas, and three-quarters (75%) of the remainder was considered available for improvements; of the area considered for improvements, 60% was assumed to be improved as a structure, the remainder was assumed to be improved as parking, storm water management facilities, landscaping, or other.

Table 19: Potential Nonresidential Space: Build-Out Step 4 Refinement

Zoning District	SELECT Acres Considered for Nonresidential Development (A)	Developable Acres (Assumes a 30% reduction) (B)	Acres Considered Available for Improvement (C) = (B)*75%	Acres Considered for Structure Improvements (D) = (C)*60%	Potential Square Footage of Structure Improvements (E) = (D)*43,560
CH Plus Select Parcels Identified on Map 4	793.4	555.38	416.54	249.92	10,886,559

Based on data provided in Table 18 and 19, the land available for development, under current zoning regulations, may yield approximately 1,513 housing units, which may increase the population by 3,918 people and add approximately 10.88 million square feet on non-residential space.

The "nonresidential focus" alteration Build-Out as carried forward and as added to Act 537 Southern Drainage Area Build-Out is presented in Table 20: Modified Build-Out with Nonresidential Focus Summary Results.

Table 20: Scenario 2 Modified Build-Out - Nonresidential Focus Summary Results

	Number of Additional Housing Units	Potential Additional Population At 2.59 per Unit	Potential Additional Nonresidential Square Feet of Space
Act 537 Plan – Southern Drainage Area	1,191	3,085	1,640,000
Scenario 2 Results	1,513	3,918	10,886,559
TOTAL Scenario 2 Results	2,704	7,003	12,526,559
	Housing Units	Population	Nonresidential Square Feet of Space
Existing Conditions (2005)	6,116	15,840	N/A
TOTAL	**Total Housing Units**	**Total Population**	**Additional Nonresidential Square Feet of Space**
Existing Conditions PLUS Total Scenario 2	8,820	22,843	12,526,559

N/A = Not Available

Table 20: Scenario 2 Modified Build-Out-Nonresidential Focus Summary Results illustrates that alteration of the select parcels to develop non-residentially may result in an additional 2,704 housing units, with 7,003 additional people, and an additional 12.52 million square feet of nonresidential space.

The total yield from Scenario 2 Modified Build-Out with Nonresidential Focus under current zoning when added to existing conditions results in approximately 8,820 housing units, an approximate population of 22,843 people, and a potential additional 12.5 million square feet of nonresidential space.

Section 4.4 Build-Out Scenario Planning Implications

Two Build-Out Planning Scenarios were created to provide a better example of how the injection of additional non-residential lands affects community impacts related to increased: school enrollment, population and housing unit, and water and sewer needs (See Table 21: Scenario Comparisons).

1. By year 2030, under current trend conditions, community built-out has the potential to yield 9,776 new households and 25,319 additional residents.
2. Additional non-residential lands in the Township results in decreases in new housing units, population and school students. Scenario 2, when compared to Scenario 1, results in 1,038 less housing units; 2,688 less people, and 688 less students.
3. Currently only 4% of the lands permitting non-residential uses are available for development.
4. Approximately 27% of lands within the growth area are considered environmentally constrained (lands containing steep slopes, wetlands and floodplains).

Table 21: Scenario Comparisons

Projected Outcomes	Scenario 1 2030	Scenario 2 2030
Dwelling Units (additional)	3,742	2,704
Population (additional)	9,691	7,003
Township Revenue	$11,622,920	$11,933,535
School District Revenue	$7,663,133	$9,701,542
School District Impacts *(additional students)*	1,759	1,271
School District Impacts *(additional cost to educate)*	$9,980,146	$7,211,736

Table 22: Scenario Comparisons

	Maximum Build-Out	Scenario 1	Scenario 2
2009 Anticipated Revenue	$10,455,205	$10,455,205	$10,455,205
Total Projected Revenue (2030)	$18,337,929	$11,622,920	$11,933,535*
Projected Expenditure (2030)	$29,196,485	$12,856,646	$11,503,050*
Surplus/Deficit	**(-$10,858,556)**	**(-$11,233,726)**	**$430,485***

SECTION 5.0 FISCAL IMPACTS ASSESSMENT

A brief fiscal impact of the various Build-Out Scenarios is proved in this Section. The fiscal impact assessment includes current and projected revenues and expenditures using current millage rates, current expenditures to educate students, as well as per capita expenditures for police, fire, emergency services, parks and recreation, and roadways, and public works / sewers. Application of current millage rates, costs, and expenditures provide the basis for the assessment. Sources of data and assumptions include Fairview Township, York County Tax Assessment Office, and Pennsylvania Department of Education.

Section 5.1 Revenues

Revenues collected by Fairview Township for the past year and as projected for 2009, as well as total and average annual revenues for the past ten years are illustrated in Table 24 and Figure 2. The general revenue categories reflect general service areas of Fairview Township government. The results are used to determine overall trends and to determine per capita revenue and projected per capita revenue trends as applied to build-out analysis.

An Enterprise / Restricted revenue category was added to revenue tables and charts. Enterprise / Restricted revenues comprises a large percentage of the annual revenues, however the revenues are restricted or ear-marked for specific purposes such as sewer revenues are to be expended on sewer, and liquid fuels revenues are to be expended on roadway improvement

Table 23: Fairview Township Revenues

General Government	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Various Taxes	$4,323,459	$3,217,950	**$33,038,461**	**$3,303,846**
Employee Benefits	$0	$60,000	**$60,000**	**$6,000**
Miscellaneous	$732,001	$453,350	**$5,088,198**	**$508,820**
Grants	$8,017	$15,000	**$362,105**	**$36,211**
Interest	$17,667	$25,000	**$327,189**	**$32,719**
Totals	**$5,081,144**	**$3,771,300**	**$38,875,953**	**$3,887,595**

Emergency Services	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Fire Services Tax	$180,725	$137,832	**$1,569,096**	**$156,910**
EMS Tax	$107,833	$137,832	**$1,300,695**	**$130,070**
Fire Station 68	$0	$336,000	**$336,000**	**$33,600**
Police DARE	$0	$0	**$1,550**	**$155**
Totals	**$288,558**	**$611,664**	**$3,207,340**	**$320,734**

Public Works/Sewer	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Street Light Tax	$41,448	$48,750	**$328,834**	**$32,883**
Capital Reserves	$0	$9,500	**$9,500**	**$950**
Capital Projects	$0	$180,000	**$180,000**	**$18,000**
WW C RSRV #1	$0	$35,000	**$35,000**	**$3,500**
Parks and Recreation	$24,125	$10,000	**$513,045**	**$51,305**
Totals	**$65,573**	**$283,250**	**$1,066,379**	**$106,638**

Enterprise/ Restricted	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Fire Hydrant Tax	$15,456	$43,500	**$374,396**	**$37,440**
Local Services Tax	$398,922	$404,550	**$2,139,518**	**$213,952**
Liquid Fuels	$415,271	$395,091	**$3,427,827**	**$342,783**
Sewer	$3,708,729	$3,247,500	**$30,459,486**	**$3,045,949**
Refuse	$1,271,003	$1,271,000	**$10,544,201**	**$1,054,420**
Totals	**$5,809,382**	**$5,361,641**	**$46,945,427**	**$4,694,543**

Miscellaneous	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Engineering Fees	$15,686	$10,000	**$98,134**	**$9,813**
Zoning & Building Fees	$399,544	$315,250	**$3,520,665**	**$352,067**
Fines	$130,780	$102,100	**$990,712**	**$99,071**
Totals	**$546,010**	**$427,350**	**$4,609,511**	**$460,951**

TOTAL	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Total	**$11,790,667**	**$10,455,205**	**$94,704,610**	**$9,470,461**

Source: Fairview Township FY 2008, 2009 Budgets

Table 24: Fairview Township Revenues illustrates that Fairview Township collected approximately $11.79 million in revenue in 2008 and has averaged $9.47 million per year for the past ten years. Figure 3: Revenue (2008) Collected per General Revenue Category illustrates the revenue collected per governmental service and Figure 4: General Government Revenue (2008) details the revenues collected as part of the General Government category. Potential revenue, based on trends are illustrated in Figure 5: Revenues (2000-2008) and Projected Trends.

Figure 3: Revenue (2008) Collected per General Revenue Category

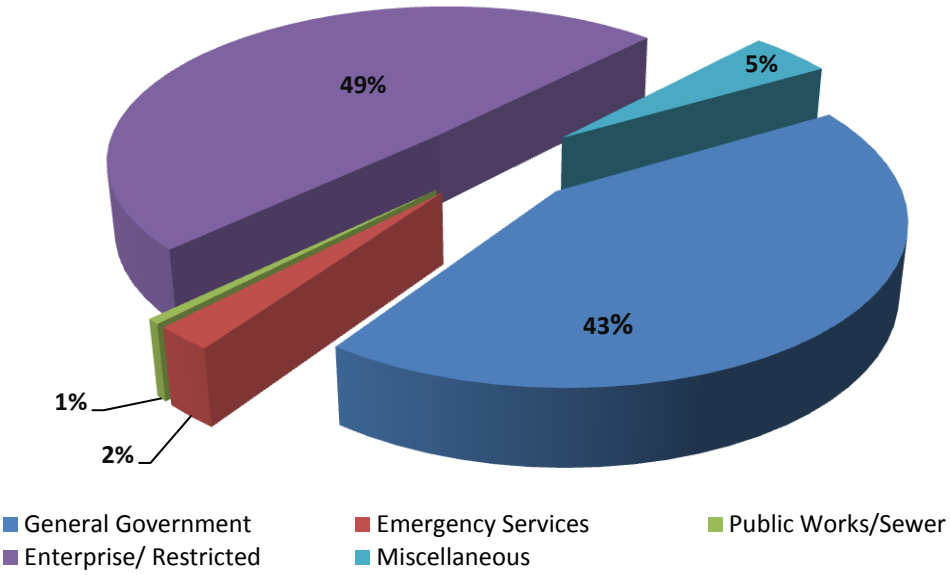
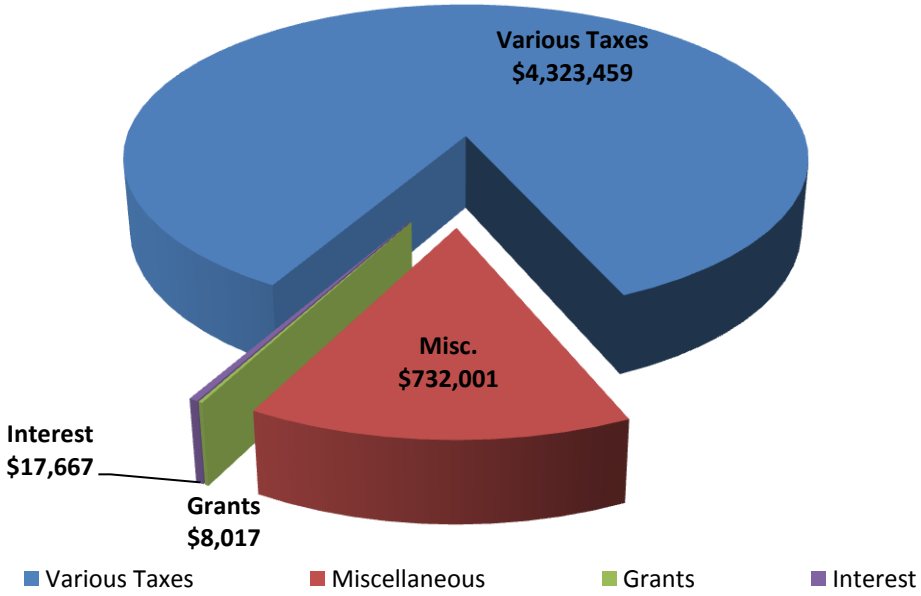
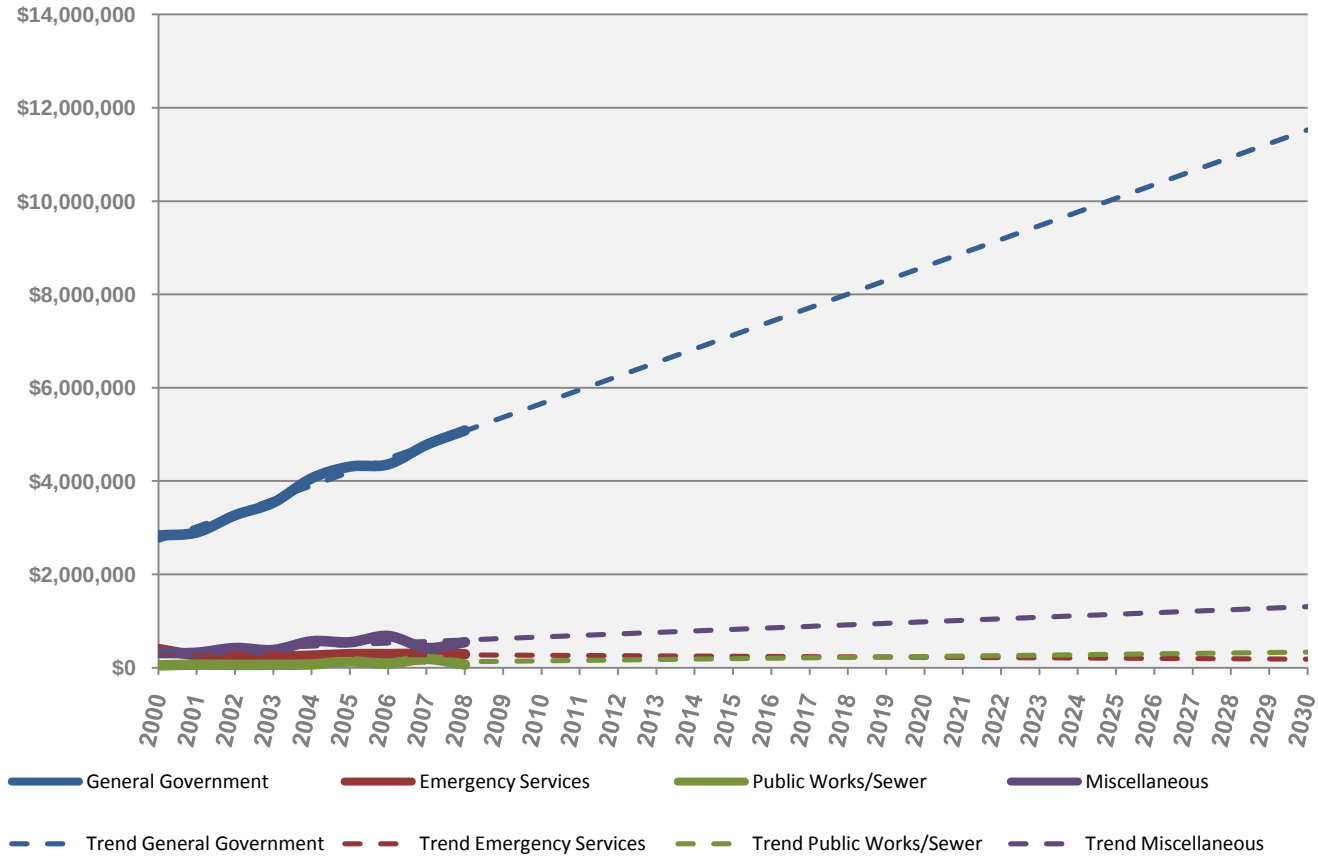


Figure 4: General Government Revenue (2008)



Note: Figure 3 details just General Fund Revenues of the 43% General Government Category.

Figure 5: Revenues (2000-2008) and Projected Trends



Note that projected revenue trends as illustrated in Figure 4 are based on past revenue trends do not account for changes in land use, changes in service, or changes in assessed values. Figure 5 illustrates that based on past trends; revenue is anticipated to increase for all generalized categories of service; with the greatest increases for general government services. The values presented in Figure 4 as projected are applied to Build-Out analysis results.

Section 5.2 Expenditures

Fairview Township expenditures for the past year and as projected for 2009, as well as total and average annual expenditures for the past ten years are illustrated in Table 25 and Figure 5. The general expenditure categories reflect general governmental service areas of Fairview Township government. The values are used for trends and to determine per capita expenditure and projected per capita expenditure as applied to build-out analysis.

Table 24: Fairview Township Expenditures

General Government	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Administration Staff	$311,095	$380,664	**$2,725,614**	**$302,846**
Administration Capital	$0	$0	**$54,700**	**$6,078**
Tax Collection	$42,116	$47,390	**$337,274**	**$37,475**
Township Building	$144,783	$78,682	**$746,158**	**$82,906**
Township Building Capital	$570,137	$20,400	**$690,733**	**$76,748**
Building and Zoning	$620,796	$513,735	**$3,686,218**	**$409,580**
Building and Zoning Capital	$2,639	$0	**$61,104**	**$6,789**
Contributions	$13,000	$13,000	**$93,500**	**$10,389**
Principal	$6,764	$4,300	**$787,252**	**$87,472**
Interest	$1,430	$700	**$70,097**	**$7,789**
Unemployment Comp	$0	$0	**$17,560**	**$1,951**
Medicare	$0	$0	**$37,514**	**$4,168**
Retirement	$0	$0	**$463,974**	**$51,553**
Social Security	$0	$0	**$160,404**	**$17,823**
Total	**$1,712,760**	**$1,058,871**	**$9,932,102**	**$1,103,567**

Emergency Services	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Police	$2,099,678	$2,334,518	**$14,121,169**	**$1,569,019**
Police Capital	$68,104	$90,110	**$563,837**	**$62,649**
EMA	$5,901	$13,390	**$71,745**	**$7,972**
EMA Capital	$4,932	$6,000	**$32,152**	**$3,572**
Fire Service	$570,323	$220,395	**$2,230,137**	**$247,793**
Fire Service Capital	$18,151	$0	**$658,650**	**$73,183**
Fire Hydrants	$41,220	$40,000	**$336,852**	**$37,428**
EMS	$152,221	$173,620	**$1,228,065**	**$136,452**
Total	**$2,960,530**	**$2,878,033**	**$19,242,608**	**$2,138,068**

Public Works/Sewer	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Highway	$1,025,878	$1,242,242	**$8,655,967**	**$961,774**
Highway Capital	$136,945	$160,344	**$1,098,110**	**$122,012**
Parks and Recreation	$160,822	$145,211	**$836,329**	**$92,925**
Parks and Recreation Capital	$137,464	$16,400	**$527,321**	**$58,591**
Total	**$1,461,109**	**$1,564,197**	**$11,117,727**	**$1,235,303**

Enterprise / Restricted	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Street Lights	$60,134	$46,000	**$334,269**	**$37,141**
Sewer	$3,473,643	$3,184,242	**$25,877,459**	**$2,875,273**
Sewer Capital	$214,039	$120,000	**$475,939**	**$52,882**
Refuse	$1,329,972	$1,319,551	**$8,576,956**	**$952,995**
Refuse Capital	$160,226	$0	**$241,624**	**$26,847**
Liquid Fuels	$463,019	$415,000	**$1,782,164**	**$198,018**
Liquid Fuels Capital	$0	$0	**$712,080**	**$79,120**
Total	**$5,701,032**	**$5,084,793**	**$38,000,491**	**$4,222,277**

TOTALS	2008	2009	Totals 00-09	Average per YEAR (Last 10 Years)
Total	**$11,835,431**	**$10,585,894**	**$78,292,928**	**$7,463,911**

Source: Fairview Township FY 2008, 2009 Budgets

Table 25 Fairview Township Expenditure illustrates that Fairview Township expended approximately $11.8 million in 2008 and has expended an average $7.46 million per year for the past ten years. Not included in the average per year or 2000-2009 totals are the approximate $3.5 million expenditure on Fire Facilities (Building and Engine) as they were considered as a "one-time" expenditure.

Figure 6: General Expenditures (2008) illustrates the overall expenditures for the Township, while Figure 7: General Government Expenditures (2008) illustrates expenditures of the General Fund. Figure 8: Expenditures (2000-2008) and Projected Trends illustrates potential expenditures based on trends.

Figure 6: General Expenditures (2008)

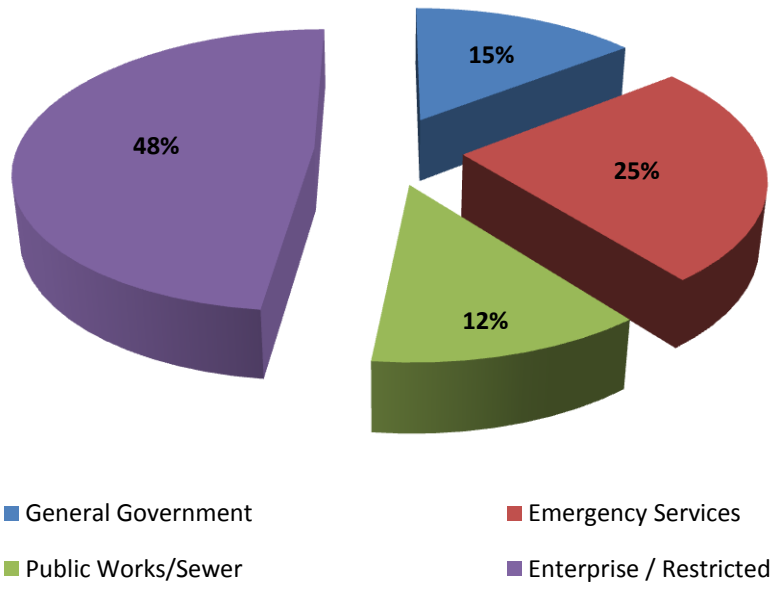
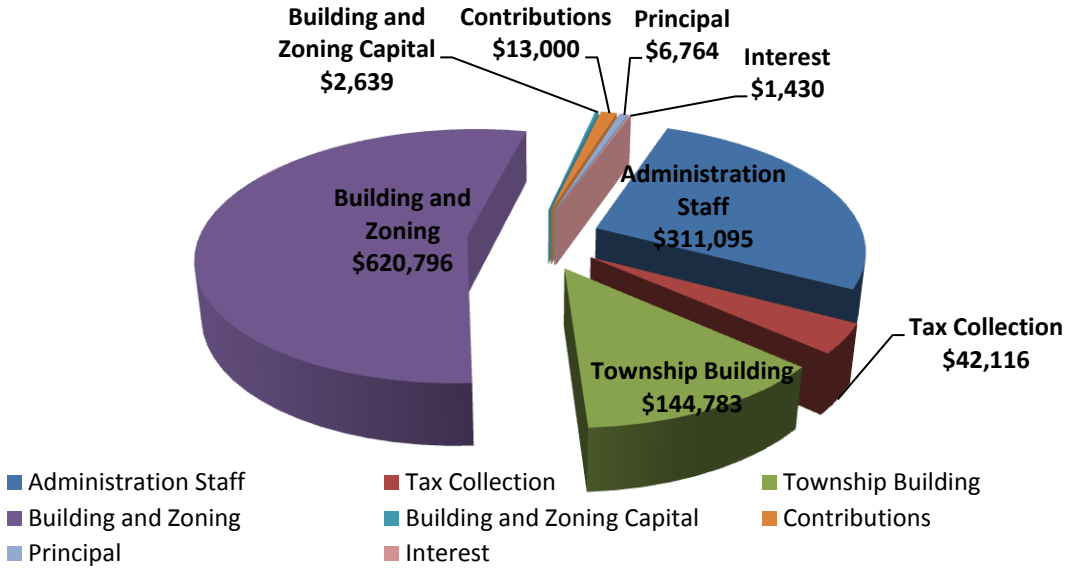
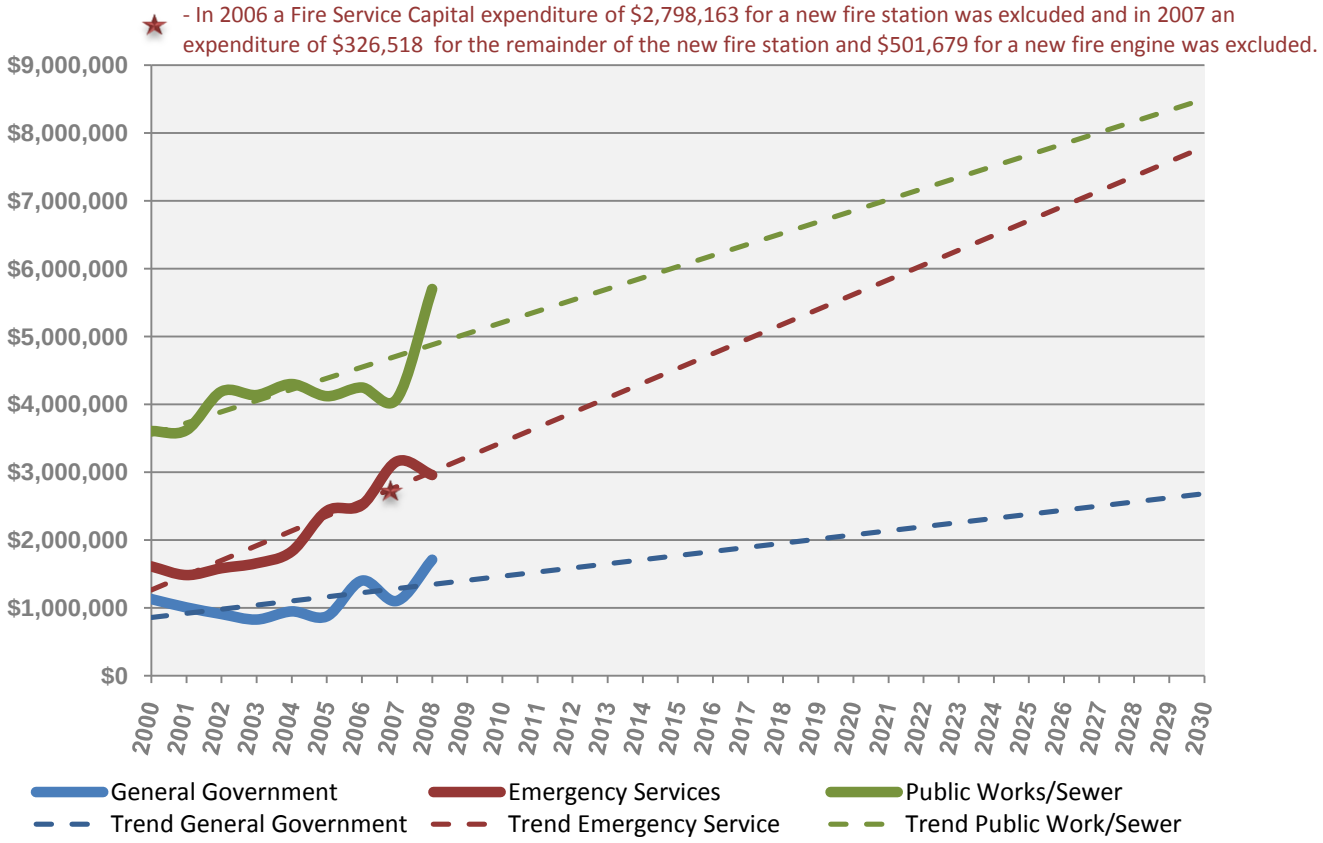


Figure 7: General Government Expenditures (2008)



Note: Figure 6 details just General Fund Expenditures of the 14% General Government Category.

Figure 8: Expenditures (2000-2008) and Projected Trends



Note that projected expenditure trends as illustrated in Figure 8 are based on past expenditure trends and do not account for changes in land use, changes in service, or changes in cost to provide services. Figure 8 illustrates, that based on past trends, expenditure is anticipated to increase for all generalized categories of service; with the greatest increases for public water and sewer services and emergency services.

In 2006, there was a $2.79 million expenditure for emergency service (a new fire station), and in 2007 there was an additional expenditure of $326,518 for completion of the new fire station as well as an expenditure of $501,679 for a new fire engine, each of which was ***excluded*** from the chart as they skewed projected expenditure. The expenditures were viewed as "one-time" expenditures. Values presented in Figure 7 as projected are applied to Build-Out analysis results.

Section 5.3 Per Capita Expenditures

Per capita expenditures is defined as expenditures as shared equally among all individuals; therefore per capita is calculated as the total expenditure as divided by the total population. A per capita expenditure for generalized categories of Emergency Services, Police, Streets and Roads, Parks and Recreation, and sewer services as presented in Table 26 Per Capita Expenditure and Figure 9: Per Capita Expenditure illustrates the change in per capita expenditure between 2000 and 2008.

Table 25: Per Capita Expenditure (2000 – 2008)

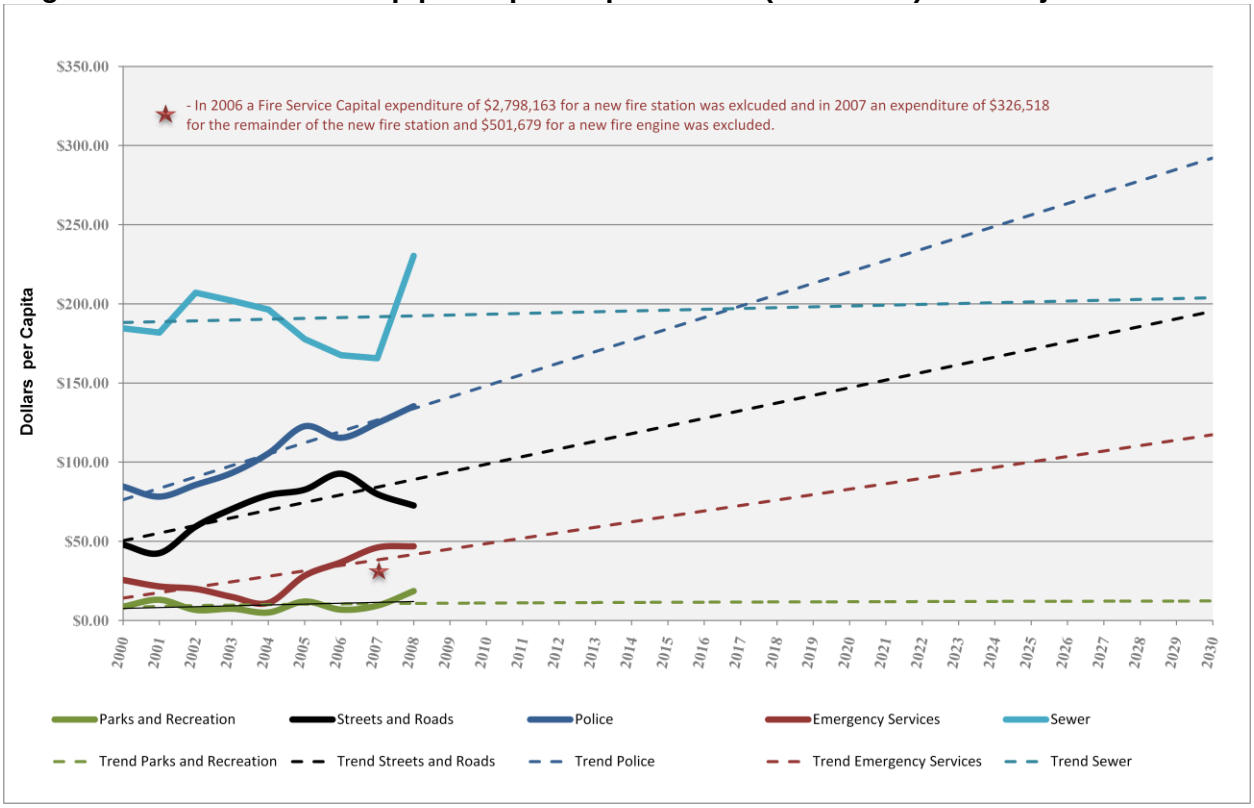
YEAR	2000	2001	2002	2003	2004	2005	2006	2007	2008
POPULATION	14,321	14,525	14,666	14,998	15,417	15,840	16,253	16,589	16,012
General Service Category									
Emergency Services	$25.58	$21.51	$19.95	$14.84	$11.09	$28.30	$36.81*	$46.14*	$46.94
Police	$84.59	$78.20	$85.65	$93.25	$105.51	$122.72	$115.42	$124.71	$135.38
Streets and Roads	$47.85	$42.52	$59.34	$70.47	$79.15	$149.81	$92.76	$79.84	$72.62
Parks & Recreation	$8.76	$13.14	$6.75	$7.48	$5.10	$12.02	$6.91	$9.44	$18.63
Sewer Service	$184.54	$181.92	$207.02	$201.98	$196.39	$177.78	$167.59	$165.61	$230.31
Total Per Capita Per Year	*$351.32*	*$337.30*	*$378.71*	*$388.02*	*$397.23*	*$423.46*	*$419.48*	*$425.74*	*$503.88*

**Note for per capita expenditure within Emergency Services Expenditure, the one-time $2,798,163 was removed from calculations; otherwise the per capita expenditure for Emergency Services in 2006 would be equivalent to $208.97. In 2007, the one-time expenditure of $326,518 for completion of the fire station as well as $501,679 expenditure for a new fire engine was removed from the calculations; otherwise the per capita expenditure for Emergency Services in 2007 would be $93.76.*

Data in Table 26: Per Capita Expenditures, account for annual changes in population as well as changes in expenditure. For example, the year 2000 population of 14,321 was not used for years 2000 through 2008, rather the annual Census population estimates (as published by the United State Census Bureau) for the Township were applied for each year, as illustrated in the Population row of the above table. Using changes in population for expenditure calculations per

year's expenditures provides a more accurate per capita value. The per capita values in table 26 were used to project per capita expenditure trends as illustrated in Figure 9.

Figure 9: Fairview Township per Capita Expenditures (2000-2008) and Projected Trends



Note that projected per capita expenditure trends as illustrated in Figure 9 are based on past per capita expenditure trends and do not account for changes in land use, changes in service, or changes in cost to provide services. Figure 9 illustrates, that based on past trends, per capita expenditure is anticipated to increase for all generalized categories of service; with the greatest increases for police services and streets and roads.

Recall that in 2006, there was a $2.79 million expenditure for emergency service (a new fire station), and in 2007 there was an additional expenditure of $326,518 for completion of the new fire station as well as an expenditure of $501,679 for a new fire engine, each of which was ***excluded*** from the chart as they skewed projected expenditure. The expenditures were viewed as "one-time" expenditures. Since the expenditures were excluded from Total Expenditures they were also excluded from per capita expenditures.

The data provided in the revenues, expenditures, and per capita expenditures sections provide a base for the analysis of the impacts of the projected development as described in build-out scenarios. Table 26 provides a summary of the projected expenditures for Planning Scenarios 1 & 2.

Table 26: Expenditures & Revenues

	TODAY'S EXPENDITURES		COUNTY PROJECTIONS	FUTURE PROJECTIONS Designated Growth Area	
	Current	Current Expenditures	Maximum Build-Out	Scenario 1 2030	Scenario 2 2030
POPULATION	$135.38	$2,167,705	$ 7,849,197	$ 3,456,387	$ 3,092,485
Police	$47.94	$751,603	$ 2,721,534	$ 1,198,425	$ 1,072,250
Emergency Services	$73.62	$1,162,791	$ 4,210,435	$ 1,854,061	$ 1,658,859
Roads	$18.63	$298,304	$ 1,080,149	$ 475,643	$ 425,565
Parks/Rec.	$230	$3,682,760	$ 13,335,170	$ 5,872,130	$ 5,253,890
Sewer Service	**$503.60**	**$ 8,063,163**	**$ 29,196,485**	**$ 12,856,646**	**$ 11,503,050**

Section 5.4 Build-Out Revenues and Expenditures

Build-Out scenarios project potential changes in land use as well as housing and population, which in turn can affect revenues and expenditures. The results of the Build-Out analysis as combined with current revenue and expenditure trends illustrate potential changes in revenues and expenditures. The potential additional housing units, additional non-residential space, and additional population from build-out scenarios were calculated using current millage rates, current expenditure to educate students, and current per capita expenditure for emergency services, police, streets and roads, and parks and recreation, and public works / sewer service. There were several assumptions that were made concerning fiscal impacts which are illustrated in Table 28: Fiscal Impact Standards and Assumptions.

Table 27: Fiscal Impact Standards and Assumptions

Topic	Assumption or Standard
Millage Rates	Millage rates are used to determine revenues based on assessed property values. Millage rates are applied per every $1,000 of assessed value. An example includes a $100,000 assessment of a single family home, as multiplied by the millage rate for the Township (1.6 mills): $100,000 X 0.0016 = $160 in revenue for Fairview Township. • Fairview Township 2008 millage rate was 1.6 Mils • York County 2008 millage rate was 4.0 Mils • West Shore School District 2008 millage rate was 10.5 Mils
Assumed Assessed Values	Since each property is unique and estimating actual or implied assessed values is beyond the purview of this analysis, a hypothetical “average assessed value” was used. Assessment values are used to project revenues based on millage rates. • The 2008 average assessed value of residential properties in Fairview Township was $151,108 • The 2008 average assessed value of nonresidential space in Fairview Township was $35.29 per square foot of building space plus $92,385 per acre of nonresidential land*
Schools	The 2008 average expenditure to educate a student in West Shore School District was $8,345 per student per year. However that expenditure was based on revenues collected through school district taxes as well as supplemented from the State Department of Education and other grants. The percentage of the expenditure per student in West Shore School district in 2008 that was derived from school district taxes was 68%. This indicates that $5,675 of the $8,345 was from collected revenues. For Build-out fiscal impact analysis, the percentage of expenditure per student was applied to determine impacts.

Jobs & Employment – Local Service Tax	For the Build-Out Analysis an average 430 square feet of nonresidential space per potential employee was used and is based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, average square feet per employee for Office jobs (300 square feet) and average square feet per employee for Manufacturing jobs (560 square feet). Fairview Township Local Service Tax is $52 per employee per year.
School Aged Children	Based on Census 2000 data, the average school aged children per household in Fairview Township was 0.47; this value was applied to build-out households and populations.

**Nonresidential improved assessed values and land assessed values are from York County Tax Assessment*
Office datasets, with square footage of improvements as calculated from aerial photography and GIS tools. The assumed assessed values are based on provided datasets are not to be considered as actual or implied values of property. The assumed assessed values are considered hypothetical and are for information purposes only.

In general, regardless of build-out scenario, the following table describes steps to calculate a total taxable value to which respective millage rates are applied, and from which potential revenues are determined. Inputs are based on build-out results including the number of additional housing units, the amount of additional square feet of nonresidential space, and the acres of land developed as nonresidential.

Table 28: Build-Out Analysis Steps to Determine Total Taxable Values*

Step 1	The number of additional housing units is multiplied by the assumed average assessed value of residential properties to calculate a total taxable value of residential properties.
Step 2	The amount of additional square footage of nonresidential space is multiplied by the assumed average assessed value of nonresidential space to calculate a taxable value based on improvements of nonresidential land.
Step 3	The acres of nonresidential lands are multiplied by the assumed average assessed value of nonresidential land to calculate a taxable value of land developed non-residentially.
Step 4	The results of steps 2 and 3 are added together to generate a total taxable value of nonresidential development.
Step 5	The resulting total taxable values from residential and nonresidential development are used to estimate revenues based on millage rates and other information as presented in the Standards and Assumptions table.

** The steps describe the process used for this build-out analysis and are provided for informational purposes only; these are not actual or implied valuations of property. The results of the steps are considered hypothetical based on provided datasets.*

The following sections illustrate the potential revenue and potential impacts based on scenario results and calculated taxable values based on the steps described in Table 29.

Section 5.5 Impacts on Revenue – School

The following tables (29 through 32) describe revenue that may be collected by West Shore School District, Fairview Township, and York County based on build-out results and build-out steps. The potential allocation of additional revenue is described in further detail for schools and municipal services. The following tables describe how West Shore School District's may be impacted.

Table 29: Fiscal Impacts of Maximum Build-Out

Variables	Potential Additional School Tax Collected (10.5 Mils)	Potential Additional Township Taxes Collected (1.6 Mils)	Potential Additional County Tax Collected (4.0 Mils)	Potential Additional Total Tax Collected
A. Potential Residential Development Revenue	$ 25,814,535	$3,933,643	$ 9,834,109	$39,582,287
B. Potential Non-residential Development Revenue	$ 25,915,845	$3,949,081	$ 9,872,703	$39,737,629
C. Potential Revenue Collected (Residential & Non-residential)	***$ 51,730,380***	***$7,882,725***	***$ 19,706,811***	***$79,319,916***
D. Potential New (Additional) Residential Units*	**16,270**			
E. Average Students per Residential Unit**	0.47			
F. Potential New (Additional) Students (D*E)	7,647			
G. Average School District Expenditure per Student as derived from Revenue***	$ 5,675	2007-2008 estimate expenditure per Student as derived from Taxes (68% of $8,345)		
H. Potential Cost (Expenditure per New Student (F*G)	***$ 43,393,099***			
I. Difference Between School District Revenue & Cost *(C - H)*	**$ 8,337,281**			

**From Build-out Analysis*
***Average Students per Household; United State Census Bureau 2000 Census (School Aged Children)*
**** Pennsylvania Department of Education, 2008*

Table 29 reveals that the 16,270 additional housing units and additional 65.78 million square feet of nonresidential space from the Maximum Township-Wide Build-Out may yield 7,647 additional students for the West Shore School District, and may produce an increase in school district revenues of $51.7 million but at a cost of approximately $43.39 million to educate the additional students. Although the scenario may result in a surplus of approximately $8.33 million, the surplus doesn't consider increased costs associated with necessary school facility upgrades or expansions to accommodate the potential 7,647 additional students.

The table also indicates Township-Wide Maximum Build-Out may yield Fairview Township approximately $7.88 million and York County approximately $19.7 million in revenue from property taxes.

Table 30: Fiscal Impacts of Scenario 1

Variables	Potential Additional School Tax Collected (10.5 Mils)	Potential Additional Township Taxes Collected (1.6 Mils)	Potential Additional County Tax Collected (4.0 Mils)	Potential Additional Total Tax Collected
A. Potential Residential Development Revenue	$ 5,937,184	$ 904,714	$ 2,261,785	$ 9,103,683
B. Potential Non-residential Development Revenue	$ 1,725,948	$ 263,002	$ 657,504	$ 2,646,454
C. Potential Revenue Collected (Residential & Non-residential)	***$ 7,663,133***	***$ 1,167,715***	***$ 2,919,289***	***$11,750,137***
D. Potential New (Additional) Residential Units*	**3,742**			
E. Average Students per Residential Unit**	0.47			
F. Potential New (Additional) Students (D*E)	1,759			
G. Average School District Expenditure per Student as derived from Revenue***	$ 5,675	2007-2008 estimate expenditure per Student as derived from Taxes (68% of $8,345)		
H. Potential Cost (Expenditure per New Student (F*G)	***$ 9,980,146***			
I. Difference Between School District Revenue & Cost *(C - H)*	**$ (2,317,013)**			

**From Build-out Analysis*
***Average Students per Household; United State Census Bureau 2000 Census (School Aged Children)*
**** Pennsylvania Department of Education, 2008*

Table 30 reveals that the 3,742 additional housing units and additional 4.17 million square feet of nonresidential space from Scenario 1 Modified Build-Out may yield 1,759 additional students for the West Shore School District, and an increase in school district revenues of $7.66 million but at a cost of approximately $9.98 million; and a deficit of approximately $2.31 million.

The table also indicates The Scenario 1 Modified Build-Out may yield Fairview Township approximately $1.16 million and York County approximately $2.91 million in revenue from property taxes.

Table 31 Fiscal Impacts of Scenario 2

Variables	Potential Additional School Tax Collected (10.5 Mils)	Potential Additional Township Taxes Collected (1.6 Mils)	Potential Additional County Tax Collected (4.0 Mils)	Potential Additional Total Tax Collected
A. Potential Residential Development Revenue	$ 4,290,258	$ 653,754	$ 1,634,384	$ 6,578,396
B. Potential Non-residential Development Revenue	$ 5,411,284	$ 824,577	$ 2,061,442	$ 8,297,302
C. Potential Revenue Collected (Residential & Non-residential)	***$ 9,701,542***	***$ 1,478,330***	***$ 3,695,826***	***$14,875,698***
D. Potential New (Additional) Residential Units*	**2,704**			
E. Average Students per Residential Unit**	0.47			
F. Potential New (Additional) Students (D*E)	1,271			
G. Average School District Expenditure per Student as derived from Revenue***	$ 5,675	2007-2008 estimate expenditure per ADM (student) as derived from Taxes (68% of $8,345)		
H. Potential Cost (Expenditure per New Student (F*G)	***$7,211,736***			
I. Difference Between School District Revenue & Cost *(C - H)*	**$ 2,489,807**			

**From Build-out Analysis*
***Average Students per Household; United State Census Bureau 2000 Census (School Aged Children)*
**** Pennsylvania Department of Education, 2008*

Table 31 reveals that the 2,704 additional housing units and additional 12.52 million square feet of nonresidential space from Scenario 2 Modified Build-Out with a Nonresidential Focus could yield 1,271 additional students for the West Shore School District, and an increase in school district revenues of $9.7 million but at a cost of approximately $7.2 million; and a reserve or surplus of approximately $2.48 million.

The table also illustrates that Scenario 2 Modified Build-Out results may yield Fairview Township approximately $1.47 million and York County approximately $3.69 million in revenue from property taxes.

Table 32: School District Impact Summary

	Township-Wide Maximum Build-Out	Scenario 1: Modified Build-Out	Scenario 2: Modified Build-Out with Nonresidential Focus
Number of New Houses*	16,270	3,742	2,704
Average Students per House**	0.47	0.47	0.47
Calculated Additional Students (New)	7,647	1,759	1,271
Cost to Educate a Student *** *"an additional cost of $2,670 / student comes from state and federal grants and subsidies"*	$ 5,675	$ 5,675	$ 5,675
Number of New Students x Cost	$ 43,393,099	$ 9,980,146	$ 7,211,736
Calculate Potential Revenues	$ 51,730,380	$ 7,663,133	$ 9,701,542
Difference between Projected Revenue and Projected Costs	$ 8,337,281	$ (2,317,013)	$ 2,489,806

**From Build-Out Analysis*
***Average Students per Household; United State Census Bureau 2000 Census (School Aged Children)*
**** Pennsylvania Department of Education, 2008*

A comparison of school district impacts, as provided in Table 32: School District Impact Summary illustrates that Scenario 2 may provide a potential surplus for the school district in terms of ability to cover costs to educate students. Although the Township-Wide Maximum Build-Out also indicates a surplus, the additional 7,647 students may be too large a burden to address using the surplus.

The following section describes how the municipal services may be impacted by changes projected through scenarios.

Section 5.6 Impacts on Revenue – Jobs

The following table describes revenue that may be collected by Fairview Township through Local Service Taxes (LST). The LST, formerly known as the emergency and municipal services tax or occupational privilege tax, pertains to revenue from the additional jobs that may be realized through the additional non-residential square footage described per build-out scenario. The LST is described according to the Pennsylvania Department of Economic Development through newPA.com:

> *"All employers with work sites within the taxing jurisdiction are required to deduct the LST from their employees at the site of employment if the tax is listed in the Official Tax Register. If the municipality and/or school district's tax rates are not listed in the Register, employers are not required to withhold the LST from employee wages…. The total LST paid by any taxpayer in a calendar year remains limited to $52, regardless of the number of political subdivisions in which an individual works during the year."*
> http://www.newpa.com/get-local-gov-support/tax-information/local-services-tax
> [Accessed April 03 2009]

Fairview Township's LST was formerly known as the Occupational Privilege Tax (OPT) and changed to an LST effective as of January 1, 2008. Therefore, additional square footage of nonresidential space that is realized through build-out scenarios may yield additional employees

and may also yield additional revenues through the LST. The LST does indicate that municipalities must use at least 25% of the tax revenues for emergency services.

York County Economic Development Corporation (YCEDC) estimates potential additional jobs based on additional square footage of nonresidential based on national industry standards. The YCEDC is currently considering using the following standards in the draft Comprehensive Economic Development Strategy (CEDS) report: 250 square feet per employee based on national industry trends for Office jobs, and 750 square feet per employee again based on national industry data for Industrial jobs. The YCEDC notes that even national industry standards range from as low as 250 square feet for flex space and up to 1,000+ for distribution space.

Another source for estimating the number of jobs based on square footage of nonresidential space is provided through the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, which estimates the number of potential employees in new developments to then estimate the number of trips that a new business could generate. The ITE uses 300 square feet for office Jobs and 560 square feet for manufacturing jobs.

For Build-Out Scenario purposes, which are hypothetically based using current trends, the average jobs per square footage of additional nonresidential space was applied. The average is based on office and manufacturing type jobs, where manufacturing would include light manufacturing or technical jobs. An average 430 square feet of nonresidential space per potential employee was used.

Table 33: Potential Additional Jobs and Revenue

	Additional Nonresidential Square Feet of Space	Additional Jobs* Based on an Average 430 square feet per Employee	Potential Additional Revenue Based on LST of $52
Existing Conditions	NA	NA	NA
Maximum Build-Out	65,780,000	152,977	**$ 7,954,791**
Scenario 1	4,174,343	9,708	**$ 504,804**
Scenario 2	12,526,559	29,132	**$ 1,514,840**
DIFFERENCE BETWEEN Scenario 1 and 2	8,352,216	19,424	**$ 1,010,035**

NA = Not Available
LST = Local Service Tax
** The Build-Out Scenarios assume that all potential additional jobs are held as the sole job of potential employees and are not split between municipalities or job locations.*

Table 33 indicates that Fairview Township may increase the number of jobs and potential revenues using LST by approximately 152,977 jobs and $7.9 million through Township-Wide Maximum; and approximately 9,708 jobs and $504,804 through Scenario 1; and approximately 29,132 jobs and $1.5 million through Scenario 2.

Section 5.7 Impacts on Expenditures – Municipal Services

Changes in land use, housing units, and populations results in changes in a Municipality's ability to provide services. The following section describes current expenditure per capita and applies those values to projected populations. Note that the services presented are generalized and may not include all services provided by the Township. The cost to provide select municipal services, based on build-out analysis assumptions, to populations from Build-out scenarios are presented in Table 34: Projected Cost to Provide Municipal Services.

Table 34: Projected Cost to Provide Municipal Services

Type of Service*	2008		Maximum 2030	Scenario 1 2030	Scenario 2 2030
	Per Capita Expenditure to Provide Service	Current Expenditure Based on Per Capita	Total Expenditure Based on Per Capita	Total Expenditure Based on Per Capita	Total Expenditure Based on Per Capita
Population**	**16,012**		**57,979**	**25,531**	**22,843**
Police	$135.38	$2,167,705	$ 7,849,197	$ 3,456,387	$ 3,092,485
Emergency Services (Fire and Ambulance)	$47.94	$751,603	$ 2,721,534	$ 1,198,425	$ 1,072,250
Streets and Roads	$73.62	$1,162,791	$ 4,210,435	$ 1,854,061	$ 1,658,859
Parks and Recreation	$18.63	$298,304	$ 1,080,149	$ 475,643	$ 425,565
Public Works / Sewer	$230	$3,682,760	$ 13,335,170	$ 5,872,130	$ 5,253,890
Total	**$503.60**	**$ 8,063,163**	**$ 29,196,485**	**$ 12,856,646**	**$ 11,503,050**

** Assumes no change in service as it is provided today (for example non-regional services, current response times, etcetera).*

*** Population estimate for 2008, projected populations based on build-out scenarios*

Table 34 illustrates that the current per capita expenditure (2008) to provide municipal services is $504 for select services. The per capita expenditure in 2008 per category was applied to projected populations to estimate costs to continue to provide services. According to trends, the cost to provides services to the 57,979 people of the Township-Wide 2030 Maximum Build-Out may be approximately $29.2 million; while the cost to provide services to the 25,531 people of the Scenario 1: Modified Build-Out may be approximately $12.85 million, and the cost to provide services to the 22,843 people of the Scenario 2: Modified Build-Out with Nonresidential Focus may be approximately $11.5 million.

Table 35: Summary of Expenses - Municipal Services*

Township-Wide Maximum Build-Out				
2009 Anticipated Current Revenue	**Maximum Build-Out Anticipated Revenue**	**Maximum Build-Out Total Anticipated Revenue**	**Maximum Build-Out Anticipated Total Expenditure**	**Potential Deficit / Surplus**
$10,455,205	$7,882,725	$18,337,929	$29,196,485	**$(10,858,556)**
			LST Revenue	$7,954,791
			TOTAL	**$(2,903,765)**
Scenario 1				
2009 Anticipated Current Revenue	**Scenario 1 Anticipated Revenue**	**Scenario 1 Total Anticipated Revenue**	**Scenario 1 Anticipated Total Expenditure**	**Potential Deficit / Surplus**
$10,455,205	$1,167,715	$11,622,920	$12,856,646	**$(1,233,726)**
			LST Revenue	$504,804
			TOTAL	**$ (728,921)**
Scenario 2				
2009 Anticipated Current Revenue	**Scenario 2 Anticipated Revenue**	**Scenario 2 Total Anticipated Revenue**	**Scenario 2 Anticipated Total Expenditure**	**Potential Deficit / Surplus**
$10,455,205	$1,478,330	$11,933,535	$11,503,050	**$430,485**
			LST Revenue	$1,514,840
			TOTAL	**$1,945,325**

** Potential deficits or surpluses are based on the data and information provided, assumptions as described, and is informational only. Additional analysis may be needed.*
LST = Local Service Tax and assume that all potential additional jobs are held as the sole job of potential employees and are not split between municipalities or job locations.

Table 35: Summary of Expenses - Municipal Services provides a brief comparison of revenues collected from the increased housing units and non-residential space from build-outs (Tables 35 and 36) as added to anticipated 2009 revenues plus potential revenues from Local Service Tax. The summary table assumes that all proposed development per scenario takes place and illustrates what changes may be expected considering the supplemental income from build-outs. The table indicates that Fairview Township may expect to receive an increase in revenue of approximately $7.88 million through a Township-Wide Maximum Build-Out, and $1.16 million increase through Scenario 1 Modified Build-Out, and approximately $1.47 million increase through Scenario 2 Modified Build-Out with a Nonresidential Focus. The table also illustrates that although the Township's revenues may increase from all three scenarios, the cost to continue to provide municipal services (based on the current per capita expenditures) may be greater than the revenue collected through the Township-Wide maximum Build-Out or the Scenario 1: Modified Build-Out; only Scenario 2: Modified Build-Out with Nonresidential Focus projects a potential surplus.

Table 35 further indicates that Fairview Township may expect to receive increases in revenue from LST of approximately $7.9 million through a Township-Wide Maximum Build-Out, and $505,000 increase through Scenario 1 Modified Build-Out, and approximately $1.5 million increase through Scenario 2 Modified Build-Out with a Nonresidential Focus but still result in a potential deficit except for Scenario 2 Modified Build-Out with a Nonresidential Focus.

The data indicates that an increase in nonresidential lands by approximately 609 acres within the Designated Growth Area, based on build-out assumptions, may result in the Township's ability to continue providing select municipal services without a deficit.

Section 5.8 Fiscal Impact Planning Implications

1. Scenario 1 projects a loss of $554,023 (revenues – expenditures) in year 2030 as compared to a surplus of $1,945,325 in Scenario 2.
2. Additional non-residential lands in the Township result in increased revenues and decreased expenditures in 2030. Scenario 2 results in a potential savings of nearly 12% or $1,353,596 in municipal expenditures when compared to Scenario 1.
3. If the number of homes continues to increase, each household will increase their expenditure for community facilities and services by 54%. Residents currently pay an estimated $1,305 (2008) each year for municipal services and are projected to pay $2,405 for year 2030.
4. Growth projections in Scenario 2 indicate the number of new students will increase by 13.4%.
5. If population growth continues, the current amount of $1,586 collected in taxes per household to pay for the cost of educating one student will increase to $5,675 per student by year 2030.

Comparisons	Scenario 1	Scenario 2
Population*	9,691	7,003
Homes*	3,742	2,704
School Students*	1,759	1,271
Police	$3,456,387	$3,092,485
Emergency Services	$1,198,425	$1,072,250
Roads	$1,854,061	$1,658,859
Parks/Rec	$475,643	$425,565
Sewer Service	$5,872,130	$5,253,890
Total Revenues	$11,622,920	$11,933,535
Total Expenditures	$12,856,646	$11,503,050
School District Revenue	$7,663,133	$9,701,542

**represents ADDITIONAL homes, students, and people*

SECTION 6.0 BUILD-OUT IMPACT - SEWER

Data from Fairview Township's Act 537 Sewerage Facilities Plan Update Report (July 2008) provides information concerning current plant capacities, average flows, and remaining capacities after consideration for projected flows. Since Scenario's 1 & 2 assimilate the projected development and therefore flows from the Southern Drainage Area, the remaining capacities presented in the following tables already account for a portion of the total projected flows as a result of build-outs. Additional data from the report were used to determine Build-Out Scenario impacts to wastewater treatment plants (WWTP) and include the following standards.

According to data presented in the Act 537 Sewerage Facilities Plan Update Report, one (1) equivalent dwelling unit EDU (housing unit) is anticipated to produce 233 gallons per day (gpd) of wastewater flow; therefore, a value of 233 gpd per projected residential unit was applied to Build-Out Scenario outputs for housing units. Also according to the report concerning nonresidential flow for office buildings, one (1) EDU of flow (233 gpd) is equivalent to 3,495 square feet of office space; therefore a value of 233 gpd per every 3,496 square feet of nonresidential space was applied to Build-Out Scenario outputs for nonresidential space. The Act 537 Sewerage Facilities Plan Update Report also provided information concerning remaining capacities at WWTPs for each of the sewer service areas in Fairview Township. Data from the report are presented in Table 36: Capacity Analysis.

Table 36: Capacity Analysis

WWTP	2007 Annual Average Daily Flow (mgd)	Annual Average Allocated Capacity (mgd)	Anticipated Flow from Identified New Developments (mgd)	Projected Total Flow (mgd)	Projected Total Flows Percent of Allocated Capacity (%)	Remaining Capacity* (mgd)
North	0.370	0.726	0.049	0.419	58	**0.307**
South	0.375	0.500	0.105	0.480	96	**0.020**
Lower Allen	0.170	0.420	0.009	0.179	43	**0.241**
Lewisberry	0.012	0.027	0.000	0.012	45	**0.015**
Total	0.927	1.673	0.163	1.090		**0.583**

Source: Fairview Township Act 537 Sewerage Facilities Plan Update Report, July 2008 – Table 4-8.
**Note that remaining capacities anticipate flows from new developments and therefore already include potential flows that may be expected from the Southern Drainage Area of Scenario 1, and Scenario 2.*

Table 36 illustrates the remaining capacity in million gallons per day (mgd) for each of the WWTPs in Fairview Township. In general, there is approximately 583,000 gpd of capacity within the existing WWTP facilities and service areas. The table also indicates that South WWTP (Southern Drainage Area) is very near or at capacity; the following text is from the Act 537 Sewerage Facilities Plan Update Report.

> *"Although there is capacity available in the South WWTP to meet current capacity commitments, almost 315,000gpd of additional capacity may be needed to provide public sewer service to the southern part of the Township at build-out conditions". [The build-out conditions refer to those identified in the Act 537 Plan which is separate from the build-out scenarios of this report].*

Since the Maximum Township-Wide Scenario assumed development throughout the entire Township, the flow demand from the scenario results is not included in the following table. The following table describes the flow "demand" or flows generated from the results of build-out scenarios 1 & 2 (additional housing units and additional square footage of nonresidential space).

Table 37: Scenario Flow Demand and Remaining Capacity Analysis

WWTP	ACT 537 REPORT Remaining Capacity Allocated for Fairview (mgd)	FLOW DEMAND* (MGD)		REMAINING CAPACITY **(MGD)	
		SCENARIO 1	SCENARIO 2	SCENARIO 1	SCENARIO 2
North	**0.307**	0.065	0.065	**0.242**	**0.242**
South	**0.020**	0.228	0.228	**-0.208**	**-0.208**
Lower Allen	**0.241**	0.580	0.895	**-0.339**	**-0.654**
Lewisberry	**0.015**	0.000	0.000	**0.015**	**0.015**
Total	**0.583**	0.873	1.188	**-0.290**	**-0.605**

**flow demand is calculated using Act 537 Plan assumptions of 233 gpd per housing unit plus 233 gpd per every 3,495 square feet of nonresidential space.*

*** Remaining capacity is calculated by subtracting scenario flow demand from Act 537 Report reaming capacities.*

Table 37 illustrates that projected flows from scenarios may require additional capacities at existing WWTP facilities. The only difference between Scenario 1 and Scenario 2 are that 609 acres (608.7 acres) of land within the Designated Growth Area develop non-residentially as opposed to residentially under current zoning. The table illustrates the following.

- The North service area may expect approximately 65,000 gpd through Build-Out scenarios resulting in a remaining plant capacity of 242,000 gpd.
- The South service area may expect approximately 228,000 gpd through Build-Out scenarios resulting in a plant capacity deficit of 208,000 gpd.
- The Lower Allen service area may expect approximately 580,000 gpd through Build-Out Scenario 1 and approximately 895,000 gpd through Build-Out scenario 2, resulting in a plant capacity deficit of 339,000 gpd for Scenario 1 and a plant capacity deficit of 654,000 gpd for Scenario 2.

Although the scenarios project overall deficits within WWTP service areas there are numerous methods available to acquire and manage projected flows, many of which are described in Fairview Township's Act 537 Sewerage Facilities Plan Update Report (July 2008).

Section 6.1 Sewer Planning Implications

1. If build-out occurs, the southern sewer service area can expect a deficit capacity of 208,000 in 2030. The sewage treatment plant is at 96% capacity.
2. The northern sewage service area has capacity for future development. The northern sewer service area is at 58% capacity. However; the amount of existing capacity may not sustain future projected total build-out conditions.
    - Capacity for the northern sewer service is projected to have a deficit of 654,000 if all non-residential development is built-out.
    - Sewer service is available from the Lower Allen Township Treatment Plant.
    - Agreements for additional capacity for Fairview Township from Lower Allen Township are not readily in place.

SECTION 7.0 ANALYSIS OF CONSERVATION/PRESERVATION & RECREATION

The following analysis utilizes two methods for assessment of impacts of conservation/preservation of natural lands and open space on the School District and to the community. The methodology used is consistent with the method outlined in the Open Space is a Community Investment" by Michael Frank.

Section 7.1 "Opportunity knocks"

"Opportunity Knocks" exercise, by Michael Frank, mimics the process outlined in the Heritage Conservation publication "Opportunity Knocks-Open Space is a Community Investment," using applicable data for Fairview Township. There are three primary steps to complete the exercise based on the development, purchase, and easement purchase of a "100-Acre Forest-Brush Area." There are several assumptions made in the original publication as well as those associated with the Fairview Township. The following describes various analysis steps and assumptions utilized to determine the cost of conservation/preservation of natural lands and open space.

Step 1: Development of a "100-Acre Forest-Brush Area" - Cost to the Community

A. Public School Cost for a 100-Acre Forest-Brush Development	
100	100-Acre Forest-Brush Area
2.1	Dwelling Units/Acre (RR-zoning district)
210	Total Number of new homes
5,675	Public School Allocation Per New Student (assumes .47 students per home)
$560,122	Public School Costs for the New Homes

Notes & Sources:

- Dwelling units per acre were determined from the current zoning standards for the R-R Residential Rural District (low density residential). Assumes public water and sewer.
- Public school allocation per student is from the 2007-2008 expenditure from the West Shore School District.

B. Calculate the Public School Revenue for a 100-Acre Forest-Brush Development	
210	New Homes
$1,586	Average School Tax Revenue Per Home *(based on 2007-2008 school Millage Rate of 10.5 mils)*
$333,193	Public School Tax Revenue for all the new homes

Notes & Sources:

- Average school tax revenue is based on the 2007-2008 school millage rates for the West Shore School District and 2008 York County Tax Assessment Data.

C. Calculate the Annual Net Shortfall from the 100-Acre Forest-Brush Development		
School Revenues from new homes (Section 1B)	School Expenditure per student (Section 1A)	Annual Net Shortfall per year (B-A)
$333,193	$560,122	($226,929)

Formula: Revenues-Costs (Expenditures) = Shortfall per year

Step 2: Preservation of the "100-Acre Forest-Brush Area" – Savings for the Community

Purchase the land for community use

A. Calculate the Cost to Purchase the 100-Acre Forest-Brush Property for Public Use	
100	100-Acre Forest Brush Property
$15,000	Average Cost per Acre-Fee Simple Purchase*
$1,500,000	Purchase Price of the Land

Notes & Sources:

- Based on recent "Peoples Bank" appraisal (June 2009) for lands available for development within Fairview Township.

B. Calculate the Break Even Period		
Purchase Price of Land	Shortfall (Step 1C)	Break Even Period (years)
$1,500,000	($226,929)	6.6 years

Formula: Cost to Purchase Land/Shortfall = Years of Break Even Period

Step 2 illustrates the amount of time necessary to purchase land for preservation versus the anticipated amount of funding to supplement the cost of educating the potential students from the development of the "100-Acre Forest-Brush Area".

Step 3: Preservation of the "100-Acre Forest-Brush Area" – Savings for the Community

Purchase the Conservation Easements

A. Calculate the Cost to Purchase the Conservation Easements	
100	100-Acre Forest-Brush Property
$5,300	Average Cost per Acre-Easement Purchase (maximum cost)
$530,000	**Purchase Price of the Easement**

Notes & Sources:

Based on the Easement Purchase Price of $5,300 per acre, the following maximum capacity is allowable by the York County Agricultural Land Preservation Board.

C. Calculate the Break Even Period		
Purchase Price for Easements	Shortfall (Step 1C)	Break Even Period (years)
$530,000	($226,929)	2.3

Formula: Cost to Purchase Easement/Shortfall=Years of Break Even Period

Step 3 illustrates the amount of time necessary to purchase the conservation easements versus to the anticipated amount of funding to supplement the cost of educating the potential students from the development of the "100-Acre Forest-Brush Area"

Section 7.2 Municipal Services

A. Municipal Cost for a 100-Acre Forest-Brush Development	
100	100-Acre Forest-Brush Area
2.1	Dwelling Units/Acre (RR-zoning district)
210	Total Number of new homes
$242	Municipal Revenues for Services/home
$1,305	Municipal Expenditures for Services/home
$274,050	Municipal Expenditures for Services for the New Homes

$242 per household is collected in taxes vs an expenditure of $1,305 *(2008)* of basic government services

B. Calculate the Annual Net Shortfall from the 100-Acre Forest-Brush Development		
Municipal Revenues from new homes (Section A)	Municipal Expenditures for new homes (Section A)	Annual Net Shortfall per year (B-A)
$50,820	$274,050	($223,230)

C. Calculate the Break Even Period		
Purchase Price for Land	Shortfall (Step 1C)	Break Even Period (years)
$1,500,000	($223,230)	6.1

Section 7.3 Parks and Recreation Space

As a direct result of public input throughout the comprehensive planning process, Fairview Township intends to analyze both current and future recreation needs and potential locations for new park sites and facilities. In 2008 the Township applied to Department of Conservation and Natural Resources' Community Conservation Partnership Program (C2P2) and was awarded $15,000 to complete a Park Site feasibility Study.

Table 38: Suggested Parks and Recreation Space

		Year 2000 Total	Year 2005 Population Adjustment *(Based on Residential Permits since 2000)**	YCPC Projected Population 2030 *(Based on Residential Development Trends - Housing)*	Scenario #1 Modified Build-Out *(Select Parcels with Act 537 Plan Southern Drainage Area)*	Scenario #2 Modified Build-Out with Nonresidential Focus *(Select Parcels with Act 537 Plan Southern Drainage Area)*
Park Land Available	**Population**	**14,321**	**15,840**	**25,319**	**25,531**	**22,843**
	Existing ***Acres of Parks & Recreation*** Space Based on Municipal Parks:	52.5	52.5	52.5	52.5	52.5
	Existing ***Per Capita Acres of Parks & Recreation*** Space Based on Municipal Parks:	0.004	0.003	0.002	0.002	0.002
	Equivalent square feet per capita	*160*	*144*	*90*	*90*	*100*
	Existing ***Acres*** *State Parks & Gamelands:*	NA	NA	NA	NA	NA
	Per Capita Acres State Parks & State Gamelands:	NA	NA	NA	NA	NA
Suggested Park Land Needed (Acres)	*Suggested Acreage Needed Based on National Park and Recreation Association Standards and Current & Projected Population*					
	Minimum Acres Suggested (Based on 6.25 Acres / 1,000)	**89.5**	**99**	**158.2**	**159.6**	**142.8**
	Maximum Acres Suggested (Based on 10.5 Acres / 1,000)	**150.4**	**166.3**	**265.8**	**268.1**	**239.9**
Park Land Needed To Meet NPRA Standards (Acres)	*Acreage Needed Based on National Park and Recreation Association Standards, Current & Projected Population, and Acres of Existing Parks*					
	<u>Minimum</u> Additional *Acres* of Parks & Recreation Space *NEEDED*:	37	46.5	105.7	107.1	90.3
	<u>Maximum</u> Additional *Acres of* Parks & Recreation Space *NEEDED*:	97.9	113.8	213.3	215.6	187.4

NA = Not Applicable, as there are currently no Gamelands within Fairview Township.

Table 38 indicates that should Fairview Township's population reach YCPC (York County Planning Commission) 2030 projections using housing trends, the Township may need to increase park lands by 105 to 213 acres; and that if Scenario 1 Modified Build-Out populations are reached the Township may need to increase park lands by 107 to 216 acres; and that if

Scenario 2 Modified Build-Out with Nonresidential Focus populations are reached the Township may need to increase park lands by 90 to 188 acres.

Section 7.4 Conservation/Preservation & Recreation Planning Implications

1. As residential development increases over the next 20 years, additional park land will be needed. Scenario 2 projects a minimum of 90 acres will be needed.
2. Long-term, the cost savings for each resident, as a result of the Township purchasing land for conservation purposes, is less expensive than the potential costs associated with educating new students and paying for increase in municipal services. Each household is projected to save nearly 15% on property and school taxes by 2030.
3. Purchasing land preservation easements rather than out-right acquisition of land as a means of preserving/conserving open space will result in a quicker return on investment (2 years vs. 6 years).

REFERENCES

Fairview Township Act 537 Sewage Facilities Plan Update (preliminary Draft circa July 2008)
Fairview Township datasets 2007-2008
Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition.
Comprehensive Economic Development Strategy (CEDS), York County Economic Development Corporation (YCEDC) [via email April 2 2009].
York County Planning Commission Fairview Township Build-Out Analysis as completed December 2008
York County Planning Commission Geographic Information Systems (GIS) datasets 2008
York County Planning Commission Parcel Dataset as joined to York County Tax Assessment Office Datasets (2008)
York County Planning Commission Population Projections as Adopted October 3, 2006
United States Census Bureau Population Estimates 2000-2007
United States Census Bureau Year 2000 Decennial Census

APPENDIX: YORK COUNTY PLANNING COMMISSION BUILD OUT REPORT 2008

Fairview Township

York County, Pennsylvania

Appendix 2: Build-Out Analysis

June 2010