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SECTION 1.0 INTRODUCTION

A community's land is its most valuable asset. The Comprehensive Plan was developed through a collaborative planning process that integrated technical analysis with community input. The plan is a blue-print or guide for future development and redevelopment within the region. The Existing Conditions Report is used as the basis for the development of the following supporting documents: Build-Out Analysis Report, Community Participation Report, and the Growth Management Plan. This Report provides an update of facts and statistics and some data analysis for each of the various plan elements.

Section 1.1 Boundaries of the Planning Area

The Boundaries of the comprehensive planning area are the Township boundaries, and are shown in Maps 1 and 2. While the formal plan boundaries follow municipal lines, the plan does recognize impacting factors related to development and trends occurring in adjacent municipalities.

Section 1.2 Plan Purpose

Purpose Statement: To update the 1993 Comprehensive Plan through community involvement activities and public meetings, demographic and economic data analysis, transportation, housing, natural and historic resources, and community facilities and services land use trend determinations for the creation of a future growth plan.

The purpose of the plan is to comply with the MPC requirement of Section 301(c) to review the comprehensive plan at least every ten years to determine if the plan remains generally consistent with the county comprehensive plan as well as meets the needs of the municipality, and make updates or prepare new plans to address municipal and regional needs. Prior to creation of this plan, the Township reviewed their Comprehensive Plans of record and determined there was a need for an update. The plan addresses current conditions and desired future conditions by identifying valued community resources, a desired way of life and strategies to manage growth through techniques such as preservation and conservation, designation of future growth areas and rural conservation areas, identification of non-residential uses to insure an adequate tax base and provisions for appropriate public facilities. This plan includes short-term and long-term implementation strategies for the next 20 years providing the basis for management of growth and recommendation for update of a variety of ordinances including, but not limited to, the Townships' Zoning Ordinances and Zoning Maps, Subdivision and Land Development Ordinances and any other implementing ordinances.

At the onset of this planning effort, the Township identified a number of critical issues. At a minimum the Township shall:

- provide a plan that conserves open spaces, environmentally sensitive lands and natural resources;

- provide a plan to provide strategies for roadway improvements, better traffic control resulting in safer and more efficient flow of vehicles;
- provide a plan with growth management strategies and design standards that promote high quality at desired housing densities;
- provide a plan that meets the needs of the Township residents;
- provide a plan that addresses recreational needs;
- provide plan that addresses revitalization of the New Market area;
- provide a plan to protect the Yellow Breeches Creek corridor;
- provide a plan that addresses tax burdens attributed to the housing growth and demand;
- provide a plan that identifies consistent land use patterns across municipal boundaries laying the groundwork for consistent land use regulations;
- provide a plan that identifies growth areas where the logical expansion of water and sewer facilities should be planned;
- provide a plan for the expansion of commercial and industrial lands to create a sustainable community and balanced tax base;
- provide a plan that protects water resources; and
- provide a plan with a variety of tools and techniques that furthers the state's *growing greener* and *smart growth* initiatives.

Section 1.3 Planning Process

Put simply, the comprehensive planning process involves finding the sometimes complex answers to the following simple questions.

- Where are we?
- Where do we want to be?
- How do we get there?

Finding these answers involves implementing a collaborative planning process. The Township engaged in a planning process covering eighteen (18) months. The process involved routine meetings with the Steering Committee meetings, Visioning Activities *(vision statement, plan goals and objectives and concept development),* a SWOT (strengths, weaknesses, opportunities and threats) exercise, a Visual Preference Survey, a Community Survey, two (2) public meetings, Board of Supervisors meeting, and a public hearing to support adoption of the plan. The public meetings included a number of activities, several of which are listed above, to actively engage the community. Each public participation or steering committee activity is described in detail in Appendix 3: Community Participation Report. The planning process was supplemented with a project website updates.

The Steering Committee consisted of residents, planning commission, Board of Supervisor – liaison, business representative, and municipal staff and was established to provide guidance to the Consultant Project Team. The Committee's responsibilities included taking a leadership role in obtaining input from the community by participation in public meetings, sharing information and educating the community about key issues and concerns along with identifying potential solutions and planning strategies. Members of the Committee played an instrumental role in plan development. The committee met routinely throughout the planning process to fulfill their responsibilities and to provide opportunities for public participation, communication with the consultant team and review the results of analysis and plan documents.

The planning process is graphically presented and is with additional details pertaining to the public involvement process and public input provided in Appendix 3: Community Involvement.

SECTION 2.0 COMMUNITY PROFILE

Section 2.1 History

This Township possesses rural landscapes containing many natural resources and open lands with concentrations of a mixed and urban development patterns. A commercial core exists in along the I-83 Corridor as well as the village area of New Market in the northeastern border of the Township. The region is influenced by two primary water bodies, the Susquehanna River and the Yellow Breaches Creek. Large and small farm lots still existing in the Township along with steep sloped forested lands located along the Susquehanna River. Over the past two decades, the Township has experienced mostly suburban-style residential developments of significant number, limited commercial development and the continuation of industrial operations including the DEPOT, Capital City Airport, and the Fairview Industrial Park.

The following history, boundary formation and early settlement information was presented in the 1993 Fairview Township Comprehensive plan:

> The Fairview Township countryside is a mosaic of rural and suburban development with distinctive village areas, agricultural and forested lands, beautiful scenic vistas, horse farms and stables and scattered historical sites, including farmsteads, one-room school buildings, bridges, mills and churches. The center of the Township is divided by a ridge of hills that run in a north to south direction. The land development pattern is divided between the rural village; agricultural and forested character to the south, southwest and central areas; and the more urban and industrializing areas to the north and northeastern sections of the Township.
>
> The original name intended by the resident petitioners was Franklin Township. However, it was decided by the viewers of the petition, on their way crossing over from Red Land Valley to Fishing Creek that "Fairview" would be the official name for the Township. It is noted, that the viewers were taken back by the beautiful fertile valley and the broad expanse of Cumberland, Dauphin and Lancaster Counties. The early economy of Fairview Township was primarily agricultural with scattered farms throughout the Township. Land was passed from generation to generation making this a stable agricultural area with millers and craftsmen for almost 200 years. Several villages developed in and adjacent to the Township, including Lewisberry, Newberrytown and New Market. The primary village in Fairview Township was New Market. New Market developed as a result of the ferry which crossed the Susquehanna River and the York-Harrisburg Road which passed through the area.

Section 2.2 Boundary Formation

The area that is now Fairview Township was originally a part of Newberry Township. Between the years 1801 and 1802, repeated citizen petitions marked the local political agenda requesting

that the tract, now known as Fairview Township, be granted independence from Newberry Township due to the large land area of then Newberry Township. In 1803, Fairview Township obtained its autonomy and was officially incorporated as a township.

Eight (8) local municipal boundaries comprise Fairview Township's borders. In York County they include Newberry Township to the southeast, Warrington Township and Lewisberry Borough to the south and Monaghan Township to the west. The municipalities in Cumberland County consist of Lower Allen Township along the northwest section of the Township, following the Yellow Breeches Creek and the Borough of New Cumberland at the northernmost tip. While the Susquehanna River creates a physical barrier to the municipalities on the East Shore in Dauphin County, the Pennsylvania Turnpike and Interstate 83 offer direct access to those communities which include Lower Swatara and Swatara Townships.

Section 2.3 Early Settlement

The earliest settlers of Fairview Township did not acquire legal title to the land and called the area "Free Mountain." The first white claimants of the land came around the year 1730 and were persons of the English and English Quaker ancestry moving from Chester County, Pennsylvania and New Castle, Delaware. Later during the 1800's persons of German descent from the Lancaster area also began to settle in Fairview Township.

Section 2.4 Regional Setting

Regionally, the Township is situated in a key position for growth as it is located within a short commuting distance of Harrisburg, York and Lancaster. Additionally, the rapidly developing hinterlands of the Baltimore/Washington, D.C. area will continue to increase the attractiveness of York County, specifically Fairview Township, as a desirable place to live offering such amenities as affordable housing, quality education, services, access to major transportation ports, as well as a rural community atmosphere.

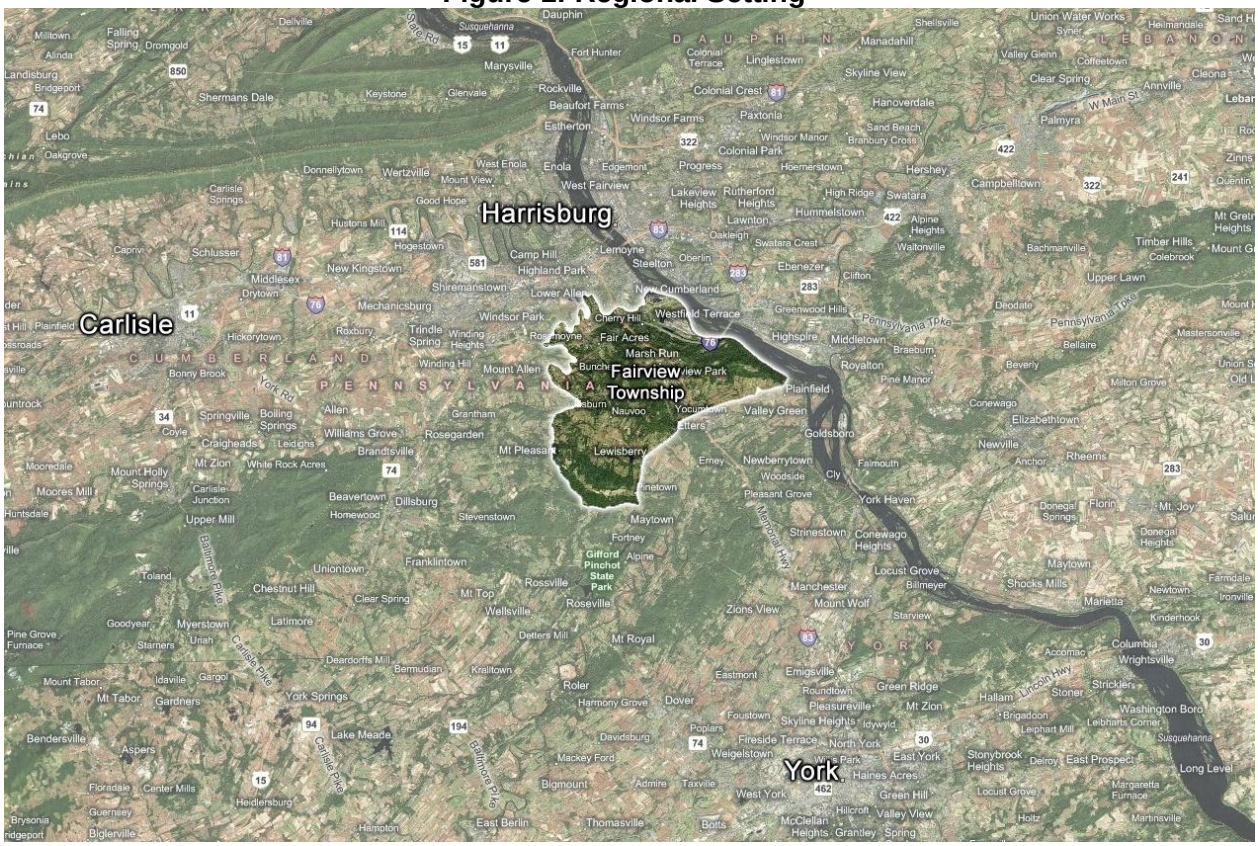
Fairview Township is located within several hours drive of the following major cities:

- Baltimore 75 miles
- Philadelphia 100 miles
- Washington D.C. 100 miles
- Pittsburgh 200 miles
- New York City 170 miles

Section 2.5 Context Within the County

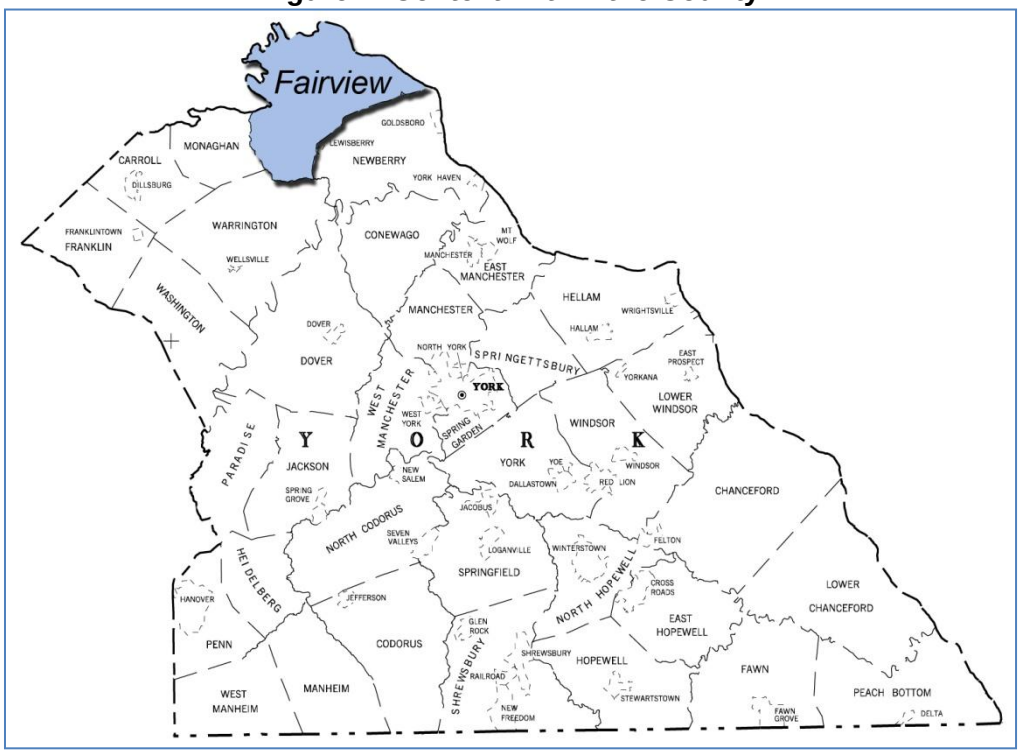
Fairview Township, is the northern-most Township of York County, is at the juncture of three counties including Cumberland County, Dauphin County and York County. Fairview Township is bounded or transected by several regionally recognizable features including the Susquehanna River on the east and the Yellow Breeches Creek on the northwest; and is transected by Interstate 83 (I-83) and US Route 76 (Pennsylvania Turnpike). Fairview Township covers approximately 23,040 acres or 36 square miles in area.

Figure 1: Regional Setting



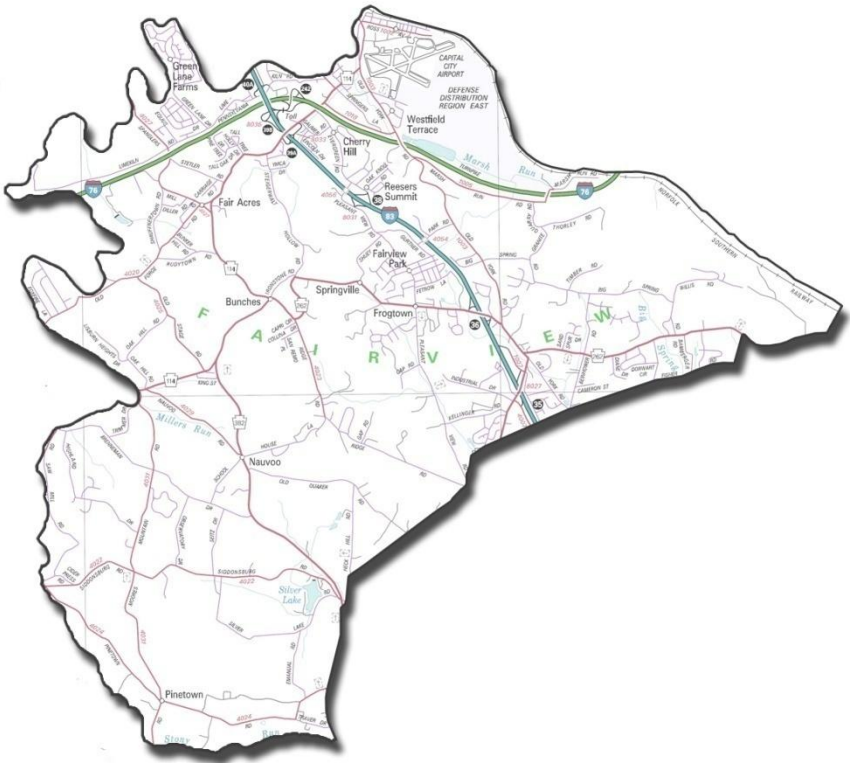
Fairview within the context of the region.

Figure 2: Context Within the County



Source: PennDOT Type 15 Map

Figure 3: Fairview Township



Source: PennDOT Type 10 Map

Section 2.6 Regional Setting Planning Implications

Development pressures are advancing from north of the Township and along the I-83 corridor. Fairview Township is significant to the region in that the density and type of future development may impact surrounding York County municipalities. Currently the Township serves as a "gateway" to York County and provides a buffer between the suburbanization advance from Lower Allen Township Cumberland County and Steelton-Lemoyne Township Dauphin County. The Pennsylvania Turnpike and the Susquehanna River form an un-official boundary or "limit" between urbanization/suburbanization and more rural development within adjacent York County Townships (Monaghan Township, Warrington Township, and Newberry Township); the suburbanization of Fairview Township would signify further advancement of suburbanization south of the current un-official "limit."

SECTION 3.0 POPULATION CHARACTERISTICS

Section 3.1 Introduction

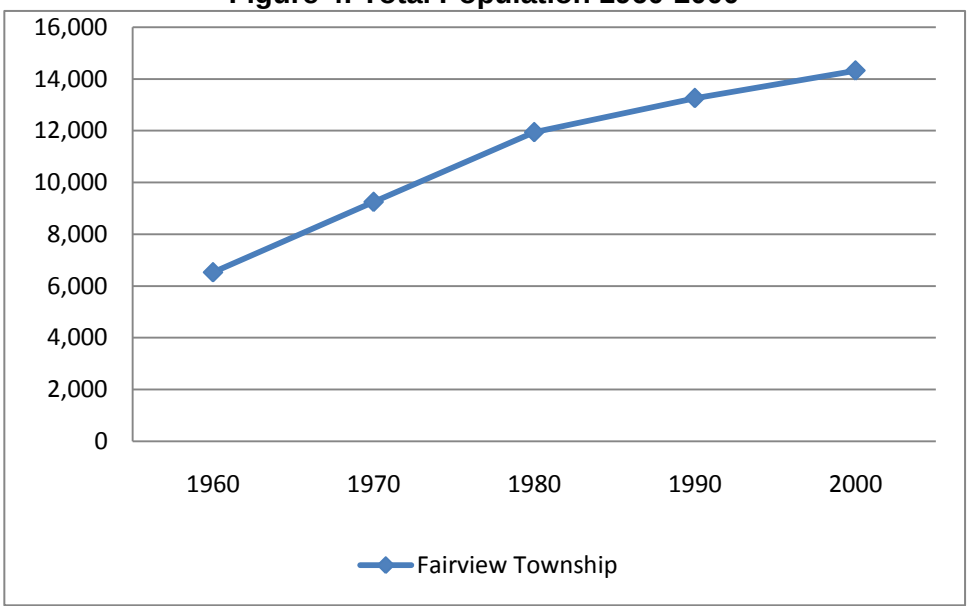
Basic population characteristic data is indicative of the people that comprise Fairview Township, these are the people who live, work, and play in Fairview Township and who are served by local infrastructure, services and policies. The Fairview population is described using data concerning population density, age cohorts, school aged children, educational attainment, race and ethnicity, and poverty. Population projections are also provided which are based on existing conditions.

Table 1: Total Population

Total Population	1960	1970	1980	1990	2000	Percent Change 1990 -2000
Fairview Township	6,530	9,248	11,941	13,258	14,321	8.0%
York County	238,336	272,603	312,963	339,574	381,751	12.4%

Source: United States Census Bureau 1960, 1970, 1980, 1990, and 2000 Decennial Census;

Figure 4: Total Population 1960-2000



Source: United States Census Bureau 1960, 1970, 1980, 1990, and 2000 Decennial Census;

According to decennial census data as provided by the United States Census Bureau and presented in Table 1: Total Population and Figure 4: The Total Population of Fairview Township continues to increase at a decennial growth rate of 7.4%, and has increases by 1,063 individuals between 1990 and 2000. Fairview Township's growth rate of 7.4 percent per decennial census is slightly lower than York County's growth rate of 11.0% per decennial census. The data illustrates that ***since 1960 the population of Fairview Township has more than doubled***.

Section 3.1.1 Population Density

Population densities are a method used to compare unlike areas to each other using a common denominator and provide an indicator as to crowdedness. Population densities are based on common units of measure such as acres or miles. Table 2: Population Density, illustrates the densities for Fairview Township and York County. Further analyses are made based on Census Geography at the block group level such as presented in Map 2: Census Geography.

Table 2: Population Density

Municipality	Fairview Township	York County
Total Population	14,321	381,751
Total Occupied Housing Units (2000)	5,480	148,219
Total Square Miles	34.4	422
Population Per Dwelling Unit	2.61	2.58
Population per Square Mile	416.3	904.6
Housing Units per Square Mile	159.3	351.2

Source: United States Census Bureau 2000 Data.

The population density of Fairview Township is less than half the population density of York County. Table 3 provides a comparison of densities between like Townships.

Table 3: Population Density Comparisons

Geographic Area	Approximate Land Area (square miles)	Population Per Square Mile
United States	3,537,438	79.6
Pennsylvania	44,817	274.0
York County	422	904.6
York City	5	7,852.2
FAIRVIEW TOWNSHIP	34	416.3
Newberry Township, York County	31	470.8
Upper Leacock Township, Lancaster County	18	457.1
Windsor Township, York County	27	470.5
Silver Spring Township, Cumberland County	27	398.2
Londonderry Township, Dauphin County	25	209.0
Mount Joy Township, Lancaster County	29	275.8

Source: United States Census Bureau 2000 Data

In 2000, Fairview Township had a population density similar to Silver Spring Township, Cumberland County, and less than Newberry Township.

Section 3.1.2 Age Cohorts

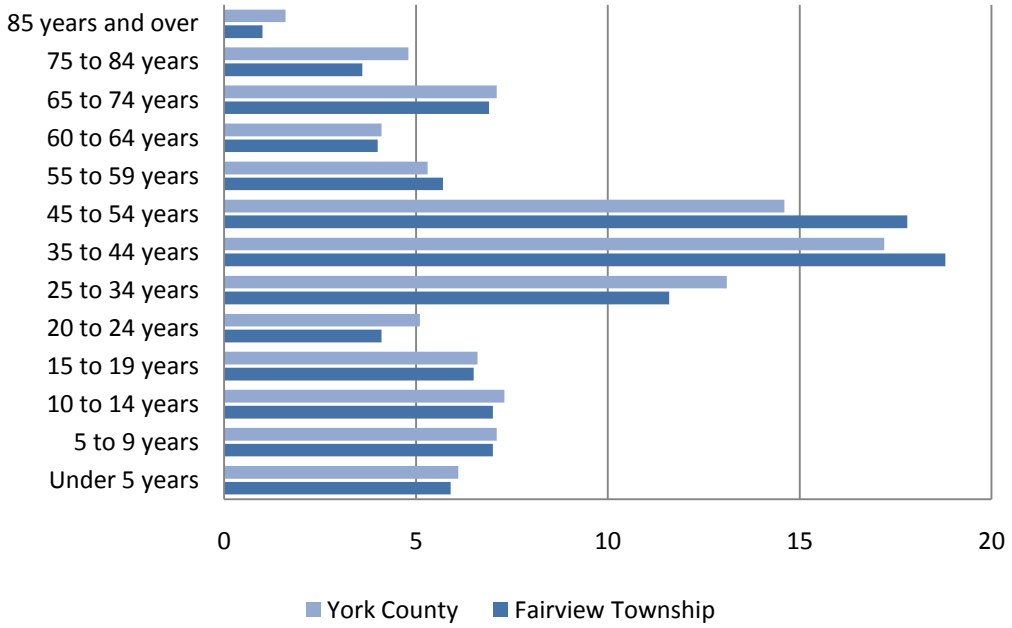
Age cohort data provides a method of analyzing and presenting data that further describes the population of Fairview Township. A cohort is a group of individuals with a common characteristic, and in this case the common characteristic is age. Table 4: Age Cohorts presents age related data as collected for the 2000 decennial census; Figure 5: Age Cohorts is a visual representation of Table 4.

Table 4: Age Cohorts

Subject	Fairview Township		York County	
	Number	Percent	Number	Percent
Age Cohorts				
Under 5 years	848	5.9	23,220	6.1
5 to 9 years	1,003	7.0	26,988	7.1
10 to 14 years	1,007	7.0	27,856	7.3
15 to 19 years	932	6.5	25,228	6.6
20 to 24 years	584	4.1	19,464	5.1
25 to 34 years	1,658	11.6	50,026	13.1
35 to 44 years	2,699	18.8	65,675	17.2
45 to 54 years	2,553	17.8	55,784	14.6
55 to 59 years	821	5.7	20,284	5.3
60 to 64 years	569	4.0	15,734	4.1
65 to 74 years	985	6.9	26,972	7.1
75 to 84 years	520	3.6	18,413	4.8
85 years and over	142	1.0	6,107	1.6
Median age (years)	39.4	(X)	37.8	(X)

(X) Not applicable
Source: United States Census Bureau 2000 SF1 Data

Figure 5: Age Cohorts



Source: United States Census Bureau 2000 SF1 Data

Age cohort data is useful for discerning current needs of "like" populations and needs of the population as it ages. As Table 4 and Figure 5 illustrate Fairview Township has similar population characteristics as York County. The data also illustrates that the Townships predominant age cohorts of the Township include 25-34 year olds, 35-44 year olds, and 45-54 year olds. The median age in the Township is 39.4 years old.

Section 3.1.3 School Aged Population

School aged population data is provided by the Census Bureau and the West Shore School District and pertains to school enrollment. Table 5: School Enrollment; School Age Population, illustrates the percentage of the school aged population by the type of school in which they are enrolled. Table 5 refers to the school aged children that reside in Fairview Township and does not include the school aged population that resides in the entire West Shore School District, which includes Fairview Township, Goldsboro, Lemoyne, Lewisberry, Lower Allen, Newberry, New Cumberland, Wormleysburg (refer to Map 3: West Shore School District).

Table 5: School Enrollment; School Age Population

	Fairview Township		York County	
SCHOOL ENROLLMENT	**Number**	**Percent**	**Number**	**Percent**
Population 3 years and over enrolled in school	**3,487**	**100**	**90,912**	**100**
Nursery school, preschool	231	6.6	6,383	7.0
Kindergarten	150	4.3	5,355	5.9
Elementary school (grades 1-8)	1,748	50.1	45,113	49.6
High school (grades 9-12)	864	24.8	20,915	23.0
College and graduate school	494	14.2	13,146	14.5

Source: United States Census Bureau 2000 SF3 Data

According to Table 5, nearly one-quarter (24.3%) of the total population of Fairview Township is enrolled in school. Table 6: School Age Population; Not Enrolled in School, illustrates the number of people that are of school aged persons that were not enrolled in school as of the 2000 Census. School Age Population is defined, for Tables 5 and 6, as persons between the ages of 3 and 24 years old. The highlighted rows of Table 6 illustrate the ages of traditional students for grades K through 12.

Table 6: School Age Population; Not Enrolled in School

Subject	**Fairview Township**	**York County**
Total Population	13,785	368,162
School Aged* Not Enrolled in school:	**659**	**25,240**
3 and 4 years	157	4,913
5 to 9 years	21	1,357
10 to 14 years	7	254
15 to 17 years	6	678
18 and 19 years	76	3,367
20 to 24 years	392	14,671

*School Age is considered as 3 – 24 years old for this table

Source: United States Census Bureau 2000 SF3 Data

Table 7: West Shore School District Enrollment, illustrates that in 2004 there were approximately 8,400 students enrolled in West Shore School District facilities. Enrollment increased by approximately 200 students between 2000 and 2004.

Table 7: West Shore School District Enrollment

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2002-2003	510	555	578	616	619	670	766	693	608	723	667	684	609	8,298
2003-2004	541	588	564	574	628	636	697	780	694	641	723	650	639	8,355
2004-2005	498	577	600	579	573	644	640	700	787	680	670	682	596	8,226
2005-2006	521	578	626	610	569	587	679	631	713	847	724	575	703	8,363
2006-2007	538	572	575	648	603	577	603	669	622	774	783	681	578	8,223

Source: Pennsylvania Department of Education, West Shore School District

Notes:

1. Excludes students in full-time out-of-district special education, comprehensive AVTSs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
3. Four year old kindergarten students, if any, added to K enrollments.
4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

Section 3.1.4 Educational Attainment

Another variable used to describe a population is educational attainment. Educational attainment data is collected during the decennial Census and is presented in Table 8: Educational Attainment.

Table 8: Educational Attainment

	Fairview Township		York County	
EDUCATIONAL ATTAINMENT	**Number**	**Percent**	**Number**	**Percent**
Population 25 years and over	**9,968**	**100**	**259,040**	**100**
Less than 9th grade	223	2.2	16,534	6.4
9th to 12th grade, no diploma	862	8.6	33,460	12.9
High school graduate (includes equivalency)	3,519	35.3	107,689	41.6
Some college, no degree	1,658	16.6	38,918	15
Associate degree	911	9.1	14,835	5.7
Bachelor's degree	1968	19.7	32,295	12.5
Graduate or professional degree	827	8.3	15,309	5.9
Percent high school graduate or higher	(X)	89.1	(X)	80.7
Percent bachelor's degree or higher	(X)	28.0	(X)	18.4

(X) Not applicable

Source: United States Census Bureau 2000 SF3 Data

Table 8 indicates that educational attainment in Fairview Township is higher than York County; nine in ten people in the Township (89.1%) over the age of 25 have a high school diploma or equivalency and one-in-four people in the Township (28.0%) over the age of 25 have a bachelors degree or higher.

Section 3.1.5 Race / Ethnicity

In addition to age data, race and ethnicity data provides an indication as to the diversity of a population. Table 9: Race / Ethnicity, illustrates the race composition of Fairview Township and York County. Race data is presented as people that identified with one or more than one race; and Hispanic or Latino ethnicity is provided. Note that Hispanic or Latino identification is separate from race identification, as a person can be white and Hispanic, or black and Hispanic therefore the Hispanic or Latino data is not part of the race data's totals.

Table 9: Race / Ethnicity

	Fairview Township		York County	
Race / Ethnicity	**Number**	**Percent**	**Number**	**Percent**
Total:	14,321	100	381,751	100
Population of one race:	14,187	99.1	377,563	98.9
White alone	13,818	96.5	354,103	92.8
Black or African American alone	125	0.9	14,095	3.7
American Indian and Alaska Native alone	17	0.1	679	0.2
Asian alone	143	1.0	3,273	0.9
Native Hawaiian and Other Pacific Islander alone	12	0.1	116	0.0
Some other race alone	72	0.5	5,297	1.4
Population of two or more races:	134	0.9	4,188	1.1
Hispanic or Latino	186	1.3	11,296	3.0

Source: United States Census Bureau 2000 SF1 Data

Fairview Township, in 2000, was predominantly one-race (white, 96.5%), with a higher percentage of Asians (1.0%) than Black or African Americans (0.9%), and less than one percent (0.9%) of the population was two or more races. The Hispanic or Latino population represented less than two percent (1.3%) of the total population.

Section 3.1.6 Poverty

The poverty level was defined by the United States Office of Housing and Urban Development (HUD) as $18,666 for a family of four in 2000. Table 10: Poverty Status, presents the number of persons by age and household type whose income is below the poverty level.

Table 10: Poverty Status

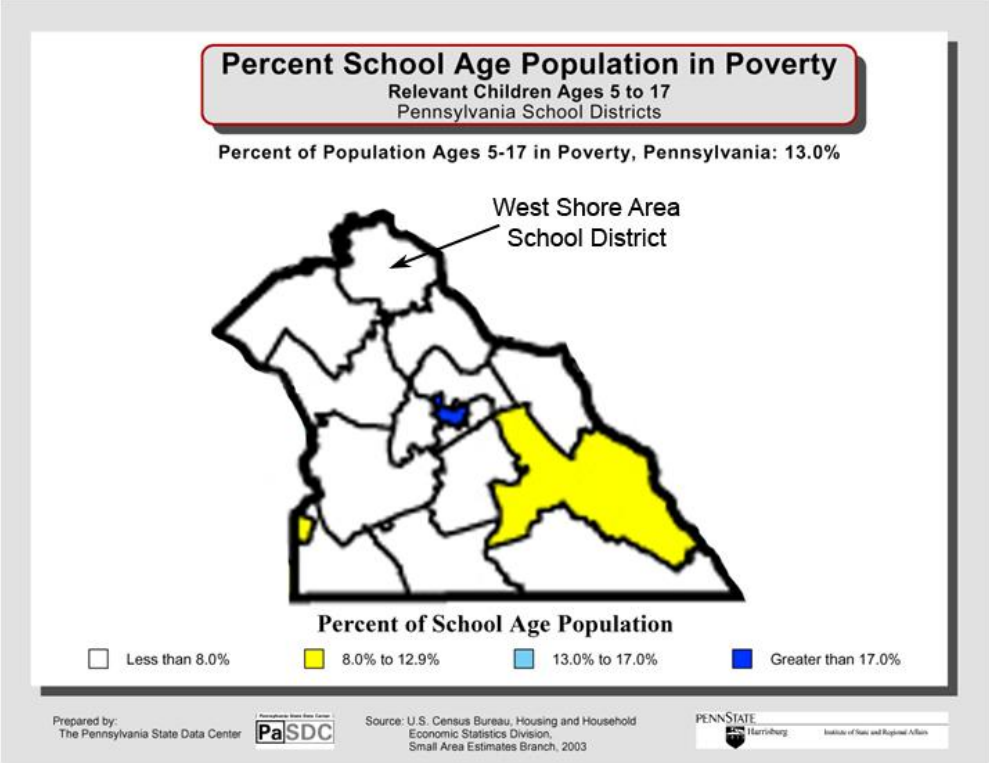
POVERTY STATUS - PERSONS	Fairview Township		York County	
	Number	Percent of Persons Below the Poverty Level	Number	Percent of Persons Below the Poverty Level
Total Persons for whom poverty status is determined	**14,085**		**374,362**	
Income in 1999 below poverty level:	**545**	**3.8**	**25,269**	**6.7**
Under 65 years:	***474***	***87.0***	***21,937***	***86.8***
In married-couple families	253	46.4	6,098	24.1
In other families:	128	23.5	9,976	39.5
Male householder, no wife present	49	9.0	1,798	7.1
Female householder, no husband present	79	14.5	8,178	32.4
Unrelated individuals	93	17.1	5,863	23.2
65 to 74 years:	***44***	***8.1***	***1,416***	***5.6***
In married-couple families	18	3.3	414	1.6
In other families:	0	0.0	114	0.5
Male householder, no wife present	0	0.0	27	0.1
Female householder, no husband present	0	0.0	87	0.3
Unrelated individuals	26	4.8	888	3.5
75 years and over:	***27***	***5.0***	***1,916***	***7.6***
In married-couple families	14	2.6	298	1.2
In other families:	0	0.0	102	0.4
Male householder, no wife present	0	0.0	7	0.0
Female householder, no husband present	0	0.0	95	0.4
Unrelated individuals	13	2.4	1,516	6.0

Note Percentages of people below poverty level are based on the **Total Persons Below Poverty Level** rather than on **Total Persons**
Source: United States Census Bureau 2000 SF3 Data

Table 10, indicates that one-in-twenty-five people (3.8%) is living below the poverty level, and that the majority (87%) of those people are less than 65 years old. The table also indicates that the majority of people (52.3%), regardless of age, are married couple families.

The Pennsylvania State Data Center published (December 2005) a thematic map of all school districts in the Commonwealth which depicted Percent School Age Population in Poverty; relevant ages 5 to 17 (Figure 6); and according to the map, West Shore School District had less than 8.0% of its school aged children in poverty.

Figure 6: Percent School Age Population in Poverty



Source: Pennsylvania State Data Center, December 2005 (reduced to the York County Area)

Section 3.1.7 Population Projections

Population projections are provided as an indication of potential growth in the community. There are several methods used to project population such as trend analysis, linear projection and build out analysis, among others. The following projections were based on different projection criteria and therefore provide differing results. However each of the results is presented to provide a general direction of future populations as based on projections.

Table 11: Population Trends & Estimates, provides population counts and a population estimate for 2008. The Census Bureau estimated an increase in population for Fairview Township of 17.4% and an 11.2% increase for York County.

Table 11: Population Trends & Estimates

Total Population	1960	1970	1980	1990	2000	2008 Estimate	Percent Change 2000 - 2008	2008 Population Adjustment *(Based on Residential Building Permits)*
Fairview Township	**6,530**	**9,248**	**11,941**	**13,258**	**14,321**	**16,817**	**17.4**	**16,827**
York County	**238,336**	**272,603**	**312,963**	**339,574**	**381,751**	**424,583**	**11.2**	**NA**

Source: United States Census Bureau 1970, 1980, 1990, and 2000 Decennial Census; Annual Estimates of the Population for Pennsylvania: July 1, 2006; Population Division, U.S. Census Bureau; Fairview Township Building Permits 2000-2007.

According to Fairview Township, there were 956 residential building permits issued for 960 dwelling units between 2000-2006; and according to Census occupancy data (Table 2), there is an average 2.61 people per occupied dwelling unit; and therefore an estimate increase of 2,506 people since the 2000 Census. The estimate population plus the 2000 population equates to an estimate total population of 16,827 people in 2006.

York County Planning Commission Projections

York County Planning Commission made population projections to be used as input for the regional Traffic Forecasting Model. The model is used to assess future impacts on the transportation network based on a number of factors one of which is the number of new housing units. The County then applies a population value to each new unit (population per housing unit) and uses that to project future populations. York County has also, as part of its Comprehensive Plan, published an amended Growth Management Plan (October 2004) that included population projections to 2030. Table 12 Population Projections: York County Planning Commission illustrates the projections to year 2030.

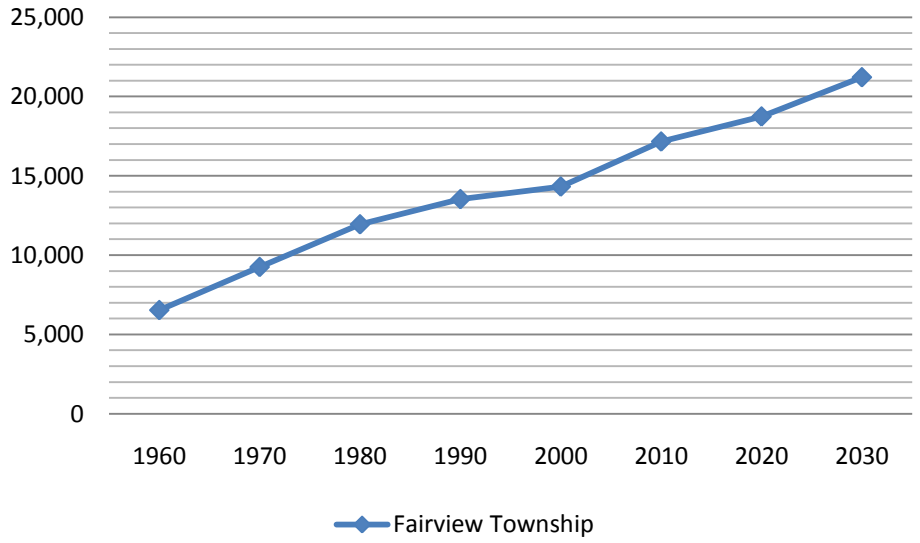
Table 12: Population Projections: York County Planning Commission

	Census Data					Projections		
Municipality	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**2020**	**2030**
Fairview Township	6,530	9,248	11,941	13,528	14,321	17,163	18,744	21,220
York County	238,336	272,603	312,963	339,574	381,751	423,574	457,427	498,113

Source: York County Planning Commission, 2004 Population Projections.

The York County Planning Commission has projected that population trends will continue to increase from 2010 to the last projection in 2030. The population is projected to increase by nearly 7,000 persons from 2000 to 2030 in Fairview Township. ***The Township's population is projected to triple between 1960 and 2030.***

Figure 7: Population Projections: York County Planning Commission



Source: United States Census Bureau 2000 SF3 Data,
and York County Planning Commission 2004 Population Projections.

West Shore School District Projections

West Shore School District projections were provided by the Pennsylvania Department of education, are current as of 2007, and are presented in Table 13.

Table 13: Population Projections: West Shore School District

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2007-2008	498	561	589	585	646	611	595	594	671	652	781	728	662	8,173
2008-2009	559	539	577	600	583	655	631	586	596	704	658	726	707	8,121
2009-2010	544	605	555	587	598	591	676	622	588	625	710	611	706	8,018
2010-2011	507	588	623	565	585	606	610	666	624	617	630	660	594	7,875
2011-2012	505	548	605	634	563	593	625	601	668	655	622	585	641	7,845
2012-2013	504	546	564	616	632	571	612	616	603	701	661	578	568	7,772
2013-2014	502	545	562	574	614	641	589	603	618	633	707	614	562	7,764
2014-2015	500	543	561	572	572	623	662	580	605	648	638	657	597	7,758
2015-2016	498	541	559	571	570	580	643	652	582	635	654	593	638	7,716
2016-2017	497	539	557	569	569	578	599	634	654	611	640	608	576	7,631

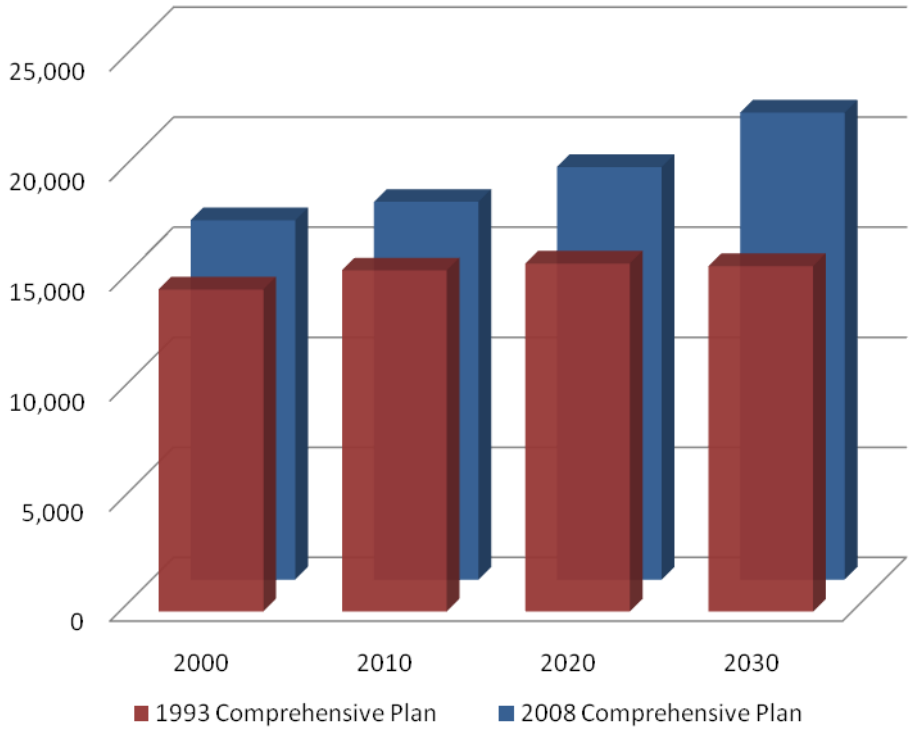
Source: Pennsylvania Department of Education, West Shore School District

Notes:

1. Excludes students in full-time out-of-district special education, comprehensive AVTSs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
3. Four year old kindergarten students, if any, added to K enrollments.
4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

Interestingly, the West Shore School District projects a ***decrease*** in school enrollment from school year 2007-2008 to school year 2016-2017; a decrease of approximately 500 students over a ten year period.

Figure 8: Population Projection Comparison 1993 vs. 2008



*Note: The 2000 Population for the 2008 Comprehensive Plan reflects the 2006 Census

A comparison was made between population projections of the 1993 Fairview Township Comprehensive Plan and today's (May 2008) population projections; the comparison is illustrated in Figure 8: Population Projection Comparison 1993 vs. 2008. A significant observation about the projections is that the 1993 population projections were relatively "flat" for years 2010, 2020 and 2030; while the 2008 plan's projections project population increases for the same years.

Section 3.1.8 Population Planning Implications

Existing conditions presented with respect to increase in population indicate the following planning implications that should be considered as Fairview Township guides future land use patterns and development standards.

1. Township's population increased 17% from 2000 to 2006. The Township's population has doubled since 1960.
2. The Township is projected to grow 30% by year 2030. The estimated projected population is 21,220 people.
3. Because development trends indicate the population will increase an additional 30% by year 2030, huge demands will be placed on the Township's available community services. Public sewer and water service services a large percentage of the Township's residential areas.
4. Nearly 30% of the Township's population is college graduates. The workforce changed from an agrarian community to a professional and service oriented community.

SECTION 4.0 HOUSING CHARACTERISTICS

Section 4.1 Introduction

Variables used to describe the housing in Fairview Township and York County include total housing units, density, condition, units in structure, year structure built, tenure, vacancy, value, assessed value, costs, residential building permits, age of householder, and housing projections. The variables describe not only the types of units in the Fairview Township area but also the occupants of the units.

The Census Bureau provides a comprehensive source for providing data about housing units. The Census Bureau defines housing units in its Summary File 2000 Documentation as follows:

> *"A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall and so forth. Both occupied and vacant housing units are included in the housing unit inventory."*

Table 14: Total Housing Units, presents the number of housing units for each municipality and York County from 1960 through 2000.

Table 14: Total Housing Units

Total Housing Units	1960	1970	1980	1990	2000
Fairview Township	**NA**	**NA**	**4,238**	**5,024**	**5,788**
York County	**77,644**	**109,079**	**117,561**	**134,761**	**156,720**

NA = Not Available

Source: United States Census Bureau 1960, 1970, 1980, 1990, 2000 Data.

Table 14 indicates that between 1980 and 2000, a twenty year period, there were 1,500 housing units constructed in Fairview Township. Table 15 indicates that between 2000-2006 there were 960 dwelling units constructed in the Township, and that the majority (67%) were Single Family Dwelling Units.

Table 15: Residential Building Permits 2000-2006

Year	Residential Building Permits					
	Single Family Dwellings	Doublewides	Mobile Homes	Apartments (Number of Units)		Total Residential Units
2000	83	1	4	0		107
2001	82	0	4	6		143
2002	114	0	4	0		173
2003	139	1	2	0		199
2004	73	0	3	4		147
2005	88	1	1	0		120
2006	64	0	1	0		71
Total	**643**	**3**	**19**	**10**		**960**
Average 2000 - 2006	**91.9**	**0.4**	**2.7**	**1.4**		**137.1**

Source: Fairview Township building permits as reported by York County Planning Commission.

Table 15 also indicates the average number of residential dwelling unit permits per year is 137; the majority (67%) of which are for single family dwellings, followed by mobile homes and then apartments.

Section 4.1.1 Housing Density

Similar to population density, housing density data provides a method to compare unlike areas to each other using a common denominator and provide an indicator to land use patterns. Housing densities are based on areas such as acres or miles. Table 16: Housing Density illustrates the densities for Fairview Township and York County. Map 4: Density: Housing Units per Acre also provides current housing unit density per acre at the Census block group level.

Table 16: Housing Density

Municipality	Fairview Township	York County
Total Population	14,321	381,751
Total Occupied Housing Units (2000)	5,480	148,219
Total Square Miles	34.4	422
Population Per Dwelling Unit	2.61	2.58
Housing Units per Square Mile	159.3	351.2

Source: United States Census Bureau 2000 Data.

A quick recalculation of housing unit density includes adding the number of residential units constructed between 2000 and 2006 to the 2000 Census figure (5,480 plus 960) which equates to 6,440 housing units; and a 2006 housing unit density of 187.2 housing units per square mile.

Section 4.1.2 Housing Condition

Housing condition data is useful for determining the quality of housing within an area and for determining the need for housing assistance or other home improvement programs or ordinances. York County Planning Commission, in the November 2004 Consolidated Plan for York County, has defined a methodology for determining housing condition as necessary for

housing needs. The methodology was also defined using Federal guidelines as part of the Community Development Block Grant (CDBG) application. The following describes the methodology and Table 17: Substandard Condition Criteria depicts the need.

With regard to condition of housing, the County of York has adopted the following definitions in the York County Consolidated Plan, 2004-2009.

Standard: Standard housing units are those housing units that meet HUD's Section 8 Housing Quality Standards, as established and published in 24 C.F.R. § 887.251. The housing Quality standards include performance requirements in the areas of sanitary facilities, food preparation/ refuse disposal, space/security, thermal environment, illumination/ electricity, structural, interior air quality, water supply, lead-based paint, access, sanitary conditions, smoke detectors, fire proofing/ fire hazards, and accessibility/ usability for disabled persons.

Substandard or Suitable for Rehabilitation: Housing units not meeting HUD's Section 8 Housing Quality Standards. York County has identified a need to rehabilitate substandard housing and, for this purpose, has adopted the following definition of "Substandard or Needing Rehabilitation:"

- Lacking some or all plumbing facilities;
- Complete plumbing facilities but 1.01 or more persons per room;
- Property value less than $10,000.00;
- No heating equipment; and/or
- No complete kitchen facilities.

Based on this definition, an estimated 3,239 owner and rental units in the County are substandard and in need of rehabilitation. However, based upon the county rehabilitation program experience, 10% of all units classified as needing rehabilitation ultimately cannot be rehabilitated because of lack of equity combined with high rehabilitation costs.

Not Suitable for Rehabilitation: These are defined as housing units that are so severely deteriorated that it is not economically feasible to improve them. Based upon the County rehabilitation program experience, approximately 10% of all units classified as needing rehabilitation ultimately are not suitable for rehabilitation. This percentage is consistent with the criteria set forth in the 2000 CHAS (Comprehensive Housing Affordability Study).

Table 17, illustrates the defined variables as set forth by York County Planning Commission for the condition of housing units of Fairview Township and provides several observations concerning the housing units. The following are key observations.

- There is a high occupancy rate in Fairview Township
- Occupied units are predominantly owner occupied (85.1%)
- Twenty units lack complete plumbing facilities (all are owner occupied)
- Twenty-eight owner occupied units may be over crowded
- Nine rental units may be overcrowded
- Six units (renter or owner occupied) lack a complete kitchen
- All occupied units have some sort of heating facilities
- All owner occupied units have a value greater than $10,000
- The total units that may be substandard and suitable for rehabilitation is 63 units (approximately 1.1% of the occupied units).

- Potentially, six units, based on York County Planning Commissions definitions, may not be suitable for rehabilitation.

Table 17: Substandard Condition Criteria

Substandard Conditions Vacancy	Fairview Township		Substandard Condition Variable / Comments
	Number	Percent	
Total Housing Units	5,788	100	
Total Occupied Units	5,480	94.7	High Occupancy Rate
Plumbing (Total Occupied Units)	5,480		
With complete plumbing facilities	4,646		
Owner occupied Units:	4,666	85.1	
1.01 to 1.50 occupants per room	28	0.6	Complete Plumbing but more than 1.01 persons per room
1.51 or more occupants per room	0	0.0	Complete Plumbing but more than 1.01 persons per room
Lacking complete plumbing facilities:	20	0.4	Lacking complete plumbing facilities
Renter occupied:	814	14.9	
Complete plumbing facilities:	814		
1.01 to 1.50 occupants per room	9	1.1	Complete Plumbing but more than 1.01 persons per room
1.51 or more occupants per room	0	0.0	Complete Plumbing but more than 1.01 persons per room
Lacking complete plumbing facilities:	0	0.0	Lacking complete plumbing facilities
Kitchen (Total Units)			
Complete kitchen facilities	5,782	99.9	
Lacking complete kitchen facilities	6	0.1	No complete kitchen facilities
Heating Facilities (Occupied units)			
Utility gas	769	14.0	
Bottled, tank, or LP gas	415	7.6	
Electricity	1,600	29.2	
Fuel oil, kerosene, etc.	2,401	43.8	
Coal or coke	114	2.1	
Wood	120	2.2	
Solar energy	7	0.1	
Other fuel	54	1.0	
No fuel used	0	0.0	Lack of heating facilities
Value (Owner Occupied units)			
Total:	3,830		
Less than $10,000	0	0.0	Property value less than $10,000
Total Units that meet criteria	63		

Source: York County Consolidated Plan, 2004-2009.

Section 4.1.3 Housing Characteristics

Housing characteristics include the number of units in structures, year structure was built, tenure, vacancy, value, sale price and costs. The data is derived from the Realtors Association of York and Adams Counties, Inc (RAYAC) and the United States Census Bureau. These variables describe the houses in which the community resides and some of the housing burdens that are faced.

Units in Structure

Units in structure data describes, in part, the number of multi-unit structures in which the community resides. The more urbanized an area the more even the percentage of residents in multi-unit structures would be expected. The less urbanized an area the less even the distribution of percentages in differing multi-units would be expected. Table 18: Units in Structure and Figure 9: Units in Structure; Fairview Township illustrate the distribution of residences by the number of units in a structure.

Table 18: Units in Structure

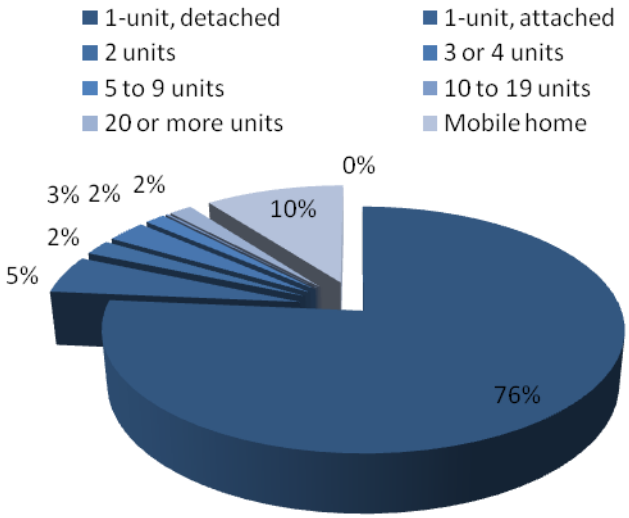
Subject	Fairview Township		York County	
	Number	Percent	Number	Percent
Total housing units	**5,788**	**100**	**156,720**	**100**
UNITS IN STRUCTURE				
1-unit, detached	4,426	76.5	99,098	63.2
1-unit, attached	290	5.0	22,076	14.1
2 units	115	2.0	7,024	4.5
3 or 4 units	170	2.9	6,646	4.2
5 to 9 units	85	1.5	4,941	3.2
10 to 19 units	10	0.2	2,951	1.9
20 or more units	97	1.7	3,472	2.2
Mobile home	595	10.3	10,446	6.7
Boat, RV, van, etc.	0	0	66	0

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

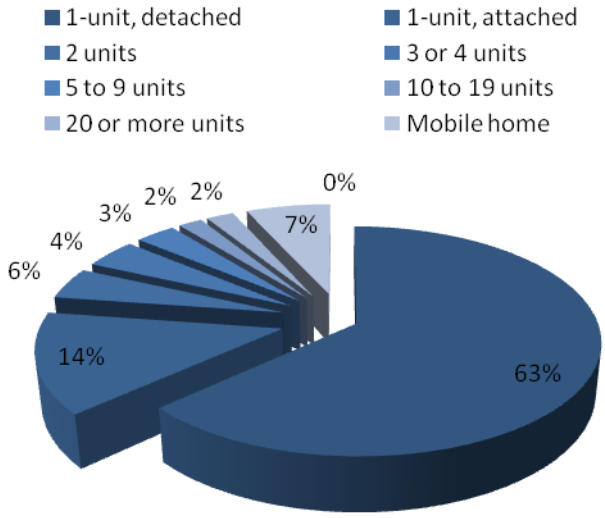
In general, Fairview Township housing units are either one-unit detached or mobile homes. There are few two unit and three-four unit structures. The percentage of one unit detached and mobile homes in Fairview Township is greater than the percentages of York County.

Figure 9: Units in Structure; Fairview Township



According to the 1993 Fairview Township Comprehensive Plan, housing units in Fairview Township were comprised of 75.5% single family units; 10.0% two or more units; and 14.5% mobile homes. In 2008 based on 2000 census data (Table 17), Fairview Township is comprised of 81.5% single family units; 8.2% two or more units; and 10.3% mobile homes. The comparison indicates a decrease in the percentage of mobile homes and an increase in the percentage of single family units.

Figure 10: Units in Structure; York County



Age of Units

The age of a unit is an indicator of the style of housing available in the area. Newer houses typically have different floor-plans and amenities than do homes of twenty years ago. These changes match the changing patterns of modern day living. Age of units may also be used as an indicator for the number of homes that are building code compliant; typically owner-occupied homes constructed prior to 1980 are no longer compliant with current building codes. And, there is no impetus to upgrade these non-code compliant units.

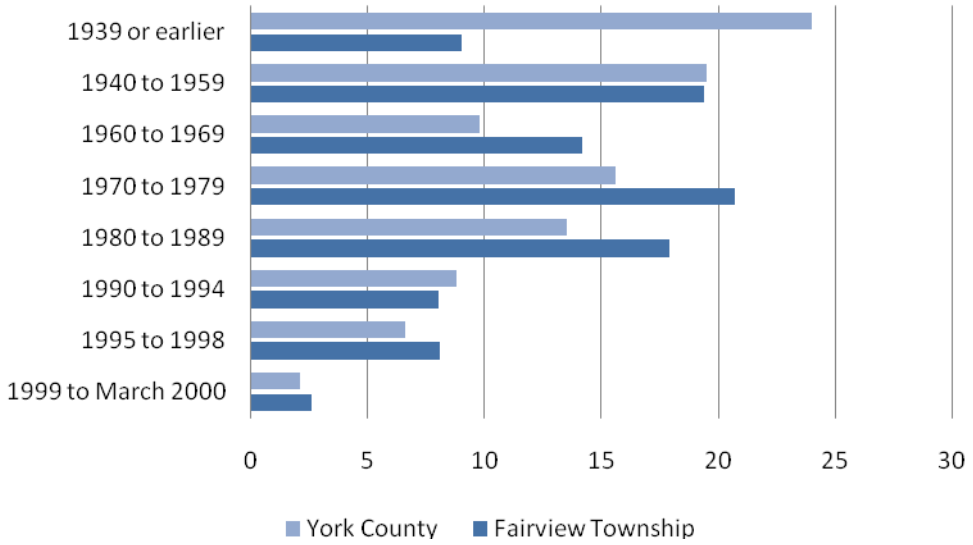
Table 19: Year Structure Built

YEAR STRUCTURE BUILT	Fairview Township		York County	
	Number	Percent	Number	Percent
1999 to March 2000	152	2.6	3,307	2.1
1995 to 1998	471	8.1	10,386	6.6
1990 to 1994	465	8.0	13,808	8.8
1980 to 1989	1,034	17.9	21,089	13.5
1970 to 1979	1,198	20.7	24,418	15.6
1960 to 1969	820	14.2	15,408	9.8
1940 to 1959	1,125	19.4	30,625	19.5
1939 or earlier	523	9.0	37,679	24

Source: United States Census Bureau 2000 SF3 Data

As illustrated in Table 19 and Figure 11, there appears to have been two periods of structure construction between 1940-1959 when twenty percent (19.4%) of the structures were built, and an extended period between 1970 – 1989 when one-third (38.6%) of the structures were built.

Figure 11: Year Structure Built



Source: United States Census Bureau 2000

The Consolidated Plan for York County, November 2004 refers to lead-based hazards for homes constructed prior to 1980 whereby it is assumed that any home constructed prior to 1980 has lead based hazards (paint). The document then describes the lead abatement program that has been active in the county for years and makes refinements to the general assumption. The percentage of structures in Fairview Township constructed prior to 1980 represents two-thirds (63.4%) of all the structures in the Township.

Tenure (Owners and Renters)

Tenure refers to ownership and whether or not a housing unit is owner occupied or renter occupied. Tenure is a variable that can assist with targeting programs for improving housing conditions; the programs may include home improvement loans, façade easement programs, rental assistance programs, and home ownership programs, among others.

Table 20: Housing Tenure

Subject	Fairview Township		York County	
	Number	Percent	Number	Percent
Occupied housing units	**5,480**	**100**	**148,219**	**100**
Owner-occupied housing units	4,672	85.3	112,852	76.1
Renter-occupied housing units	808	14.7	35,367	23.9
Average household size of owner-occupied unit	2.66	(X)	2.61	(X)
Average household size of renter-occupied unit	2.19	(X)	2.23	(X)

(X) Not applicable
Source: United States Census Bureau 2000 SF1 Data

Table 20, Housing Tenure indicates that Fairview Township is predominantly (85.3%) owner occupied, and that any programs which focus on rehabilitation or improvements should include or focus on owner occupied units.

Vacancy

Vacancy rates can be an indicator of a number of issues such as over building, high prices, discontent, or seasonal use. Each issue may be a function of disparate factors, however low vacancy rates are typically preferred to high vacancy rates.

Table 21: Housing Unit Vacancy

Subject	Fairview Township		York County	
	Number	Percent	Number	Percent
Total housing units	**5,788**	**100**	**156,720**	**100**
Occupied housing units	5,480	94.7	148,219	94.6
Vacant housing units	308	5.3	8,501	5.4
For seasonal, recreational, or occasional use	26	0.4	946	0.6

Source: United States Census Bureau 2000 SF1 Data

Table 21 indicates a very low vacancy rate within Fairview Township; and the percentage of units that are vacant is consistent with a “rule of thumb” concerning percentage of vacant units; the rule is that four to six percent of an areas units are expected to be vacant with consideration for units where people are moving and or new units are under construction.

Value of Units

Value of unit data is derived from the Census Bureau and is collected from select owner occupied units during enumeration. The values are those values that the owner of the unit determined as the values of their unit at enumeration. Although the values may be skewed as to assessed value or actual sale value, the data is relevant in that it was collected during the same time frame for large contiguous areas.

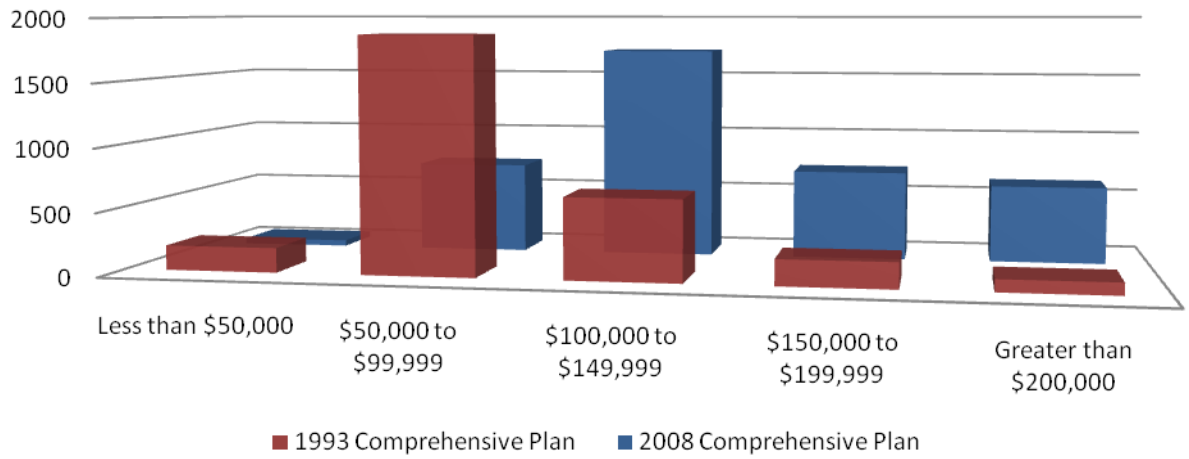
Table 22: Housing Value, 2000

Subject	Fairview Township		York County	
	Number	Percent	Number	Percent
Specified owner-occupied units	**3,830**	**100**	**95,054**	**100**
VALUE				
Less than $50,000	46	1.2	4,028	4.2
$50,000 to $99,999	732	19.1	34,566	36.4
$100,000 to $149,999	1,716	44.8	35,895	37.8
$150,000 to $199,999	716	18.7	12,630	13.3
$200,000 to $299,999	460	12.0	6,134	6.5
$300,000 to $499,999	151	3.9	1,383	1.5
$500,000 to $999,999	9	0.2	317	0.3
$1,000,000 or more	0	0.0	101	0.1
Median (dollars)	*127,700*	*(X)*	*110,500*	*(X)*

(X) Not applicable
Source: United States Census Bureau 2000 SF3 Data

Table 22, indicates that the average "owner assessed" value of a unit in Fairview Township for the 2000 Census was $127,000, which was higher than the average value county-wide. Nearly half (44.8%) of the owners assessed their value between $100,000 - $149,000, and nine owners assessed their value at $500,000 to $999,999. According to the 1993 Fairview Township Comprehensive Plan the median value was $88,300.

Figure 12: Comparison of Housing Values 1993 vs. 2008



Source: 1993 Fairview Township Comprehensive Plan, United States Census Bureau 2000 SF3 Data

A comparison between housing values as presented in the 1993 Fairview Township Comprehensive Plan and housing values as collected during the year 2000 decennial census reveals that there is a significant decrease in the number of homes valued between $50,000 to $99,999 and a significant increase in the number of homes valued greater than $100,000. There is a notable increase in the number of homes valued between $100,000 to $149,999.

Current tax assessment data is provided for residential properties in Tables 23 and 24. The data for the tables was provided by the York County Tax Assessment Office and is current as of

January 2008. According to the tables, residential land represents approximately $545.6 million in total assessed values.

Table 23: Total Assessed Value of Housing Units

General Land Use Code	Number of Parcels	Total Assessed Building Value	Total Assessed Land Value	Total Assessed Value (Building and Land)	Total Acres
Rural Residential	289	$28,347,673	$18,025,670	$46,373,343	2,161
Low Density Residential	4,954	$146,775,000	$270,234,580	$417,009,580	4,945
Medium Density Residential	534	$48,936,630	$19,104,460	$68,041,090	129
High Density Residential	28	$11,947,410	$2,268,670	$14,216,080	127
Total	**5,805**	**$236,006,713**	**$309,633,380**	**$545,640,093**	**7,361**

Source: York County Tax Assessment Office; Assessment Data – January 2008

Table 23 indicates the residential properties with the highest total assessed values include; low density residential ($417 million), and medium density residential ($68 million).

Table 24: Average Assessed Value of Housing Units; Fairview Township

General Land Use Code	Average Assessed Building Value	Averaged Assessed Land Value	Average Assessed Value (Building and Land)
Rural Residential	$154,063	$252,029	$160,461
Low Density Residential	$33,587	$95,426	$84,176
Medium Density Residential	$104,120	$144,768	$127,418
High Density Residential	$442,497	$526,521	$507,717
Average	**$46,725**	**$53,339**	**$93,995**

Source: York County Tax Assessment Office; Assessment Data – January 2008

However as Table 24 suggests, residential properties with higher average total assessed values include; high density residential (apartments), and rural residential. The average total assessed value of any residential unit in Fairview Township is approximately $94,000.

Housing Price

Housing price data reflect homes that were sold in the West Shore School District area in 2006. The data was provided by the Realtors Association of York and Adams Counties Inc (RAYAC) using the Multiple Listing Service (MLS) report.

Table 25: Housing Price, 2006

School District	Number Sold	Dollar Volume	Average Sale Price	Median Sale Price	Average Days On Market (DOM)
York County					
Central	639	$145,333,039	$227,438	$184,900	43
Dallastown	650	$153,700,953	$236,463	$199,900	73
Dover	458	$81,967,777	$178,969	$161,300	49
Eastern	226	$40,713,427	$180,148	$153,400	46
Hanover	196	$34,604,214	$176,552	$159,950	51
North Eastern	380	$69,453,336	$182,772	$178,250	58
Northern	93	$20,130,967	$216,462	$189,900	54
Red Lion	492	$93,600,383	$190,245	$174,950	49
South Eastern	224	$54,219,959	$242,053	$235,950	60
Southern	255	$68,888,988	$270,153	$190,100	54
South Western	393	$82,100,382	$208,907	$257,000	51
Spring Grove	320	$69,438,854	$216,996	$190,580	53
West Shore	102	$19,313,637	$189,349	$170,950	48
West York	390	$63,302,724	$162,315	$140,000	42
York City	729	$51,831,843	$71,100	$63,000	52
York Suburban	355	$68,253,365	$192,263	$160,000	33

Source: Realtors Association of York and Adams Counties Inc (RAYAC); http://www.rayac.com/home_sales_stats.php

Table 25, indicates that the average sale price of homes in Fairview Township in 2006 was approximately $189,300 and that 102 homes were sold; the average sale prices of a home in 2004 in Fairview Township was $149,500, according to RAYAC 2004 data. Residential building permit data as provided by the Township indicates that the six year average (2000-2006) estimate construction cost for a residential unit is approximately $155,000, regardless if units were connected to public water or public sewer.

Table 25 also indicates that that average time on the market for homes in Fairview Township was 48 days, the only other school districts with homes with less time on the market included Central School District, Eastern School District, West York School District, and York Suburban School District.

Table 26: Home Sale Trends: Number of Homes Sold

York County School Districts	Number of Homes Sold										
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Central	464	562	555	574	588	616	654	665	725	639	557
Dallastown	435	458	424	422	542	521	604	672	750	650	519
Dover	235	257	270	239	277	308	346	355	446	458	428
Eastern	139	140	187	154	167	196	191	203	214	226	172
Hanover	180	166	153	180	187	260	228	260	237	196	178
Northeastern	176	190	210	186	214	199	280	389	464	380	349
Northern	*	*	*	*	*	*	*	34	62	93	91
Red Lion	413	436	381	430	431	410	464	546	599	492	405
South Eastern	189	196	223	204	213	240	251	223	234	224	197
Southern	240	226	255	239	233	262	190	280	297	255	261
South Western	292	337	337	317	385	452	551	484	461	393	313
Spring Grove	232	254	236	210	233	242	271	260	279	320	364
West Shore	*	*	*	*	*	*	*	46	93	102	125
West York	334	389	361	340	297	305	360	451	412	390	310
York City	432	398	468	473	454	426	500	594	630	729	700
York Suburban	329	335	361	278	320	337	361	341	376	355	322
Other York County	23	21	33	32	67	106	117	*	*	*	*
Total York County	4,113	4,365	4,454	4,278	4,608	4,880	5,368	5,806	6,279	5,902	5,291

*Data Not Available

Source: Realtors Association of York and Adams Counties Inc (RAYAC); http://www.rayac.com/home_sales_stats.php

Table 26, indicates that the number of houses sold between 2004 and 2007 in Fairview Township have nearly tripled; the only other school district to have nearly tripled the number of homes sold during the same time period includes Northern Area School District .

Housing Costs

According to the Census Bureau's documentation for 2000, Housing Cost real estate taxes are defined as:

> *"…statistics …refer to the total amount of all real estate taxes on the entire property (land and buildings) payable in 1999 to all taxing jurisdictions, including special assessments, school taxes, county taxes, and so forth."*

Data as presented in Table 27: Housing Costs, 2000 provide an indication of costs associated with real estate taxes in each municipality.

Table 27: Housing Costs, 2000

Annual Real Estate Taxes (Census 2000)	Fairview Township	York County
Total:	3,830	95,054
Less than $200	16	835
$200 to $299	24	1,512
$300 to $399	49	1,973
$400 to $599	47	2,856
$600 to $799	117	3,171
$800 to $999	168	6,068
$1,000 to $1,499	1,439	29,942
$1,500 to $1,999	873	24,065
$2,000 to $2,999	758	18,277
$3,000 to $3,999	264	4,230
$4,000 to $4,999	60	1,378
$5,000 to $7,499	15	563
$7,500 to $9,999	0	58
$10,000 or more	0	66
No Real Estate taxes paid	0	60

Source: United States Census Bureau 2000 SF3 Data

In Fairview Township in 2000, the average annual housing cost (taxes) was $1,000 - $2,000. Further description of housing costs are presented in Table 28: Housing Costs as a Percentage of Income, whereby housing costs include amount paid for taxes, plus average monthly utilities, insurance, and mortgage or rent.

Table 28: Housing Costs as a Percentage of Income

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Fairview Township		York County	
	Number	Percent	Number	Percent
Less than 15 percent	1,453	37.9%	33,468	35.2%
15 to 19 percent	812	21.2%	17,614	18.5%
20 to 24 percent	617	16.1%	14,758	15.5%
25 to 29 percent	321	8.4%	10,023	10.5%
30 to 34 percent	264	6.9%	5,903	6.2%
35 percent or more	357	9.3%	12,789	13.5%
Not computed	6	0.2%	499	0.5%
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	**Fairview Township**		**York County**	
	Number	**Percent**	**Number**	**Percent**
Less than 15 percent	224	28.2%	7,141	20.7%
15 to 19 percent	174	21.9%	6,221	18%
20 to 24 percent	87	11.0%	4,879	14.1%
25 to 29 percent	46	5.8%	3,868	11.2%
30 to 34 percent	60	7.6%	2,295	6.6%
35 percent or more	90	11.3%	8,181	23.7%
Not computed	112	14.1%	1,992	5.8%

Source: United States Census Bureau 2000 SF3 Data

A general "rule-of-thumb" for housing costs is that an owner or renter can expect to pay between 25% and 30% of their household income for housing costs. The highlighted rows in Table 28 above indicate owners and renters that are paying 30% or greater of their household income toward housing costs. If an owner or renter is playing more than 30% of their income toward housing they are by Office of Housing and Urban Development (HUD), cost burdened; if they are paying more than 50% of their household income toward housing costs they are by HUD definition, severely cost burdened.

According to Table 28, approximately sixteen percent (16.2%) of the owners, and eighteen percent of the renters (18.9%) are considered cost burdened In general, in Fairview Township the percentage of owner or renters that are cost burdened or severely cost burdened is relatively low when compared to York County.

Section 4.1.4 Household Composition

Household composition variables describe the residents that reside in the houses within the community. Two variables are used to describe the population, householder by type and age, and householder by type and presence of own children.

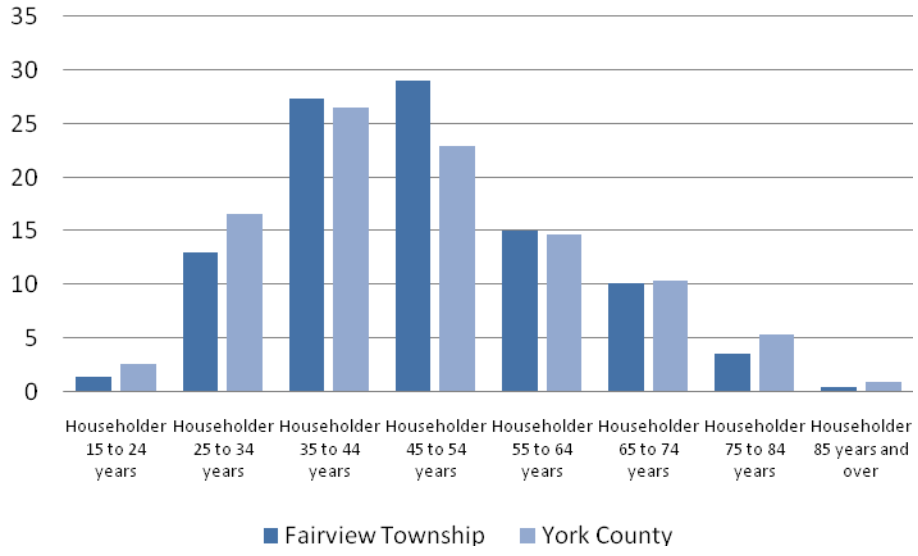
Table 29: Householder by Type and Age

Households	Fairview Township		York County	
	Number	Percent	Number	Percent
Total:	**5,480**		**148,219**	
Family households:	**4,132**	**75.4%**	**105,486**	**71.2%**
Householder 15 to 24 years	57	1.4%	2,785	2.6%
Householder 25 to 34 years	537	13.0%	17,510	16.6%
Householder 35 to 44 years	1,127	27.3%	27,912	26.5%
Householder 45 to 54 years	1,199	29.0%	24,163	22.9%
Householder 55 to 64 years	621	15.0%	15,537	14.7%
Householder 65 to 74 years	421	10.2%	10,939	10.4%
Householder 75 to 84 years	150	3.6%	5,713	5.4%
Householder 85 years and over	20	0.5%	927	0.9%
Non-family households:	**1,348**	**24.6%**	**42,733**	**28.8%**
Householder 15 to 24 years	44	3.3%	2,920	6.8%
Householder 25 to 34 years	197	14.6%	6,265	14.7%
Householder 35 to 44 years	272	20.2%	7,030	16.5%
Householder 45 to 54 years	252	18.7%	6,999	16.4%
Householder 55 to 64 years	174	12.9%	5,220	12.2%
Householder 65 to 74 years	195	14.5%	5,748	13.5%
Householder 75 to 84 years	173	12.8%	6,213	14.5%
Householder 85 years and over	41	3.0%	2,338	5.5%

Source: United States Census Bureau 2000 SF3 Data

Table 29 indicates that three-quarters (75.4%) of the households in Fairview Township are family households. The table also indicates that that predominant age of householders either family on non-family households are between 35 to 44 years or 45 to 54 years old.

Figure 13: Family Householder by Age



Source: United States Census Bureau 2000

Further description of households is presented in Table 30: Householder by Type and Presence of Own Children. Whereby, households are categorized as one-person and two or more person households, and then further categorized as family and non-family household for two or more person households.

Table 30: Householder by Type and Presence of Own Children

Households	Fairview Township		York County	
	Number	Percent	Number	Percent
Total:	**5,480**		**148,219**	
1-person household:	**1,073**	**20%**	**34,572**	**23%**
Male householder	517	48%	15,277	44%
Female householder	556	52%	19,295	56%
2 or more person household:	**4,407**	**80%**	**113,647**	**77%**
Family households:	***4,132***	***94%***	***105,486***	***93%***
Married-couple family:	*3,597*	*87%*	*86,355*	*82%*
With own children under 18 years	1,535	43%	36,437	42%
No own children under 18 years	2,062	57%	49,918	58%
Other family:	*535*	*13%*	*19,131*	*18%*
Male householder, no wife present:	168	31%	5,721	3%
With own children under 18 years	93	55%	3,452	60%
No own children under 18 years	75	45%	2,269	40%
Female householder, no husband present:	367	69%	13,410	70%
With own children under 18 years	215	59%	8,224	61%
No own children under 18 years	152	41%	5,186	39%
Non-family households:	***275***	***6%***	***8,161***	***7%***
Male householder	157	57%	4,981	6%
Female householder	118	43%	3,180	39%

Source: United States Census Bureau 2000 SF3 Data

Table 30 provides a characterization of occupants of the households in Fairview Township. Within Fairview Township, eighty percent (80%) of the households have two or more people; nearly all (94%) of the households with two or more people are married couples; and nearly half (43%) of the households that are married couple families have children that are less than 18 years old.

Section 4.1.5 Residential Building Permits

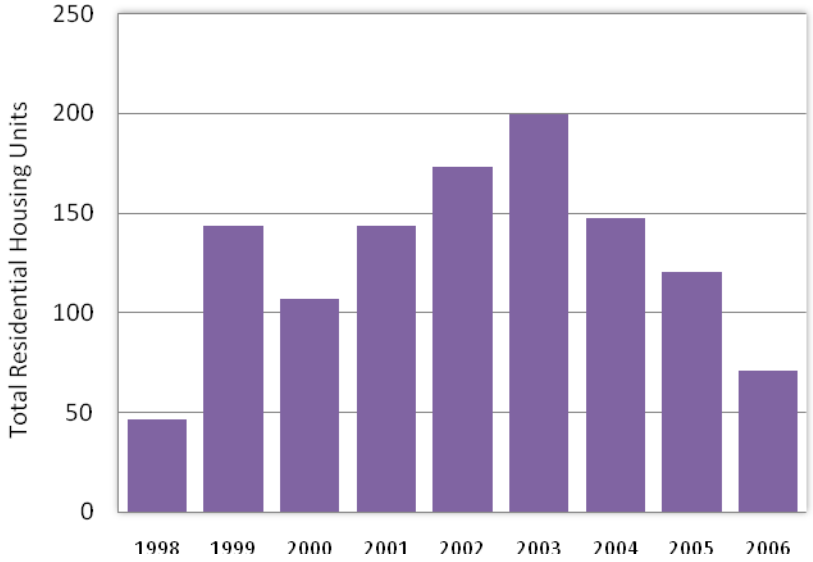
Residential building permits are tracked and recorded on a monthly basis and ultimately are provide to York County Planning Commission. Table 31 and Figure 14 present the total number of residential building permits issues by type of dwelling unit for years 1998 through 2006.

Table 31: Residential Building Permits by Type of Unit

Year	Residential Use Building Permits				
	Single Family Dwellings	Doublewides	Mobile Homes	Apartments (Number of Units)	Total Residential Units
1998	45	0	1	0	46
1999	139	0	4	0	143
2000	83	1	4	0	107
2001	82	0	4	6	143
2002	114	0	4	0	173
2003	139	1	2	0	199
2004	73	0	3	4	147
2005	88	1	1	0	120
2006	64	0	1	0	71
TOTAL	**827**	**3**	**24**	**10**	**1,149**
Average 1998 – 2006	**91.9**	**0.3**	**2.7**	**1.1**	**127.7**

Source: Fairview Township and York County Planning Commission.

Figure 14: Total Residential Building Permits

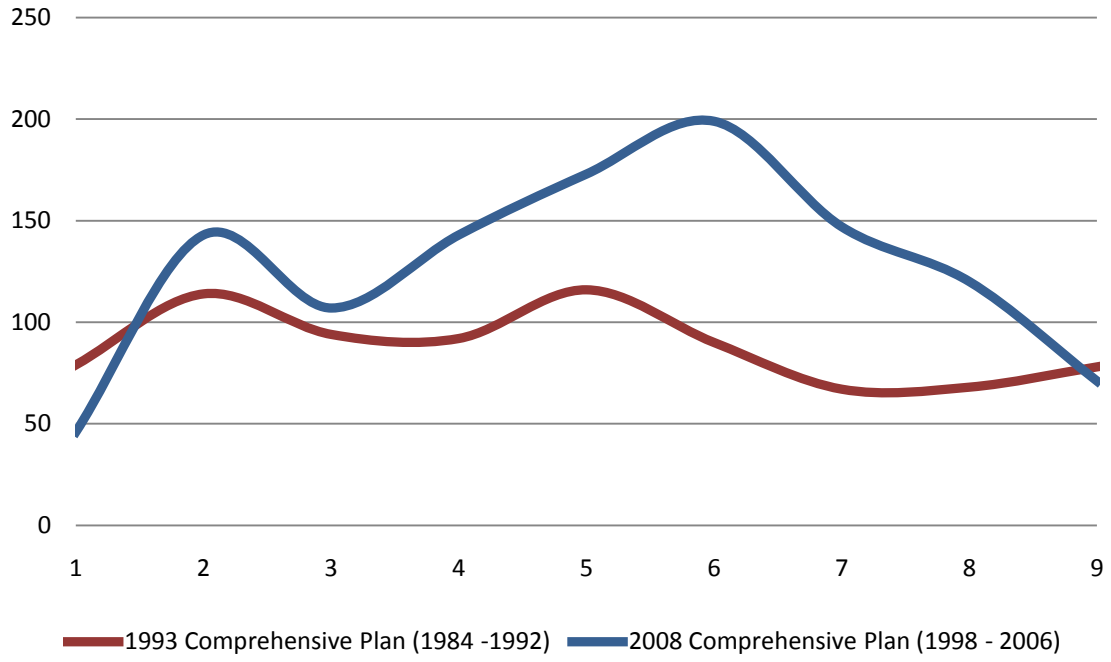


Source: Fairview Township and York County Planning Commission.

Table 31 and Figure 14 illustrate that the average annual number of residential housing units (based on building permits) per year since 1998 has been 128 units. Two years with the highest number of permits issued included 2003 and 2003, where approximately 374 housing unit permits were issued. Table 31 indicates that the predominant type of residential permit were for single family dwellings.

A comparison between residential building permits issued between 1984-1992 and 1998-2006 (two nine year periods) is presented in Figure 15: Comparison of Residential Building Permits.

Figure 15: Comparison of Residential Building Permits 1984 to 1992 vs. 1998 to 2006



Source: Fairview Township and York County Planning Commission.

Figure 15 illustrates that the general residential building per permit trend between the years indicated in the figure has increased, the nine year trend for 2008 is 43.8% greater than the 1993 nine year trend. The average number of residential building permits issued per year from 1984 to 1992 was 89 permits; the average number of residential building permits issued per year from 1998 to 2006 was 128 permits. The trend may be further increasing as the past six year trend (Table 31: Residential Building Permits 2000-2006) indicates 137 residential permits per year over the six year period.

Section 4.1.6 Household / Housing Unit Projections

York County Planning Commission developed population and household projections to 2040 as part of the Transportation Improvement Plan for the York Area Metropolitan Planning Organization (YAMPO). The model was developed to assist with transportation network projections and trip generation tables. Table 32: Population & Household Projections, York County Planning Commission provides the projections for Fairview Township as of May 2008.

Table 32: Housing Projections

Municipality	Census 2000	Housing Projections 2010	2020	2030	2040
Fairview Township	5,788	6,627	7,237	8,193	8,775
Newberry Township	5,706	5,955	6,706	7,942	8,683
Lewisberry Borough	150	156	155	161	158
Warrington Township	1,766	1,929	2,117	2,414	2,588
Monaghan Township	881	905	987	1,145	1,239
York County	156,720	168,085	181,519	197,664	207,958

Source: York County Planning Commission, October 2006 Population Projections;
2000 U.S. Census Bureau, Persons per Household; Housing Units data

Table 32: Housing Projections were derived from:

- York County Planning Commission Population Projections, October 2006
- 2000 Census Bureau:
  - Persons per Household
  - Total Housing Units

Housing projections are based on YCPC population projections. The population projections were divided by the average persons per household within each municipality. The County then reviewed population projections to year 2040 and applied year 2000 average persons per household value (2.59 persons per household for Fairview Township); however 2000 Census data for persons per household varies for each municipality, to estimate or project housing units. According to the housing unit projections, ***Fairview Township is projected to increase its total housing units by 32.4% over the next thirty years; whereas York County is projected to increase its total housing units by 23.7% over the next thirty year.***

Section 4.1.7 Housing Planning Implications

Existing conditions presented with respect to increase in housing needs indicate the following planning implications that should be considered as Fairview Township guides future land use patterns and development standards:

Housing Facts:

- Percentage of single-family dwelling units: 86%
- Homes constructed between 1980 and 2006: 2460 (increase of 58%)
- Home-ownership occupancy rate: 85%
- Percentage of survey respondents who were homeowners: 99%
- Renter occupancy rate: 15%
- Average new lot size in developed areas is: .32 acres
- Average parcel size township-wide: 2.94 acres
- Average parcel size in existing residential areas: .8 acres
- Percent of homes between $100,000 and $200,000: 64%
- 2006 home sales price range: $50,000 to $199,000.
- Average # homes built/year:
  1970-1979: 120/year
- Number of homes built between:
  1970-1979: 1,034

1980-1989: 103/year	1980-1989: 465
1990-1999: 93/year	1990-1999: 471
2000-2006: 14/year	2000-2006: 127

- 1980-90 - Since 2000 home building decreased: 27%
- Median Household Income 1990: $37,343
- Median Household Income 2000: $57,150
- Median Home Sale Price 1990: $88,300
- Median Home Sale Price 2006: $170,095
- Percentage of households in the Township aged 55 and older: 15%
- Percentage of Township population aged 55 and older: 1990: 19% 2000: 21.2%
- The elderly population has increased only 2% since 1990
- 50% of the survey respondents feel there is a need for senior housing and associated senior services

Housing Planning Implications

1. Utilizing housing development trends methods to project future housing units yields a higher percentage of new people and new units. The number of housing units increased 58% (2,460) since 1980.
2. Since 1980, approximately 1,156 students were added to the West Shore School District.
3. The Township, in the past 50 years, has experienced a great amount of residential development. However; building trends have decreased significantly since 2000.
4. On average 65 dwelling units were build each year from 1970 till 1999. However this number has decreased over the last 6 years to approximately 20 units/year.
5. 85% of the residents who responded to the community survey have indicated consideration should be given to the future location of housing, the preservation of open spaces and the provision of more recreational space.
6. The median home sale price in 2006 was $170,095.
7. The median household incomes and the average cost of a home have increased (40%) over the last 10 years.
8. 86% of the homes in Fairview Township are owner-occupied, single-family residential dwelling units.
9. In the last 30 years 2,097 homes were built in Fairview Township. However; building trends decreased 27% since 2000.
10. Current development trends indicate small parcel sizes (.32 acres) requiring public water and sewer services.
11. Elderly residents make up 21.2% of the Township's population.

SECTION 5.0 EMPLOYMENT CHARACTERISTICS AND ECONOMIC CONDITIONS

Section 5.1 Economic Profile

This Economic Profile includes variables such as employment, occupation sectors, unemployment, major employers, business profiles, non-residential permits, income, total assessed land value, and non-residential property assessed values, all of which describe the current economic status or profile for Fairview Township.

Section 5.1.1 Labor Force

The labor force consists of all persons aged sixteen years and older that are currently employed or seeking employment. Labor force data was derived from 2000 Census data regarding employment at the time of the Census enumeration and 2005 data from the Pennsylvania Bureau of Labor and Industry.

Employment and Unemployment

Recent employment data as derived from the Pennsylvania Bureau of Labor and Industry (BLI), through the Center for Workforce Information and Analysis (CWIA) indicate a 4.1% unemployment rate for the York County workforce, and a 5.0% unemployment rate for the Pennsylvania workforce. Table 33: Unemployment 2000 indicates that there was a 2.0% unemployment rate in Fairview Township in 2000.

Table 33: Unemployment - 2000

	Fairview Township		York County	
EMPLOYMENT STATUS	Number	Percent	Number	Percent
Population 16 years and over	**11,223**	**100**	**298,226**	**100**
In labor force	8,058	71.8	203,496	68.2
Civilian labor force	8,006	71.3	203,263	68.2
Employed	7,848	69.9	195,962	65.7
Unemployed	158	1.4	7,301	2.4
% of the civilian labor force	2.0	(X)	3.6	(X)
Armed Forces	52	0.5	233	0.1
Not in labor force	3,165	28.1	94,730	31.8

(X) Not applicable

Source: United States Census Bureau 2000 SF3 Data

The table also indicates that over one-quarter (28.1%) of Fairview Township's population over the age of 16 was not in the labor force (retired, in school, or not seeking employment). A comparison to York County statistics for the same year indicate that there was a greater percentage of people over the age of sixteen within the labor force and employed in Fairview Township than there was county-wide.

Section 5.1.2 Employment and Occupation

Employment and occupation variables include occupational sector and industry sector data. These variables describe in which occupational sectors workers of each municipality works, and in which type of industry they are employed.

Occupation Sectors

Table 34: Employment Sectors and Figure 16, illustrate that workers in Fairview Township are employed in a range of occupational sectors. **The largest employment sector in the Township is management, professional, and related occupations which comprise one-third (37.2%) of the workforce.**

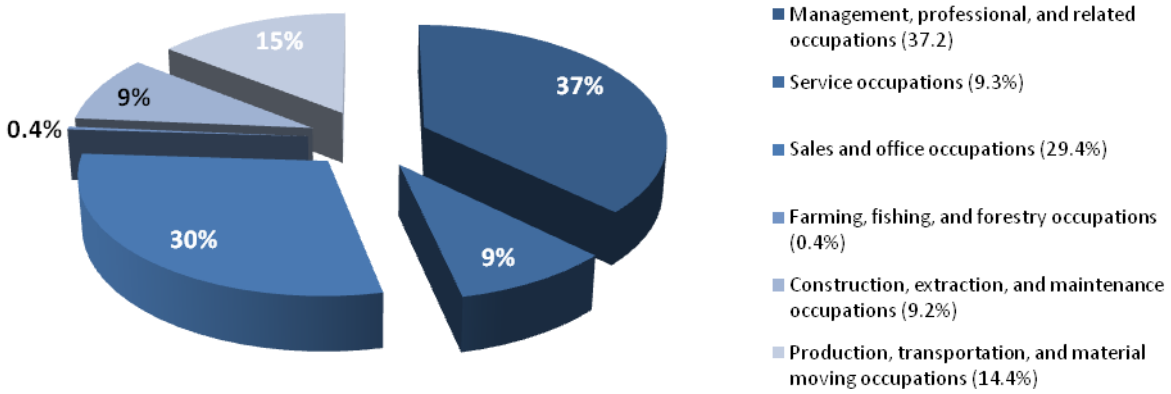
Table 34: Employment Sectors

Employment Sectors	Fairview Township		York County	
	Number	Percent	Number	Percent
Employed civilian population 16 years and over	**7,848**	**100**	**195,962**	**100**
OCCUPATION				
Management, professional, and related occupations	2,920	37.2	55,609	28.4
Service occupations	733	9.3	24,565	12.5
Sales and office occupations	2,310	29.4	51,260	26.2
Farming, fishing, and forestry occupations	32	0.4	786	0.4
Construction, extraction, and maintenance occupations	719	9.2	19,334	9.9
Production, transportation, and material moving occupations	1,134	14.4	44,408	22.7

(X) Not applicable

Source: United States Census Bureau 2000 SF3 Data

Figure 16: Employment Sectors



Source: United States Census Bureau 2000 SF3 Data

Employment by Industry

The primary industrial employment sectors for Fairview Township's workforce in 2000, refer to Table 35: included Educational, health and social services (13.9%); retail trade (13.3%) and manufacturing (12.2%). The employment sectors are similar to York County workforce's primary industrial employment sectors.

Table 35: Employment by Industry - 2000

Industrial Sectors	Fairview Township		York County	
	Number	Percent	Number	Percent
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	122	1.6	2,159	1.1
Construction	492	6.3	14,131	7.2
Manufacturing	960	12.2	46,865	23.9
Wholesale trade	381	4.9	8,416	4.3
Retail trade	1,045	13.3	24,221	12.4
Transportation and warehousing, and utilities	472	6.0	10,274	5.2
Information	246	3.1	4,425	2.3
Finance, insurance, real estate, and rental and leasing	726	9.3	10,364	5.3
Professional, scientific, management, administrative, and waste management services	662	8.4	13,728	7.0
Educational, health and social services	1,088	13.9	32,778	16.7
Arts, entertainment, recreation, accommodation and food services	388	4.9	11,775	6.0
Other services (except public administration)	340	4.3	8,989	4.6
Public administration	926	11.8	7,837	4.0
TOTAL	7,848	100	195,962	100

Source: United States Census Bureau 2000 SF3 Data

Table 36: York County Major Employers

Employer Name
York Hospital
Federal Government
Harley Davidson Motor Company
York County Local Government
Wal-Mart Associates, Inc.
Giant Food Stores, LLC
BAE Systems
Hanover General Hospital
Kinsley Construction, Inc.
UTZ Quality Foods, Inc.

Source: York County Economic and Community Profile, March 2009

Businesses Profile

Business profile data provide an estimate of the revenue, payrolls, and labor force of businesses in the Fairview Township. The intent of the profile is to demonstrate that although a

business may have a relatively small labor force they may generate large revenues and have large payrolls; conversely a business may have a relatively large labor force but proportionately low revenues and small payrolls.

Table 37 illustrates the business industries located within the Township that may or may not employ township residents. The intent of the profile is to also demonstrate that although a business may have a relatively small labor force they may generate large revenues and have large payrolls; conversely a business may have a relatively large labor force but proportionately low revenues and small payrolls. ***The wholesale trade and administrative and support services comprise one-third (33.8%) one the businesses in Fairview Township.***

Table 37: Selected Statistics by Economic Sector: 2002 Fairview Township

Industry description	Number of Establishments	Sales, shipments, receipts, or revenue (Thousands)	Annual payroll (Thousands)	Number of Employees
Wholesale trade	30	100,234	9,156	260
Retail trade	27	79,040	7,811	439
Information	6	N	D	(250-499)
Real estate & rental & leasing	5	3,231	1,240	26
Professional, scientific, & technical services	24	22,616	8,715	230
Administrative & support & waste management & remediation service	30	26,301	10,164	420
Educational services	1	D	D	(20-99)
Health care & social assistance	11	D	D	(250-499)
Arts, entertainment, & recreation	2	D	D	(1-19)
Accommodation & food services	24	17,913	5,340	490
Other services (except public administration)	18	4,692	1,368	76

Source: U.S. Bureau of the Census, 2002 Economic Census
D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
N: Not available or not comparable.

Table 38: Selected Statistics by Economic Sector: 2002 York County

Industry description	Number of Establishments	Sales, shipments, receipts, or revenue (Thousands)	Annual payroll (Thousands)	Number of Employees
Manufacturing	657	8,277,669	1,602,986	42,586
Wholesale trade	452	5,025,573	257,984	7,227
Retail trade	1,413	3,848,448	385,350	21,490
Information	129	N	100,455	2,833
Real estate & rental & leasing	250	205,155	32,999	1,400
Professional, scientific, & technical services	630	D	D	D
Administrative & support & waste management & remediation service	360	375,000	156,096	7,436
Educational services	37	D	D	D
Health care & social assistance	800	1,289,414	588,991	18,204
Arts, entertainment, & recreation	129	90,966	27,497	2,270
Accommodation & food services	662	409,612	118,106	11,437
Other services (except public administration)	746	304,752	90,231	5,100

Source: U.S. Bureau of the Census, 2002 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Section 5.1.3 Property Values

Property value data is included in the Economic Profile as it provides insight as to economic vitality of the community; in that the value of residential and non-residential land can be compared. Land values are typically a key factor for the establishment of new businesses, as well as the retention of current businesses. Property value data was derived from the York County Tax Assessment Office and is current as of November 2005. Non-residential building permit data is also provided to illustrate the rate of new business development within Fairview Township. Note that property value data includes an assessment for improved (building) value, an assessment for land value, and a total assessed value which is the sum of building value plus land value.

Assessed Values

Assessed value data is presented in Table 39 through Table 41, and a total assessed value and an average assessed value are presented for Fairview Township. Included in the tables is data for assessed building value, assessed land value, and total assessed value (sum of building value plus land value) by land use. Refer to the General Characteristics in the Land Use section of this document for land use definitions. Non-residential land uses have been shaded **in the tables for illustrative purposes.**

Table 39: Total Assessed Value – Fairview Township

General Land Use Code	Number of Parcels	Total Assessed Land Value	Total Assessed Building Value	Total Assessed Value (Land and Building)	Total Acres
Rural Residential	292	$18,025,670	$28,347,673	$46,373,343	2,160.7
Low Density Residential	4930	$269,477,420	$710,810,962	$980,288,382	4,944.6
Medium Density Residential	579	$21,142,860	$54,541,625	$75,684,485	128.8
High Density Residential	476	$15,728,710	$42,339,720	$58,068,430	126.8
Commercial	187	$27,526,046	$57,231,510	$84,757,556	436.2
Industrial	81	$444,823,140	$1,271,440,380	$1,716,263,520	1,593.0
Park – Recreation	9	$459,010	$430,630	$889,640	95.3
Institutional / Governmental	28	$1,032,660	$24,946,100	$25,978,760	445.6
Agriculture / Forest	555	$83,330,810	$200,712,700	$284,043,510	11,116.8
Utility	10	$561,930	$1,578,510	$2,140,440	103.0
Transportation Right of Way	37	$103,980	$256,240	$360,220	27.0
Total	**7,184**	**$882,212,236**	**$2,392,636,050**	**$3,274,848,286**	**21,177.8**

Source: York County Tax Assessment Office, November 2005.

Table 40: indicates that industrial land uses have the highest total assessed value within Fairview Township at approximately $1.7 billion; the next highest total assessed values include low density residential land uses at approximately $980 million.

Table 40: Average Assessed Value - Fairview Township

General Land Use Code	Number of Parcels	Average Assessed Land Value	Average Assessed Building Value	Average Assessed Value (Land and Building)	Average Acres per Land Use
Rural Residential	292	$61,732	$97,081	$158,813	7.4
Low Density Residential	4930	$54,661	$144,181	$198,841	1.0
Medium Density Residential	579	$36,516	$94,200	$130,716	0.2
High Density Residential	476	$33,044	$88,949	$121,993	0.3
Commercial	187	$147,198	$306,051	$453,249	2.3
Industrial	81	$5,491,644	$15,696,795	$21,188,439	19.7
Park – Recreation	9	$51,001	$47,848	$98,849	10.6
Institutional / Governmental	28	$36,881	$890,932	$927,813	15.9
Agriculture / Forest	555	$150,146	$361,645	$511,790	20.0
Utility	10	$56,193	$157,851	$214,044	10.3
Transportation Right of Way	37	$2,810	$6,925	$9,736	0.7
Total	**7,184**	$122,802	$333,051	$455,853	2.9

Source: York County Tax Assessment Office, November 2005.

Table 41: illustrates the average assessed values and average acreage by land use. Table 42 provides the total assessed value per acre by land use.

Table 41: Total Assessed Values per Acre

General Land Use Code	Total Assessed Value Per Acre
Rural Residential	$21,462
Low Density Residential	$198,254
Medium Density Residential	$587,612
High Density Residential	$457,953
Commercial	$194,309
Industrial	$1,077,378
Park - Recreation	$9,335
Institutional / Governmental	$58,301
Agriculture / Forest	$25,551
Utility	$20,781
Transportation Right of Way	$13,341
Total	**$154,636**

Where total assessed value is the sum of assessed building value plus assessed land value

Table 41 indicates that other than industrial land uses, medium density and high density land uses have the highest total assessed values per acre. Commercial land uses are, on average, assessed lower than low density residential uses.

Non-residential Building Permits

Table 42 indicates that since 1997 there were 44 commercial building permits at an average 4 permits per year; a total of six industrial building permits and three public building permits issued between 1997 and 2006.

Table 42: Non-residential Building Permits

Year	Type of Non-residential Use		
	Commercial	Industrial	Public
1997	4	0	2
1998	1	0	0
1999	3	0	0
2000	15	1	0
2001	7	0	0
2002	3	3	0
2003	5	1	0
2004	4	0	0
2005	1	0	0
2006	1	1	1
TOTAL	**44**	**6**	**3**
Average 1997-2006	**4.4**	**0.6**	**0.3**

Source: York County Planning Commission Building Permit Records

Section 5.1.4 Income Levels

Income level data provides a sense of the buying power of residents within the community. Income level data is derived from the Census Bureau and is categorized by range of income as presented in Table 43: Income.

Table 43: Income

INCOME IN 1999	Fairview Township		York County	
	Number	Percent	Number	Percent
Households	**5,501**	**100.0**	**148,288**	**100.0**
Less than $10,000	229	4.2	8,865	6.0
$10,000 to $14,999	182	3.3	7,869	5.3
$15,000 to $24,999	460	8.4	17,900	12.1
$25,000 to $34,999	528	9.6	19,814	13.4
$35,000 to $49,999	898	16.3	28,208	19.0
$50,000 to $74,999	1,291	23.5	36,691	24.7
$75,000 to $99,999	967	17.6	15,945	10.8
$100,000 to $149,999	575	10.5	9,089	6.1
$150,000 to $199,999	222	4.0	1,995	1.3
$200,000 or more	149	2.7	1,912	1.3
Median household income (dollars)	*57,150*	*(X)*	*45,268*	*(X)*

(X) Not applicable
Source: United States Census Bureau 2000 SF3 Data

Table 44: Percent Change in Income 1990 to 2000, indicates that incomes (median household and median family) have increased by at least thirty percent (30%) between 1990 and 2000. The increases are consistent with an annual "rule-of-thumb" cost of living increase of 3% annually.

Table 44: Percent Change in Income 1990 to 2000

Municipality	1990 Median Household Income	1990 Median Family Income	2000 Median Household Income	2000 Median Family Income	Percent Increase 1990 to 2000 Median Household Income	Percent Increase 1990 to 2000 Median Family Income
Fairview Township	$ 37,343	$ 42,158	$ 57,150	$ 65,903	53.0%	56.3%
York County	$ 32,605	$ 37,590	$ 45,268	$ 52,278	38.8%	39.1%

Source: 1990 and 2000 Census Data SF3A and SF3

Section 5.1.5 Local Government Finance

The purpose of this section is to illustrate the Township's current financial situation; its tax base, revenues, expenditures and indebtedness. By understanding the financial status of the Township, residents and elected and appointed officials can work within a realistic framework when developing a comprehensive capital improvements program and the provision for future services. Public finance is an important component of public service planning because it determines the ability of the Township to finance its planning objectives.

Section 5.1.6 The Budget

The budget is essentially a spending plan. In the 1993 Fairview Township Comprehensive Plan the budget was described as follows:

> *"In a township of the second class, the budget must be enacted by December 31 of each year. Fairview Township's budget is adopted on the cash basis accounting principle, whereby all annual appropriations lapse at the end of the fiscal year."*

The financial activities of the Township are recorded in separate funds and account groups as follows:

Governmental Funds

General Funds

General funds are used to account for all financial transactions applicable to the general operation of the Township. Revenues are derived principally from property taxes, fines, licenses and permits and grants. Expenditures of the General Fund include police and fire protection, street repairs and maintenance, health and sanitation, parks and recreation, and planning and development.

Special Revenue Funds

Special Funds are used to account for particular governmental activities that are legally restricted for specified purposes.

Capital Project Funds

Capital Project Funds are used to account for the acquisition or construction of general fixed assets.

Proprietary Funds

Enterprise Funds

Enterprise Funds have been established to account for the financing of government services and facilities which are primarily self-supporting by user charges.

Fiduciary Funds

Trust and Agency Funds

Trust and Agency Funds are established to administer resources received and held by the Township as the trustee or agent for others.

Fairview Township total budget in 1993 was $4,033,325.

Section 5.1.7 Township Revenues & Expenditures

Figure 17: General Government Expenditures (2008)

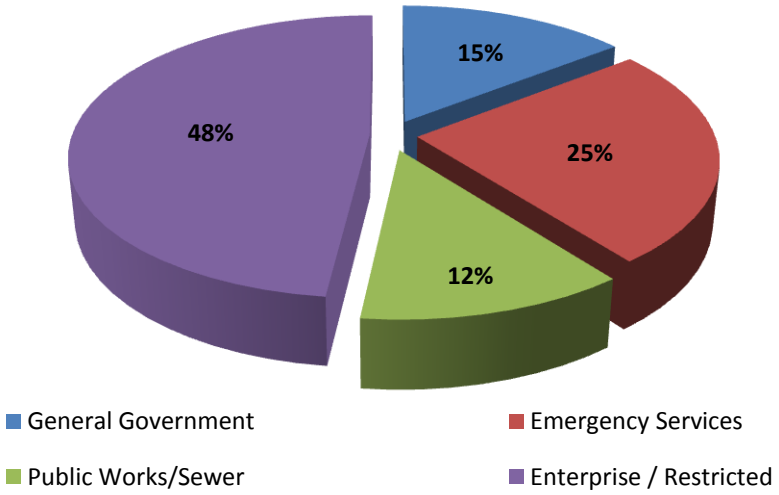


Figure 18: General Government Revenue (2008)

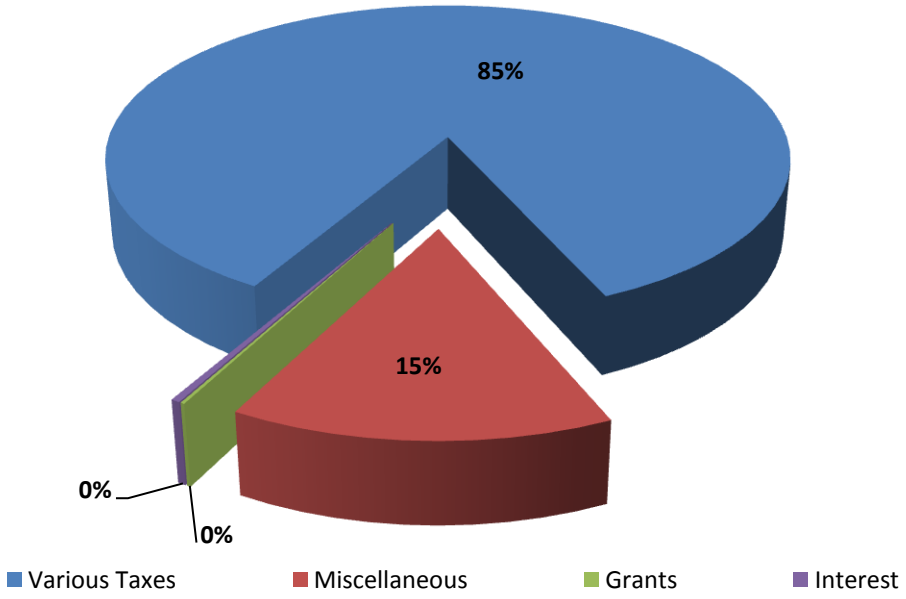


Table 45: Budget Comparisons

	1991	2009
Expenditures	$3,960,014	$10,585,894
Revenues	$4,033,325	$10,455,205
Per Capita	$299	$503

Source: Fairview Township

Table 46: Fairview Township Expenditures

General Government	**2008**	**2009**
Administration Staff	$311,095	$380,664
Administration Capital	$0	$0
Tax Collection	$42,116	$47,390
Township Building	$144,783	$78,682
Township Building Capital	$570,137	$20,400
Building and Zoning	$620,796	$513,735
Building and Zoning Capital	$2,639	$0
Contributions	$13,000	$13,000
Principal	$6,764	$4,300
Interest	$1,430	$700
Unemployment Comp	$0	$0
Medicare	$0	$0
Retirement	$0	$0
Social Security	$0	$0
Total	**$1,712,760**	**$1,058,871**

Emergency Services	**2008**	**2009**
Police	$2,099,678	$2,334,518
Police Capital	$68,104	$90,110
EMA	$5,901	$13,390
EMA Capital	$4,932	$6,000
Fire Service	$570,323	$220,395
Fire Service Capital	$18,151	$0
Fire Hydrants	$41,220	$40,000
EMS	$152,221	$173,620
Total	**$2,960,530**	**$2,878,033**

Public Works/Sewer	**2008**	**2009**
Highway	$1,025,878	$1,242,242
Highway Capital	$136,945	$160,344
Parks and Recreation	$160,822	$145,211
Parks and Recreation Capital	$137,464	$16,400
Total	**$1,461,109**	**$1,564,197**

Enterprise / Restricted	2008	2009
Street Lights	$60,134	$46,000
Sewer	$3,473,643	$3,184,242
Sewer Capital	$214,039	$120,000
Refuse	$1,329,972	$1,319,551
Refuse Capital	$160,226	$0
Liquid Fuels	$463,019	$415,000
Liquid Fuels Capital	$0	$0
Total	**$5,701,032**	**$5,084,793**

TOTALS	2008	2009
Total	**$11,835,431**	**$10,585,894**

Source: Fairview Township FY Budgets

Table 47: Fairview Township Revenues

General Government	2008	2009
Various Taxes	$4,323,459	$3,217,950
Employee Benefits	$0	$60,000
Miscellaneous	$732,001	$453,350
Grants	$8,017	$15,000
Interest	$17,667	$25,000
Totals	**$5,081,144**	**$3,771,300**

Emergency Services	2008	2009
Fire Services Tax	$180,725	$137,832
EMS Tax	$107,833	$137,832
Fire Station 68	$0	$336,000
Police DARE	$0	$0
Totals	**$288,558**	**$611,664**

Public Works/Sewer	2008	2009
Street Light Tax	$41,448	$48,750
Capital Reserves	$0	$9,500
Capital Projects	$0	$180,000
WW C RSRV #1	$0	$35,000
Parks and Recreation	$24,125	$10,000
Totals	**$65,573**	**$283,250**

Enterprise/ Restricted	2008	2009
Fire Hydrant Tax	$15,456	$43,500
Local Services Tax	$398,922	$404,550
Liquid Fuels	$415,271	$395,091
Sewer	$3,708,729	$3,247,500
Refuse	$1,271,003	$1,271,000
Totals	**$5,809,382**	**$5,361,641**

Miscellaneous	2008	2009
Engineering Fees	$15,686	$10,000
Zoning & Building Fees	$399,544	$315,250
Fines	$130,780	$102,100
Totals	**$546,010**	**$427,350**

TOTAL	2008	2009
Total	**$11,790,667**	**$10,455,205**

Source: Fairview Township FY Budgets

Table 48 acknowledges the different millage rates between the school district, township and county.

Table 48: Millage Rate Comparison 1992-2007

Millage Rates			
District / Jurisdiction	Year		Rate Change ('92 to '07-'08)
	1992	2007-2008	
West Shore School District	13.7	10.2	-3.5
Fairview Township	0.594	1.396	0.802
York County	3.0	3.91	0.91

Source: 1993 Fairview Township Comprehensive Plan, Fairview Township 2008.

Section 5.1.8 Economic Profile Planning Implications

Existing conditions presented with respect to economic trends indicate the following planning implications that should be considered as Fairview Township guides future land use patterns and development standards.

Economic Development Facts:

- Average travel: 20 minutes
- Places of work of survey respondents:
  Mechanicsburg: 11%; York County: 14%; Fairview Township 16%; Camp Hill: 16%;
  Harrisburg: 33%
- Commercial & Industrial lands: 1,966 acres or 8.3% of the twp lands
- Nearly 95% of the commercial & industrial zoned lands are built out
- Jobs in Fairview Twp: 12,146
- Top retail goods residents purchase outside the Twp:
- Electronic shopping, vehicle dealers, building materials and supplies/home ctr, clothing/dept store.
- Current household retail expenditures: $337.1 million
- Retail dollars spent in the Township: $178 million
- Current supply: $178 million
- Gap/Dollars spent outside the Township: $159.1 m.
- 47% of consumer dollars are spent on goods outside the Township
- Places respondents use professional services:
  Fairview Township: 10%
  Camp Hill: 27%
  Harrisburg: 19%
  Mechanicsburg: 16%
  Other 28%
- Places respondents shop:
  Fairview Township: 11%
  Camp Hill: 20%
  Harrisburg: 14%
  Mechanicsburg: 14%
  Carlisle Pike: 16%
  Other: 25%
- Township and County tax millage rates have risen 139% since 1992. However; neighboring Township's local, county and school district tax millage rates are slightly higher than Fairview Twp.

Economic Development Planning Implications

1. 88% of the land area in Fairview Township is zoned for residential uses which far exceeds commercial and industrial land area (8.3%).
2. Over 89% of Fairview Township residents do not shop for their every day needs.
3. Township residents spend nearly $159 million on retail goods purchased outside the Township.
4. General merchandise (clothing, clothing accessories, furniture, and home furnishings) and vehicle dealerships show the greatest opportunity for business expansion into Fairview Township.
5. Township and County taxes have risen 139% over the last 15 years. However surrounding townships and municipalities pay slightly higher tax rates.
6. Currently only 5% of the lands permitting non-residential uses are available for development.
7. Residents currently pay an estimated $1,305 (2008) each year for municipal services.
8. $1,586 is collected in taxes per household to pay for the cost of educating one student.

SECTION 6.0 CULTURAL AND HISTORICAL RESOURCES

Section 6.1 Historic Preservation

Preservation of historic structures, properties, settings, and places afford future generations the opportunity to visit and experience the past. According to the 1993 Comprehensive Plan, Fairview Township did not have any land use controls applicable to the preservation of historic structures or areas. In order to regulate land use practices regarding valued historic and cultural resources, Fairview Township should consider the following policy recommendations:

- Form a Township Historical Commission.
- Identify scattered historic sites of regional or local importance through an Historic Sites and Historic Resources Map, taking advantage of existing surveys.
- Identify concentrations of historic sites and resources for historic district consideration.
- Protect the original character of identified historic sites and areas, including cemeteries, viewsheds and old tree stands, through the application of an historic preservation district overlay in the Township Zoning Ordinance.
- Develop and institute a special review and permitting system for historic resource demolition requests

Since the 1993 Fairview Township Comprehensive Plan, no formal policies concerning historic preservation have been established, and historic preservation has remained under the purview of land owners. The recommendations made in the 1993 plan are still applicable.

As of 2008 there are two properties listed with the National Register of Historic Properties as illustrated in Table 49. The following describes the categories by which the properties may be listed.

Eligible/Eligibility – A property that has been evaluated and found to meet the National Register criteria and is eligible for listing on the National Register.
Listed – A property that has been evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior.
National Register criteria for evaluation – Established criteria for evaluating the eligibility of properties included in the National Register of Historic Places.

Source: U.S. Department of the Interior, National Register Publications, Nrb 16A Appendix 4, Glossary of National Register Terms.

Table 49: National Register Listing of Historic Properties in Fairview Township

Property Name	Address	National Register Listing Status	Date
Ashton / Hursh House	204 Limekiln Rd.	Listed	2/21/1991
Hammersly- Strominger House	NE of Lewisberry on PA 177	Listed	12/20/1978

Source: Pennsylvania Historic Museum Commission Bureau for Historic Preservation

Additionally, the Pennsylvania Historic Museum Commission Bureau for Historic Preservation indicates that the "Etters Bridge" located on Green Lane Road which spans the Yellow Breeches as a listed structure.

Figure 19: "Etters Bridge"

An undated photograph of "Etters Bridge"; a Phoenix steel truss bridge constructed in 1889.
Source: Pennsylvania Historic Museum Commission Bureau for Historic Preservation

Section 6.1.1 Historic Planning Implications

Based on data and information concerning Fairview Township's historic sites and Historic Preservation Policies the following statement summarizes the data:

> *In general, Historic Preservation within Fairview Township has been delegated to individuals and individual property owners.*

The historic preservation planning implications based on the summary statement include potential loss or degradation of historic sites, locations, and areas.

SECTION 7.0 LAND USE

Section 7.1 Land Use

Land use data provides an inventory of existing land uses in Fairview Township. An inventory of current conditions is invaluable for assessing past trends as well as providing a starting point to determine future goals. The methodology used to present land use data includes classification of land at the parcel level. Land use data at the parcel level is provided through the York County Tax Assessment Office, with data current as of January 2008.

Section 7.1.1 General Characteristics

Within the study area there are numerous land uses categories applied by the Tax Assessment Office. Rather than use all the tax assessment office land uses, a smaller list which combines like land uses together has been applied. The combined list of like land use codes are depicted in Table 51 General Land Use 2008 and on Map 5: General Land Use. General Land Use categories were assigned per parcel based initially on the York County Tax Assessment Office land use codes of January 2008, with modifications to classification based on parcel size or verification through aerial photography. The general land use classifications include the following:

Agriculture / Forest – Parcels identified as agriculture.

Institutional – Parcels identified as Exempt which were reclassified based on aerial photography to include churches, schools, community associations and organizations.

Park – Recreation - Parcels identified in the Fairview Township Parks & Recreation Plan, 1998, Existing Park & Recreational Areas map.

High Density Residential – Parcels identified as residential or apartments then based on parcel size threshold (Table A below) were re-classified.

Medium Density Residential – Parcels identified as residential then based on parcel size threshold (Table A below) were re-classified.

Low Density Residential– Parcels identified as residential then based on parcel size threshold (Table A below) were re-classified.

Rural Residential – Parcels identified as residential then based on parcel size threshold (Table A below) were re-classified.

Commercial - Parcels identified as commercial.

Industrial - Parcels identified as industrial, plus airport parcels and wastewater treatment plant parcels.

Utility - Parcels identified as utilities.

Transportation Right-of-Way - Parcels within I-83 Right-of-Way, such as exit ramp infields.

Since Forested Areas cover multiple land uses they are illustrated on the Map 5: General Land Use as an "overlay."

Forested Area – A coverage provided by York County Planning Commission (separate from Parcel attributes) which depicts tree or forested areas.

Table 50: Residential Parcel Re-classification Thresholds

Land Use Category	Units per Acre	Parcel Size (acres)
High Density Residential	6+ units per acre & Apartments	7,260 sq. ft. & smaller (0.17 acres)
Medium Density Residential	4-6 units per Acre	7,260 sq. ft. - 10,890 sq ft. (0.17 acres - 0.25 acres)
Low Density Residential	4 units per acre to 1 unit per 5 acres	10,890 sq ft. - 217,800 sq. ft. (0.25 acres - 5 acres)
Rural Residential	1 unit per 5+ acres	217,800 sq. ft. and greater (5+ acres)

Note: Categories were based on Section 303 Area, Lot, Bulk and Yard Requirements Table of the Zoning Ordinance (February 9, 2006).

The acreage of the general land use classes are presented in Table 51: General Land Use 2008.

Table 51: General Land Use 2008

2008 General Land Use Class	Total Acres	Percent of Total Acres
Agriculture / Forest	11,116.8	52.5%
Institutional	445.6	2.1%
Park – Recreation	95.3	0.5%
High Density Residential	126.8	0.6%
Medium Density Residential	128.8	0.6%
Low Density Residential	4,944.6	23.3%
Rural Residential	2,160.7	10.2%
Commercial	436.2	2.1%
Industrial	1,593.0	7.5%
Utility	103.0	0.5%
Transportation Right of Way	27.0	0.1%
Total*	**21,177.9**	**100.0%**

*Total Acres of parcels, the total does not include acreage dedicated to roadways, and road right-of-ways and may therefore differ from other table data that is based on Municipal Boundaries.
Source: January 2008 York County Tax Assessment Office data.

According to Table 51, over half (52.5%) of Fairview Township is agriculture / forest; one-quarter (23.3%) of Fairview Township is low density residential, and one-in-ten acres (10.2%) in Fairview Township is rural residential. Industrial uses comprise 7.5 percent and commercial uses comprise 2.1 percent of the land area of Fairview Township.

Table 52: provides a comparison of land uses between 2008, 2000, and 1993, where 2008 and 2000 data are based on parcel datasets provided by York County Planning Commission and 1993 data are interpolated from 1993 aerial photography which was also provided by York County Planning Commission. The land use codes used in Table 53 were generalized so as to make valid comparisons between years. The generalized land use codes include Agriculture, Residential, Commercial, Industrial, and Other.

Table 52: Comparison of Generalized Land Uses

General Land Use Class	2008		2000		1993	
	Total Acres	Percent of Total Acres	Total Acres	Percent of Total Acres	Total Acres	Percent of Total Acres
Agriculture / Forest	11,116.8	**52.5%**	12,307.2	**57.8%**	16,246.5	**70.8%**
Residential	7,360.8	**34.8%**	6,712.5	**31.5%**	4,544.4	**19.8%**
Commercial	436.2	**2.1%**	545.1	**2.6%**	325.6	**1.4%**
Industrial / Utilities	1,593.0	**7.5%**	1,427.1	**6.7%**	1,544.4	**6.7%**
Institutional / Government	671.0	**3.2%**	302.3	**1.4%**	290.6	**1.3%**
Total*	**21,177.9**	**100.0%**	**21,294.2**	**100.0%**	**22,951.5**	**100.0%**

*Total Acres of parcels, the total does not include acreage dedicated to roadways, and road right-of-ways and may therefore differ from other table data that is based on Municipal Boundaries.
Source: January 2008 York County Tax Assessment Office data,
York County Planning Commission 2000 parcel data, and interpolation from 1993 aerial photography.

Table 52: Comparison of Generalized Land Uses, indicates that since 2000 Fairview Township has experienced an approximate five percent decrease in agricultural lands (approximately 1,200 acres), a three percent increase in residential lands (approximately 650 acres), a less than one percent decrease in commercial lands (approximately 109 acres), a one percent increase in industrial lands (approximately 170 acres), and a two percent increase in other lands (approximately 365 acres).

Woodlands / Forested Areas

According to the 1993 Comprehensive Plan, Fairview Township contains a significant amount of densely forested land. The sloped and ridged areas of the Township contain the majority of these valuable woodlands. The presence of these forested areas adds to the beauty of the Township and is a natural amenity. The original forest of Fairview Township contains valuable oak, poplar and chestnut timber. Though trees are considered the chief components of forests, there are many other plants and animals that comprise the woodlands and forested areas. It is the diversity of woodland flora and fauna which make these areas a unique natural resources within a community. A few of the many benefits that woodlands provide include, scenic qualities, habitat for wildlife, passive recreational areas, water holding capacity to prevent erosion and siltation, resulting in sedimentation of streams and water supplies, and landscape diversity. Without properly managed woodland development, these benefits may be lost.

According to York County Planning Commission dataset for Forested Areas, and as illustrated in Map 5: General Land Use 2008, there are approximately 8,504.8 acres (13.3 square miles) of Forested Areas in Fairview Township.

In the 1993 Comprehensive Plan the following recommendations concerning Forested Areas were made:

- Fairview Township should develop design and conservation regulations within the Zoning and Subdivision and Land Development Ordinances to aggressively preserve significant concentrations of woodlands or tree stands.

- Woodlands\Forested areas provide valuable habitat for wildlife, scenic open space and assist in the preservation of air quality.

Since the 1993 Comprehensive Plan, there have been no forested preservation policies issued and management of known forested areas has remained under the supervision of land owners, or have been addressed on a case by case basis.

Section 7.1.2 Growth Areas

Growth Areas as defined in the York County Growth Management Plan as amended in October 2004 include the following.

> *Growth Areas establish "boundaries" which separate areas that are appropriate for more urbanized uses and the extension of services and utilities, from areas intended for rural and resource use. Growth areas typically include lands appropriate for future urban and suburban development requiring a full range of public services and facilities such as public sewer and water, police, fire, schools, and would include residential, industrial, commercial, institutional, and recreational uses. A concentrated pattern of development within growth areas is not meant to imply high density, but rather a full range of land uses and services. A distinction is made between primary, secondary, and future growth areas in recognition that not all growth areas will contain the full range of services that would be necessary for a fully self-contained community and in the future there may be a need to provide for development which exceeds projected growth.*

At this time, there are two York County Planning Commission identified Growth Areas in Fairview Township, a County Interim Primary Growth Area and a County Interim Rural Resource area, Refer to Map 6: Growth Areas.

The establishment of growth area boundaries throughout Fairview Township provides a logical basis for land use decision making. The benefits of growth area designation can be summarized as follows:

1. ***Existing Communities*** – Existing communities will benefit through the redirecting of growth to established areas, and by encouraging re-investment and redevelopment. By limiting the outward expansion of growth through definition of a boundary, there will be less likelihood of communities eventually merging together with the resultant loss of community character and identity.
2. ***Community Facilities and Service*** – Provision of community facilities and services such as roads, water and sewer lines, schools, fire stations, and police protection will become more cost-efficient, and service costs and property taxes will be minimized. Capital improvements planning will be facilitated due to a more reliable picture of where future development will take place.
3. ***Transportation*** – Overall coordination of transportation planning and budgeting will be enhanced by a more concentrated pattern of development. The number and length of trips needed to reach destinations will be reduced, and mass transit planning will become more efficient through the provision of a more concentrated

pattern of origins and destinations. Reduction in automobile dependence and gasoline consumption will also result in energy conservation benefits.

4. ***Housing*** – Decreased public service costs will reduce housing prices through lower land costs and development fees. Providing a variety of housing types at a variety of densities will promote affordable housing opportunities.
5. ***Agriculture*** – Establishment of growth areas will minimize leap-frog development into agricultural areas, reducing the loss of farmland, and minimizing the intrusion of non-farm uses into farming areas. The value of agricultural lands will stabilize, based on farmland rather than potential development prices, and farmers, encouraged by a greater likelihood of long term agricultural viability, will be less reluctant to reinvest in the farming operation.
6. ***Natural Resources*** – Directing development to appropriate lands within growth area will lessen the threat of destruction or alteration of important natural resource lands. A more compact pattern of development will help to protect resources such as floodplains, wetlands, wildlife habitats, prime soils, and steep slope areas.
7. ***The Economy*** – Sufficient lands will be allocated in growth areas to meet projected commercial and industrial needs, and to provide locations with the necessary infrastructure available. The farming community will also benefit through an improved stability in farmland areas and less intrusion of urbanized uses.

County Interim Primary Growth Boundaries

County Interim Primary Growth Areas are based on population projections, potential availability of public facilities and services, regional land use needs, a sufficient supply of developable land for the twenty year planning period, and the need for protection of important resource areas.

Factors considered in the delineation of the county's interim area boundaries included:

1. Existing developed areas
2. Existing public water and sewer service areas
3. Existing municipal zoning delineations
4. Natural features such as watershed protection areas, steep slopes, floodplains, and wetland areas
5. Farms preserved with agricultural conservation easements

County Interim Rural Resources Boundaries

Lands not included within the County Interim Primary Growth Areas are considered County Interim Rural Resource areas. Rural areas include resource lands, villages, and agricultural land.

The natural resource base is a prime determinant of what makes Fairview Township an attractive place to live. As the intensity of development increases in the Township, there needs to be a greater awareness of the environmental damage that can occur if development in not planned with the constraints of the natural environment in mind.

Natural resource protection requires careful management of growth and development. Lack of proper planning can lead to problems such as excessive erosion and siltation, pollution of surface and groundwater drinking supplies, and loss of open space and agricultural resources irretrievably alters the visual and aesthetic appeal of Fairview Township, threatening those qualities that form the basis of its attractiveness.

Table 53: General Land Use 2008 Within Growth Areas

General Land Use Class	Total Acres	Percent of Total Acres	Acres Within County Interim Primary Growth Area	Percent of Total Acres Within County Interim Primary Growth Area	PERCENT OF LAND USE ACREAGE WITHIN COUNTY INTERIM PRIMARY GROWTH AREA	Acres In County Interim Rural Resource Area	Percent of Total Acres In County Interim Rural Resource Area
Agriculture / Forest	11,116.8	52.5%	1,641.5	24.9%	14.8%	9,475.3	65.0%
Institutional	445.6	2.1%	379.2	5.7%	85.1%	66.4	0.5%
Park – Recreation	95.3	0.5%	91.7	1.4%	96.2%	3.6	0.0%
High Density Residential	126.8	0.6%	74.3	1.1%	58.6%	52.6	0.4%
Medium Density Residential	128.8	0.6%	111.3	1.7%	86.4%	17.5	0.1%
Low Density Residential	4,944.6	23.3%	1,870.0	28.3%	37.8%	3,074.6	21.1%
Rural Residential	2,160.7	10.2%	441.2	6.7%	20.4%	1,719.5	11.8%
Commercial	436.2	2.1%	310.1	4.7%	71.1%	126.0	0.9%
Industrial	1,593.0	7.5%	1,558.2	23.6%	97.8%	34.9	0.2%
Utility	103.0	0.5%	98.3	1.5%	95.5%	4.7	0.0%
Transportation Right of Way	27.0	0.1%	26.4	0.4%	97.6%	0.6	0.0%
Total	**21,177.9**	**100.0%**	**6,602.2**	**100.0%**	**~**	**14,575.7**	**100.0%**

*Total Acres of parcels, the total does not include acreage dedicated to roadways, and road right-of-ways and may therefore differ from other table data that is based on Municipal Boundaries.
Source: January 2008 York County Tax Assessment Office data.

Table 53: General Land Use 2008 Within Growth Areas, presents three distinct concepts concerning County Interim Growth Areas. One concept includes the composition of the land uses within the County Interim Primary Growth Area (blue shaded columns); a second concept includes the percentage of individual land uses within the County Interim Primary Growth Area (yellow shaded column); and the third concept is the composition of the land uses within the County Interim Rural Resource Area. The table may be interpreted as follows:

- The County Interim Primary Growth Area includes approximately 6,600 acres of land or approximately one-third (31.1%) of the total land area of Fairview Township. The predominant land uses within the County Interim Primary Growth Area include Low Density Residential (28.3%), Agriculture / Forest (24.9%), and Industrial (23.6%).

- The County Interim Primary Growth Area contains seventy percent or more of Fairview Township's following land uses; Institutional (85.1%), Park – Recreation (96.2%), Medium Density Residential (86.4%), Commercial (71.1%), Industrial (97.8%), Utility (95.5%), and transportation Right of Way (97.6%). The County Interim Primary Growth Area also contains over half (58.6%) of Fairview Township's High Density Residential.

- The County Interim Rural Resource Area includes approximately 14,600 acres of land or approximately two-thirds (68.9%) of the total land area of Fairview Township. The predominant land uses within the County Interim Rural Resource Area include

Agriculture / Forest (65.0%), Low Density Residential (21.1%), and Rural Residential (11.8%).

Section 7.1.3 Zoning

Zoning is a method by which a community can more readily ensure the type and density of development that can occur within its boundaries. Zoning provides a certain level of security to land owners as to how properties can develop. Map 7: Zoning Districts - illustrates the future of a community, where its residential, commercial, industrial, and agricultural land uses (among others) will be permitted to continue or establish. A Zoning Ordinance provides details pertaining to various uses that are permitted, and to the regulations that govern those uses.

General Characteristics

The general characteristics of each Zoning District are provided for current Zoning Districts of Fairview Township. The descriptions were derived from the Official Zoning Ordinance (Chapter 27 Zoning, circa June 2006).

RR - Rural Residential District

The purpose of this district is to promote residential development which blends with rural activities, protects existing natural land features and is compatible with the general character of the area. Permitted uses include single-family detached dwellings, crop and tree farming, pasturing, truck gardening, horticulture, greenhouses, nurseries, aviaries, hatcheries, apiaries, raising of fruits and vegetables and similar enterprises. Storage, packing and marketing of fruits and vegetables produced on the premises. Raising and keeping of poultry, rabbits, goats, horses, cattle, hogs and similar animals, dairy farming, non-intensive home occupations, and nonprofit parks and playgrounds. Corporate campus and retreat facility owned by and operated by an entity organized for religious, educational and/or social purposes.

RS – Residential Single

The purpose of this district is to provide for low density residential development with adequate controls to protect the existing character of the district; to enhance existing investments; and to provide for future development that will create an economically sound district which is compatible with the other uses in the district. Permitted uses include single-family detached dwellings, churches, schools, nonprofit parks and playgrounds, and non-intensive home occupations.

RM – Residential Multi-family

The purpose of this district is to provide for higher density residential development in specific areas of the Township. Emphasis is placed upon accessibility to transportation networks, community facilities and public utilities. Permitted uses include single-family attached dwelling, single-family detached dwelling, single family semidetached dwelling, two-family duplex dwelling, multi-family dwelling, and zero lot line dwellings. Churches, public schools, nonprofit parks and playgrounds, and non-intensive home occupations.

RV – Residential Village

The purpose of this district is to provide for a variety of higher residential density and related uses in those areas of the Township logically suited for such development, in character with existing conditions and in accordance with community development objectives. Permitted uses include single-family attached dwelling, single-family detached dwelling, single-family semi-detached dwelling, two-family duplex dwelling, and

multifamily dwellings. Churches, public schools, municipal recreation areas, and non-intensive home occupations.

CN – Commercial Neighborhood
The purpose of this district is to provide retail and service facilities which serve the needs of the neighborhood and to provide reasonable standards for the development of such uses. Permitted uses include retail businesses such as shoe stores, jewelry stores, clothing stores, drug stores, gift shops, florist shops, book and stationary stores, variety stores, hardware stores, sporting good stores, dry goods stores, food stores, bakery goods stores, confectionery stores, dairy stores and meat markets; provided the sales area of the retail business does not exceed 5,000 square feet. Personal service establishments; radio, television and music stores for both sales and retail, and financial establishments. Restaurants, tearooms, cafes and other places serving food or beverages for consumption within or outside the building, excluding drive-through window service. Professional offices, municipal buildings. Libraries, museums, convenience stores excluding fuel sales, and studios.

CH – Commercial Highway
The purpose of this district is to make appropriate provisions for regional commercial activities in areas readily available to automobile use and traffic. All uses permitted by Commercial Neighborhood District are applicable for the Commercial Highway District. Permitted uses include automobile garages, service stations, sales garages and lots (vehicle sales and services), and automobile car wash stations. Mobile home sales and service, recreational vehicles sales and service, lots and buildings; retail establishments, and indoor recreational facilities. Wholesale and retail sales of alcoholic beverages, motels and hotels, and restaurants and other business establishments serving foods and beverages. Newspaper publishing, job printing facilities and distribution buildings, general service or contractor shops, such as carpenters, caterers, cleaners, electricians, masons, painters, plumbers, roofers, upholsterers; provided, that there shall be no open storage of any personal property, and convenience stores. Veterinarian hospitals, kennels and pet shops; provided, that the buildings and runs are not within any lot zoned for residential use, and medical and dental laboratories.

LI – Limited Industrial
The purpose of this district is to provide land for industrial development; to maximize industrial potential while ensuring compatibility with surrounding districts; to increase employment opportunities; and to protect adjacent property owners from excessive noise, vibration, smoke, odors, glare, hazards of fire or other objectionable effects. Permitted uses include electronic and small parts assembly and manufacture, scientific and industrial research, engineering and experimental laboratories for research or product development, warehouses and distribution facilities, including trucking terminals and truck repair facilities, and office and business parks. Light manufacturing of beverages, cosmetics, pharmaceuticals, medical devices, printing and publishing, confections, food products (exclusive of meat and fish packing, sauerkraut, vinegar, yeast and the rendering of fats and oils), ceramics, clothing, plastics, electrical goods, furniture, wood products, hardware, tools, ties, patterns, professional and scientific instruments and handicraft products. Municipal and government buildings, services and facilities; compounding, assembling or treatment of articles or merchandise from the following prepared materials: bond, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and cardboard, plastic, precious or semiprecious metals or stones, marble, metals, shale, straw, textiles, wood, yarn and

paint. Municipal or private water supply facilities and electric and gas supply facilities, wholesale businesses, and storage buildings and warehouses of products permitted by right. Building materials sales yards, contractors equipment storage yard or building, rental or sale of equipment commonly used by contractors, farm equipment sales and service facilities, recycling/transfer facilities, and junkyards. Cafeteria facilities for employees and occupants; recreational facilities for employees and occupants; storage within a completely enclosed area with visual screening; a building in conjunction with the permitted use as accessory use; and such other accessory uses and buildings incidental to any of the above permitted uses.

Additionally there is an **AH – Airport Hazard (Overlay)** and a **FP – Floodplain (Overlay)** each of which provide additional and specific development restrictions.

Tables 54 provides the acreages of land by Zoning District and illustrates that the majority (70.4%) of the land in Fairview Township is within the Rural Residential District and an additional 19.5% is in Districts which permit residential development. Slightly more than five percent of the land area is in Zoning District that permit commercial development (Commercial Neighborhood and Commercial Highway).

Table 54: Acreage by Zoning District

Zoning Code	Description	Acres	Percent of Total Acres
RR	Rural Residential District	16,146.3	70.4%
RS	Residential Single (family)	3,765.9	16.4%
RM	Residential Multifamily	466.6	2.0%
RV	Residential Village	52.8	0.2%
CN	Commercial Neighborhood	215.9	0.9%
CH	Commercial Highway	979.1	4.3%
LI	Limited Industrial	1,323.9	5.8%
FP	Floodplain (Overlay)	1,118.1	4.9%
Total*		**22,950.5**	**100.0%**

*Total Acres, the totals includes acreage dedicated to roadways, and road right-of-ways and may therefore differ from other table data that is based on parcel acreages alone.

Section 7.1.4 Land Use Planning Implications

Based on data and information concerning Fairview Township's land use and land use policies the following statements summarize the data:

Land Use Facts:

- Percentage of homes built prior to 1939: 25%
- Percentage of homes built after 1998: 8%
- Percent increase in housing development from 1940-1989: 15%
- Average new lot size in developed areas is: .32 acres
- Average parcel size township-wide: 2.94 acres
- Percent of population increase from 2000 to 2006: 17%
- Population has doubled since 1960
- Percent of projected population growth by 2030: 30%; estimated projected population 21,220

- Percentage of population that are college graduates: 30%
- Acres lost to development 1993 to 2008: 5,058
- Total acres of agricultural and forested lands: 11,188
- Agricultural and forested lands have decreased nearly 50% while residential development increased from nearly 0% to 35%
- Since 1993, nonresidential development has increased only 3%.
- Lands available for development: 5,007 acres-maximum build-out or 22% of township lands
- Township Zoning Ordinance:
  - A lack of key definitions consistent with the MPC
  - Definitions and general provisions for common uses consistent with today's economy are needed.
  - Inadequate slope limitations regulations
  - Mixed use provisions
  - Definitions and general provisions for additional agricultural and agri-businesses

Land Use Planning Implications

1. 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
2. 30% of all households contain advanced or college degree occupants. The workforce changed from an agrarian community to a professional and service oriented community.
3. 25% of the Township's lands lie within a public sewer/water service area.
4. Because development trends indicate the population will increase an additional 30% by year 2030, the Township should expect demands to be placed on available community services.
5. Over 5,000 acres of land have been residentially developed since 1970.
6. Approximately 27% of lands within the growth areas is considered environmentally constrained (lands containing steep slopes, wetlands and floodplains).
7. The average parcel size township-wide is between 2-3 acres.
8. The average lot size within a suburban residential neighborhood is .32 acres.
9. Agricultural and forested lands have decreased nearly 50% while residential development increased from nearly 35% over the last 30 years.

Section 7.1.5 Vacant Land

Vacant land applies to land that has been developed but is un-occupied or underutilized. As illustrated in Table 25, homes in Fairview Township sell quickly and are seldom vacant. There are industrial and commercial land uses which may have some under-utilized space but which are managed by individual property owners and are beyond the scope of this review. Therefore an assumption is that vacant or underutilized lands may be considered as land uses within the County Interim Primary Growth Area that are classified as Agriculture / Forest or Rural Residential (land use class of residential that are greater than five acres).

Table 55: Vacant – Underutilized Land

General Land Use Class	Total Acres	Percent of Total Acres	Acres Within County Interim Primary Growth Area	Percent of Total Acres Within County Interim Primary Growth Area	PERCENT OF LAND USE ACREAGE WITHIN COUNTY INTERIM PRIMARY GROWTH AREA
Agriculture / Forest	11,116.8	52.5%	1,641.5	24.9%	14.8%
Rural Residential	2,160.7	10.2%	441.2	6.7%	20.4%
Total	**13,277.5**	**62.7%**	**2,082.7**	**31.5%**	**~**

Note: vacant or underutilized lands considers land uses within the County Interim Primary Growth Area that are classified as Agriculture / Forest or Rural Residential (land use class of residential that are greater than five acres).

As Table 55 indicates there are approximately 2,100 acres of land within the County Interim Primary Growth Area that are vacant or underutilized as assumed. These land uses comprise nearly one-third (31.5%) of the total land area within the County Interim Primary Growth Area.

Addition consideration and collaboration on establishing Fairview Township Growth Areas should be made. The County Interim Growth Areas serve as a starting point for discussion. Discussion may include topics such as existing and future sewer service areas, existing and future water service areas, existing and preferred future land uses, existing and future transportation systems, existing and future parks and recreation areas, existing areas of preservation or environmentally sensitive areas, as well as location of as vacant or underutilized lands. Consideration for these topics may assist in determining growth areas that meet the current and future needs of Fairview Township.

Section 7.1.6 Agricultural Lands

Lancaster, Chester, York and Berks Counties are among the top 12 counties in the nation for farmland preservation programs, according to the *Farmland Preservation report's Sixth Annual Survey*. The report, published by Bowers Publishing, Inc., is based on information from interviews with county administrators in July 2000 and the U.S. Department of Agriculture's 1997 Census of Agriculture. The annual survey examines a locality's progress in farmland preservation in terms of the number of acres permanently preserved, the political leadership and program administration, and the commitment of funds. To determine the number of acres preserved, the survey includes lands that are preserved by public programs as well as nonprofit entities and programs, such as land trusts, if the preserved acres are agricultural lands.

According to the *Farmland Preservation report* survey, York County has more than 21,000 acres preserved on 77 farms throughout the County. York's ranking in the top 12 was also helped along by preservation efforts of nonprofit organizations in addition to public programs. York County ranks first in the state in wheat production, and second in soybeans and barley production. It is also ranks second in the number of farms.
(Source: The Center for Rural Pennsylvania www.ruralpa.org)

Agricultural preservation is paramount not only according to the Pennsylvania Municipalities Planning Code (MPC) and to York County Planning Commission but to Fairview Township and

the community. Several agriculture preservation initiatives and programs are active in Fairview Township and the County including preservation of Agricultural Soils, Agriculture Security Areas, Preserved Farmlands, and private preservation activities such as Farm and Natural Land Trust. While each are described below, Map 8: Existing Conservation and Preservation - provides visual representation of where these programs are focused.

Agricultural Soils

According to the Pennsylvania Municipalities Planning Code (18th Edition), "prime agricultural land," is defined as land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services (NRCS) county soil survey.

- Class I soils have few limitations or hazards that restrict their use.
- Class II soils have severe limitations or hazards that reduce the choice of plants or that require moderate conservation practices.
- Class III soils have severe limitations or hazards that reduce the choice of plants or that require special conservation practices, or both.

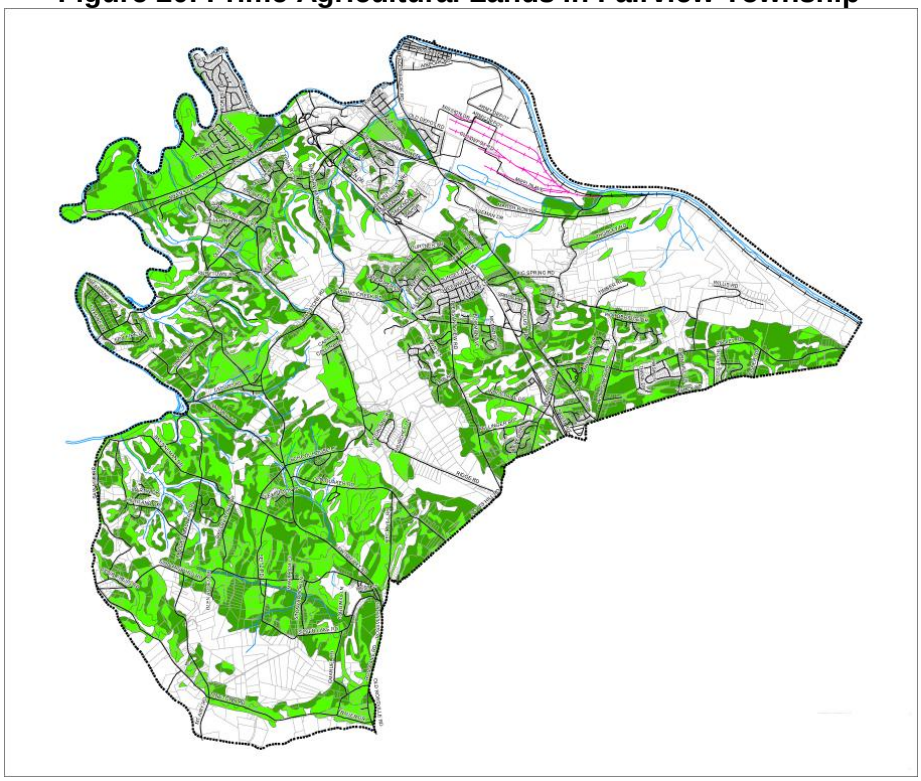
Table 56: Soil Classes

Soil Class	Acres	Percent of Total Acres in Township
I	13.3	0.1%
II	5,840.7	25.4%
III	5,335.7	23.2%
IV	-	0.0%
V	-	0.0%
VI	-	0.0%
VII	-	0.0%
VIII	-	0.0%
Not Classed	11,761.8	51.2%
Total	22,951.5	100.0%
Total Class I - III	**11,189.7**	**48.8%**

Source: Natural Resources Conservation Service, York County Planning Commission

Table 56 illustrates that nearly half (48.8%) of Fairview Township has, according to Natural Resource and Conservation Services (NRCS) county soil surveys, Class II and Class III soils which are considered as exceptional for agricultural purposes. Figure 20: Prime Agricultural Lands n Fairview Township illustrates the location of Class I – Class III soils.

Figure 20: Prime Agricultural Lands In Fairview Township



Note: Green areas (shaded) are prime agriculture soils, and line work represents parcel lines

Table 57: Munson Soil Names by Class, further illustrates the type of Prime Agricultural Lands within Fairview Township; a notable portion of the soils are on flat or moderately steep slopes. According to the NRCS description of the Penn Silt Loam and the Lewisberry Gravely Sandy Loam (two of the most prevalent soils), the soils are well drained; runoff is medium to very rapid and permeability is moderate or moderately rapid. Both soils are largely used for rotation cropland or general cropland and woodlands are mixed hardwoods dominated by oaks.

Table 57: Munson Soil Names by Class

Class and Munson Name	Acres	Percent of Total Acres
Class I		
ELK SILT LOAM, 0 TO 3 PERCENT SLOPES	13.3	0.1%
Subtotal	*13.3*	*0.1%*
Class II		
ATHOL GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES	201.6	1.8%
BIRDSBORO SILT LOAM, 3 TO 8 PERCENT SLOPES	44.7	0.4%
BRECKNOCK CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES	35.1	0.3%
CHAGRIN SILT LOAM	80.8	0.7%
CLARKSBURG SILT LOAM, 0 TO 3 PERCENT SLOPES	39.3	0.4%
CLARKSBURG SILT LOAM, 3 TO 8 PERCENT SLOPES	5.6	0.1%
CODORUS SILT LOAM	65.4	0.6%
DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES	201.1	1.8%

Class and Munson Name	Acres	Percent of Total Acres
DUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES	126.3	1.1%
ELK SILT LOAM, 3 TO 8 PERCENT SLOPES	408.4	3.6%
LANSDALE LOAM, 3 TO 8 PERCENT SLOPES	237.6	2.1%
LEGORE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES	34.4	0.3%
LEHIGH CHANNERY SILT LOAM, 3 TO 8 PERCENT	257.1	2.3%
LEWISBERRY GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES	950.9	8.5%
LINDSIDE SILT LOAM	62.9	0.6%
MOUNT LUCAS SILT LOAM, 0 TO 3 PERCENT SLOPES	15.8	0.1%
MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES	106.0	0.9%
NESHAMINY CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES	495.5	4.4%
PENN-KLINESVILLE CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES	8.0	0.1%
PENN-LANSDALE COMPLEX, 3 TO 8 PERCENT SLOPES	6.3	0.1%
PENN SILT LOAM, 3 TO 8 PERCENT SLOPES	1,382.4	12.4%
RARITAN SILT LOAM, 3 TO 8 PERCENT SLOPES	42.4	0.4%
READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES	177.8	1.6%
READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES	726.0	6.5%
ROWLAND SILT LOAM	255.6	2.3%
Subtotal	*5,967.0*	53.3%
Class III		
ATHOL GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES	451.8	4.0%
BOWMANSVILLE SILT LOAM	442.0	4.0%
BRECKNOCK CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPE	162.0	1.4%
HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES	14.8	0.1%
HATBORO SILT LOAM	60.6	0.5%
LANSDALE CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	347.6	3.1%
LEGORE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	133.6	1.2%
LEHIGH CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	194.4	1.7%
LEWISBERRY GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES	1,438.1	12.9%
NESHAMINY CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	188.1	1.7%
PENN-KLINESVILLE CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES	98.1	0.9%
PENN SILT LOAM, 8 TO 15 PERCENT SLOPES	1,623.5	14.5%
REAVILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	11.5	0.1%
STEINSBURG CHANNERY SANDY LOAM, 8 TO 15 PERCENT SLOPE	43.1	0.4%
Subtotal	*5,209.2*	46.6%
Total	**11,189.7**	**100.0%**

Source: Natural Resources Conservation Service, York County Planning Commission

According to the intersection of Forested Areas as provided by York County Planning Commission and as illustrated on Map 5: General Land Use 2008. The General Land Use Map combines agricultural and forested lands. There are approximately 2,260 acres of prime agricultural (Class I-III prime agricultural soils); or approximately twenty percent of the total

prime agricultural soils are in forest. Approximately 6,600 acres (6,612.2 acres) of prime agricultural soils used for agricultural purposes; or approximately half (58.9%) of the total prime agricultural soils are in agricultural use. The remaining portion of prime agricultural soils is developed for non-agricultural uses (residential, commercial, or industrial).

Agriculture Security Areas

According to the York County Land Preservation Program, an Agriculture Security Area (ASA) is created after a petition is submitted to the township supervisors or commissioners by farmers who collectively own at least 250 acres of viable farmland. Participants receive special consideration regarding: local ordinances affecting farming activities and nuisance complaints; state agency rules and regulations; review of farmland condemnation by state and local government agencies; may sell easement, if located within an Agriculture Security Area containing 500 acres or more; and hazardous waste and low level radioactive waste disposal areas cannot be sited in an ASA.

Agriculture Preservation

Agriculture Preservation programs are administered through the York County Agricultural Land Preservation Board; the following describes the preservation program. The County/State government agricultural conservation easement (ACE) program is part of the York County Land Preservation Program. This program is authorized to purchase the easement rights from interested landowners on qualifying tracts of farmland. The York County Agricultural Land Preservation Board has set up the York County Conservation Easement Program to help landowners to preserve their agricultural land. In order to be eligible for this program, an applicant must be enrolled in an Agricultural Security Area (ASA) and must have a soil and water conservation plan. Once selected for preservation, the conservation plan must be updated to meet the Pennsylvania Clean Streams Law, also known as a Resource Management System Plan. This plan covers the entire farm and will ensure soil, water, vegetative, and nutrient resources on the farm are protected. Upon submittal of an eligible, qualifying application, it will be evaluated and ranked according to a Farmland Ranking System. Non-qualifying applications will receive a letter identifying the problem with their application. High scoring farms are appraised, easement values offered, sales agreements negotiated, and title searches completed to ensure clear title and identify liens. In exchange for the relinquishment of easement rights, the landowner receives a fee per acre reflecting the farm's appraised development value. This program is vital to protect one of York County's most valuable resources, our protected farmlands and agricultural heritage.
(Source: York County Agricultural Land Preservation Board, 2005).

Farm and Natural Lands Trust Areas

The Farm and Natural Lands Trust is a private, non-profit, member-supported 501 (c) (3) land preservation organization in York County, Pennsylvania. Its mission is preserving farm and natural lands for future generations. They have worked with other preservation organizations such as the York County Agriculture Preserve Board and the Pennsylvania Game Commission to achieve this mission.

The trust's work is based on a voluntary agreement with local landowners to place a conservation easement on their property. An easement is a permanent, recorded deed restriction that limits certain uses on all or a portion of a property, while keeping the property in the landowner's ownership. Easements can be used to preserve the character of a property and are tailored to the property to fit with the goals of the landowner. They can also be used to restrict or prohibit further development, support sustainable forestry and to protect lands for agricultural, open space, historical, scenic, recreational or educational purposes. Easements

also provide natural resources, which supports the health of watersheds, woodlands and open spaces. Preservation also provides residents with the scenic vistas that are part of York County's character. Easements do not restrict the sale of the property, but they do restrict the use of a property. If an easement has been placed on a landowner's property, upon sale that same easement restriction remains intact.

(Source: Farm & Natural Lands Trust, 2005)

Table 58: Acreage in Agriculture Preservation Programs

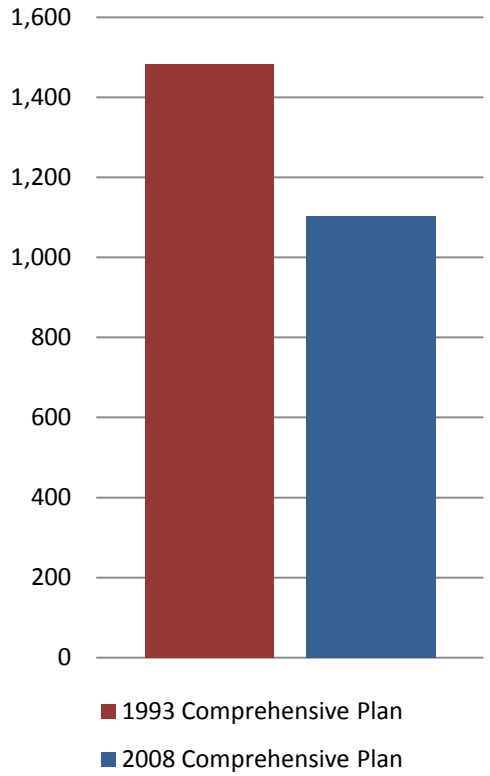
Agriculture Preservation Program	Number of Properties	Total Acres	Percent of Total Acres in Agriculture Preservation	Percent of Total Acres in Fairview Township
York County Preserved Land	0	0	0.0%	0.0%
Farm & Natural Lands Trust	2	115.8	9.5%	0.5%
Agriculture Security Areas	33	1,102.8	90.5%	5.2%
Total	**35**	**1,218.6**	**100.0%**	**5.7%**

Source: York County Planning Commission, York County Agriculture Land Preservation Board, and Farm & Natural Lands Trust.

Table 58: Acreage in Agriculture Preservation Programs, illustrates that thirty-five properties representing less than six percent (5.7%) of the total acreage in Fairview Township are enrolled in some type of agricultural preservation or agricultural security program.

A comparison of agricultural preservation activities in Fairview Township between 1993 and 2008 indicate a loss in the total percentage of acreage enrolled in York County Preservation Programs, refer to Figure 21: Comparison of Agriculture Security Areas 1993 vs. 2008. The number of acres enrolled in Agriculture Security Areas in 1993 was 1,483 acres, the number of acres enrolled in Agriculture Security Areas in 2008 was 1,103 acres. The decrease of approximately 380 acres represents a 25.6 percent (25.6%) decrease in lands enrolled in Agriculture Security Area programs.

Figure 21: Comparison of Agriculture Security Areas 1993 vs. 2008



Source: 1993 Fairview Township Comprehensive Plan; York County Planning Commission, York County Agriculture Land Preservation Board and Farm & Natural Lands Trust.

Section 7.1.7 Land Preservation Planning Implications

Existing conditions presented with respect to land preservation indicates the following planning implications that should be considered as Fairview Township guides future land use patterns and development standards with respect to land preservation.

1. Because over 5,000 acres have been residentially developed, Township residents strongly feel agricultural lands and other undeveloped open spaces and forested lands should be preserved.

2. If the Township does not begin to manage growth more effectively, the Township will continue to lose agricultural and undeveloped lands to future residential development.

Section 7.2 Natural Environment & Environmentally Sensitive Lands

Section 7.2.1 Natural Environment

The natural environment includes features such as hydrology, wetlands, watersheds, woodlands, and preserves, and for planning purposes, the natural environment also includes drainage classifications and surface geology. Similar to environmentally sensitive areas, natural environments tend to include areas that communities desire to preserve and conserve but that are not specifically described as such in land use regulations for conservation or preservation. Map 9: Drainage Basins, depicts many of the natural drainage areas in Fairview Township,

while Map 10: Surface Geology and Map 11: Environmentally Sensitive Areas, depict specific natural environmental features.

Average Annual Rainfall
The average annual rainfall for York County, as recorded by the Pennsylvania State Climatologist website, is approximately 40.40 inches annually. This figure was derived by recording rainfall at the York 3 SSW Pump Station in York County.

Watersheds
Watershed boundaries and names as depicted on Map 9: Drainage Basins, were derived by the United States Geologic Survey through the Department of Environmental Protection.

Drainage
The Natural Resource Conservation Service (NRCS) soils dataset, as provided by York County Planning Commission's GIS Group, was used to develop Map 9: Drainage Basins. The three Drainage Basins in Fairview Township include the Yellow Breeches, Conewago West, and the Susquehanna River Basin.

Surface Geology
The following were derived from the 1993 Fairview Township Comprehensive Plan. There has been little to no change in surface geology within Fairview Township since 1993. However, the significance of surface geology is its relationship to surface hydrology and groundwater.

> *"To understand the planning implications of the Township, it is helpful to understand the relationship between rock, soils and water. The term "geology" refers to rock formations which underlay the upper soil surface. The term "hydrogeology" refers to the water bearing capacity of rock. The rock type is important in determining potential well yield. Water enters the hydrologic system of York County as precipitations and leaves as overland runoff in streams and creeks, groundwater discharge to streams or as water vapor to the atmosphere by evaporation. A large part of the water entering the system moves out of the County within a few days. Except for a small amount held in surface bodies (ponds, lakes, and to some degree, wetlands), and soil moisture, water that remains for longer time periods then percolates through subsurface material to the aquifer (water retaining rock formation) which overlay impervious rock layers. Eventually groundwater returns to the land surface and is discharged to streams and springs. These springs and streams in turn drain to the rivers which flow to the Chesapeake Bay."*

The basic geologic periods, formations and rock types that underlay Fairview Township are as follows from youngest to oldest:

TRIASSIC PERIOD (180 - 200 million years)

- **Diabase and Baked Zones:**
  The largest concentration of the Diabase formation is centrally located in the Township with narrow dikes extending south and southeast. ***Diabase is a narrow formation of igneous origin formed during the Triassic age. Composed of dense rock, this formation provides poor water yields.*** The baked zoned areas which surround the areas of diabase, are metamorphosed shales (tough purplish rock) and sandstones (grayish) and may appear blocklike. ***The baked zone areas may be badly fractured, is a better water producer than diabase, and provides an excellent foundation for heavy structures.*** Diabase is used as a building stone. This rock unit supports the high

rolling hills south of the Pennsylvania Turnpike and the "diabase" ridge running through the Township.

(Rock Types: Diabase, Sandstone and Shale)

- **Gettysburg Formation:**
  This formation surrounds the central areas of diabase and baked zones to comprise the remaining areas of Fairview Township. ***This rock unit produces the best water yield of those contained in the Township. However, the water quality is characteristically hard.*** The field contains interbedded red shale, siltstone and sandstone. Typically, the primary uses are brick and building stone. Characteristic of the Triassic Age are the "red beds" that are easily erodible red shales, siltstone and fine-grained sandstone. The "red beds" can be seen exposed on the slope adjacent to the Pennsylvania Turnpike in the Township.

  (Rock Types: Sandstone and Shale)

UPPER ORDOVICIAN PERIOD (426 – 500 million years)

- **Martinsburg Formation:**
  This formation is located mainly in the northern section of the Township along the Yellow Breeches Creek. ***This formation produces hard water and is characterized by interbedded limestone, gray shale, siltstone and sandstone.*** The primary use of these rock units are primarily bricks and fill material.

  (Rock Types: Limestone, Sandstone and Shale)

MIDDLE/LOWER ORDOVICIAN (426 – 500 million years)

- **Myerstown/Epler Formation(s):**
  Both formations are characteristic of limestone, shale limestone and carbonates (limestone and dolomite), respectively. These rock units are found in the northern section of the Township along the Yellow Breeches Creek between the Gettysburg and the Martinsburg formations. Limestone areas are noted for their chemical composition, which reflects on their economic value, as both dolomite and limestone make excellent agricultural soils and are a principle source for construction material.

Each of the formations and their location are illustrated in Map 10: Surface Geology.

Natural Areas Inventory Areas

Natural Areas Inventory (NAI) data were provided through the York County Natural Areas Inventory of 1997 as amended 2004. An excerpt from the preface of the document includes the following:

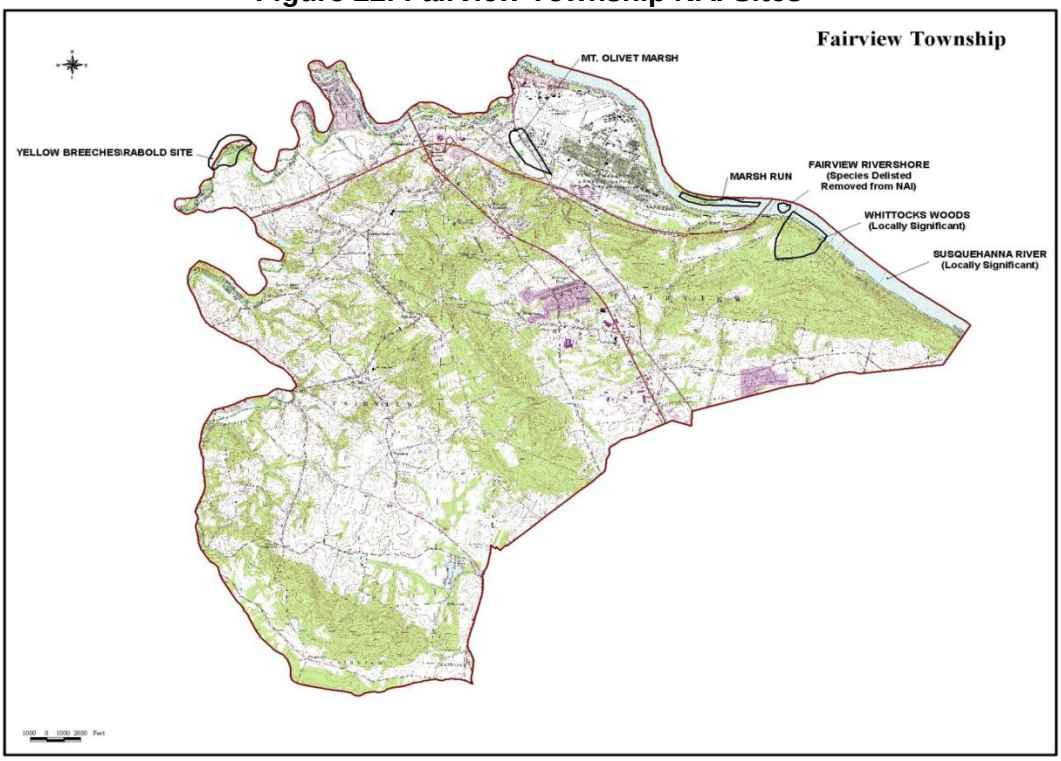
> *"The York County Natural Areas Inventory (NAI) is a document compiled and written by the Pennsylvania Science Office (PSO) of The Nature Conservancy. It contains information on the locations of rare, threatened, and endangered species and of the highest quality natural areas in the County; it is not an inventory of all open space… Implementation of the recommendations is up to the discretion of the landowners. However, cooperative efforts to protect the highest quality natural features through the development of site-specific management plans are greatly encouraged. Landowners working on management or site plans of specific areas described in this document are*

encouraged to contact the Pennsylvania Science Office of The Nature Conservancy for further information.

Although an attempt was made through advertising, public meetings, research, and informal communications to locate all sites important to the conservation of biodiversity within York County, it is possible that something was missed. Anyone with information on sites that may have been overlooked should contact the York County Planning Commission. The York County Natural Areas Inventory will be updated periodically and additional sites may be included at that time."

Fairview Township has three identified Natural Area Inventory sites, and one additional site that was removed from the inventory, plus two locally significant sites. The NAI sites contain fauna which contribute to the uniqueness of Fairview Township and consideration for their conservation or preservation would be prudent. Figure 22: Fairview Township NAI Sites illustrates the approximate location of the NAI sites.

Figure 22: Fairview Township NAI Sites



Source: York County Natural Areas Inventory September 1997, as amended 2004.

YELLOW BREECHES\RABOLD SITE (Fairview Twp . & Cumberland Co.) - A small poor quality population of tooth-cup, a PA-Rare species, falls on the margin of an agricultural field on the floodplain of the Yellow Breeches Creek. It occurs in an open wet depression with smooth panic-grass, lovegrass, spikerush, amaranth, and corn.

MARSH RUN (Fairview Twp.) - Marsh Run consists of a portion of floodplain and adjacent riverbank along the Susquehanna River. This area has been impacted by the construction of the rail line which runs along the riverbank. A low quality population of ellisia, a PA-Threatened plant species is found here in open areas on both the sloping

riverbank and the adjoining flood plain. Associated species are herbs and grasses including Queen-Anne's-lace, geranium, dogbane, and knotweed.

FAIRVIEW RIVERSHORE (Fairview Twp.) - Fairview Rivershore is the riverbank located along the west shore of the Susquehanna River just south of the PA Turnpike bridge. This area of the rivershore has been disturbed by the construction of the rail line. Large ballast stone fill was placed here covering large areas of the original rivershore. Large sections of the ballast have been colonized by the exotic species mile-a-minute weed. A low quality population of lance fog-fruit occurred here on the gravel of a small alluvial fan formed by a small stream entering the river during the original NAI. This species has since been delisted and is no longer tracked as a species of concern. Associated species include halberd-leaved rose-mallow, water-willow, purple loosestrife, and umbrella sedge. ***This site has been removed from the Inventory.***

MT. OLIVET MARSH (Fairview Twp.) - The marsh wren, an animal species of special concern, was last observed at this site in 1985. It prefers marshes with deep water and dense vegetation, such as cattails, bulrushes, or reeds. Its primary food is insects. Habitat still exists for this species at this site. This site also provides habitat for a diversity of bird species as well as reptiles and amphibians.

Locally significant sites identified in the NAI include the following:

SUSQUEHANNA RIVER is an excellent recreational and scenic resource; it includes many current and historical records for species of special concern. The river and adjacent forested watersheds comprise one (1) of the major corridors for the movement of biota in central Pennsylvania.

WHITTOCKS WOODS (Fairview Twp.) is a Locally Significant site located on slopes above the Susquehanna River south of the PA Turnpike bridge. The site supports a mature rich mesic woods and is dominated by sugar maple, ash, tulip poplar, hackberry, and beech. Pawpaw, spicebush, and bladdernut comprise the well developed shrub layer, and although there is a rich herbaceous flora, blue cohosh and large flowered trillium are the most common species. The site includes several seeps and a small creek. It is excellent habitat for both migrating and nesting bird species.

Section 7.2.2 Environmentally Sensitive Areas

Environmentally Sensitive Areas are those areas that are deemed appropriate for protection and/or conservation through protection measures or minimal disturbance restrictions because they are a benefit to public health, safely, and welfare. Environmentally Sensitive Areas include features such as hydrology, wetlands, floodplains, and steep slopes; Map 11 & 12: Environmentally Sensitive Areas depict each of these features.

Hydrology

Two of Fairview Township's boundaries are comprised of large hydrologic features in the area. Bordering the Township to the east is the Susquehanna River and to the north is the Yellow Breeches Creek. The Yellow Breeches creek meanders north and south while flowing eastward to the Susquehanna River. The Yellow Breeches Creek is designated as one of Pennsylvania's Scenic Rivers. There are a number of smaller streams which flow through Fairview Township including Bennet Run, Big Spring Run, Fishing Creek, and Stony Run.

Wetlands
According to 1993 Comprehensive Plan, the majority of the identified wetlands in Fairview Township are along the Pennsylvania Turnpike and Old York Road in the eastern section of the Township. In addition, there are some wetland areas along the Yellow Breeches Creek and Stony Run which define the Township's western and southern boundaries. However, according to Township residents, there are several areas of wetlands located in the south-central low lying areas of the Township. Of significant importance is the extensive (unused) wetland area within the New Cumberland Army Depot. This area is also included within the floodplain of the Yellow Breeches Creek and the Susquehanna River.

According to National Wetland Inventory data as provided by York County Planning Commission as derived from the United States Fish & Wildlife Service in conjunction with the United States Geologic Survey, and illustrated on Map 11: Environmentally Sensitive Areas, there are approximately 388.2 acres of NWI wetlands delineated within Fairview Township. There may be additional wetlands that were not identified through the NWI delineation process.

Floodplains
The Federal Emergency Management Agency (FEMA) in conjunction with the Army Corps of Engineers has established 100 year and 500 year floodplains. The areas depicted in Map 11: Environmentally Sensitive Areas and depict approximate areas where the probability of a flood of the magnitude illustrated is one percent chance in one-hundred years (100 year floodplain) and one percent chance in five-hundred years (500 year floodplain). There are several factors which impact both the probability of a flood event and the approximate floodplain areas including development within a watershed, duration of precipitation events, percent of impervious surface, and upstream activities, among many others.

According to FEMA data as provided by York County Planning Commission and illustrated on Map 11: Environmentally Sensitive Areas, there are approximately 945.8 acres of land within the 100 Year Floodplain and approximately 172.3 additional acres of land within the 500 Year Floodplain.

Steep Slopes
According to the 1993 Comprehensive Plan, Fairview Township is characterized by high knobs, ridges and valleys. Elevations within the Township vary greatly. The range is greatest along the river where the hills rise from 280 feet at the base, to 940 feet at the summit. A substantial portion of the total land area is comprised of sloped areas ranging from fifteen (15%) percent or more. Slope information is important for all aspects of land use planning as it affects transportation, communication, drainage and erosion control, sewage disposal systems and the type of land use practicable for a given area.

Maps 11: Environmentally Sensitive Areas depicts steep slopes using the Natural Resource Conservation Service (NRCS – previously known as the Soil Conservation Service (SCS)) soils dataset. One variable used to classify soils is slope, and that variable was used to map steep slopes (slope grades of 15-25%) and prohibitive slopes (slope grades of 25% or greater). There are approximately 6,204.0 acres (9.7 square miles) of land within the steep slope category, and an additional approximately 1,585.6 acres (2.5 square miles) of prohibitive slopes according to this definition and the NRCS dataset.

Recommendations concerning steep slopes from the 1993 Comprehensive Plan included the following:

- The Township should review and update its current Zoning and Subdivision and Land Development Ordinances requiring a fair percentage of forested lands to be retained on sloped areas of fifteen (15%) percent or more.

- The Township should require erosion and sedimentation control plans for development on all sloped areas of eight (8%) percent or more.

- The Township should prohibit development on areas with slopes in excess of twenty-five (25%) percent or more and discourage construction on those of fifteen (15 %) to twenty-four (24%) percent.

As of 2008, there is no inclusion and consideration of steep slopes through a specific Zoning Ordinance and therefore, the recommendations for consideration made during the 1993 comprehensive planning process are relevant today.

Wells and Wellhead Protection Areas
PA American Water currently owns and manages any and all public water sources for public water services. There is no discussion of wells or wellhead protection areas in the 1993 Fairview Township Comprehensive Plan. Wells and wellhead protection zones are not currently identified as a protected are a specific Zoning Ordinance. However, there is protection of groundwater recharge, infiltration, and detention as addressed in the Township's Chapter 22 Sub-division and Land Development Ordinances through Drainage and Stormwater Management. Otherwise well and wellhead protection are under the purview of land owners.

Section 7.2.3 Natural and Environmental Lands Planning Implications

- Naturally significant plant and wildlife exist on lands along the Susquehanna River.
- Low lying areas of the township exist east of the Pennsylvania Turnpike - Route 76.
- Future development should address the communities concern for natural areas and open space preservation.
- Because over 5,000 acres have been residentially developed, Township residents strongly feel agricultural lands and other undeveloped open spaces and forested lands should be preserved.
- Residents have indicated consideration should be given to the future location of housing, the preservation of open spaces and the provision of more recreational space.

SECTION 8.0 COMMUNITY FACILITIES AND SERVICE PLAN

Section 8.1 Water and Sewer

Public water and public sewer services are available in portions of Fairview Township and can be effectively used to protect public health, safety, welfare, and for managing growth and development. The following describes existing facilities from various source documents including the municipal Chapter 94 Plans which describes the wastewater treatment facilities and its capacities, the municipal Act 537 Plans which describes water and sewer service areas including projections and expansions, and Pennsylvania Department of Environmental Protection's website (www.drinkingwater.state.pa.us) which provides water reports, and the York County Water Resources Plan (2003), and York County Community Facilities Plan (as amended 2006). Public Water services are described first followed by Public Sewer services.

Section 8.2 Water Services

The Pennsylvania American Water Company (PAWC) provides public water services to a portion of Fairview Township as illustrated in Figure 23: Public Water Service Area. There are planned improvements to the infrastructure of the Fairview Township portion of the Pennsylvania American Water Company's West Shore Water Line Service Area, according to a May 2008 Press Release by the Pennsylvania American Water Company. In the press announcement was the announcement of a capital spending plan totaling approximately $2 million for upgrading the West Shore water line, including replacing approximately 3.3 miles of piping.

> *"The region's water infrastructure represents a hidden asset that is aging and needs repair. This is why capital investments are needed to ensure long-term water service reliability and adequate fire protection," said Pennsylvania American Water President Kathy L. Pape. "The pipes being replaced have reached the end of their service life, with some dating back to the early to mid-1900s. The new mains we're installing are built to last for the next 100 years."*

The current water service area in 1993 was approximately 3,700 acres. Today the water service area has grown to 7,600 acres notably a 51% increase. PAWC services approximately Fairview Township 2,722 customers and in 2007 they consumed 277,809,300 gallons of water.

Figure 23: Public Water Service Area

Note: Figure was "clipped" from a lager image provided by York County Planning Commission
Source: York County Community Facilities, as amended December 2006.

Also according to the press release, the Pennsylvania American Water Company serves more than 35,000 customers in its West Shore operations, which includes the communities of Camp Hill, Lemoyne, Wormleysburg, Shiremanstown, West Fairview and New Cumberland, as well as Lower Allen, Hampden, Silver Spring, East Pennsboro and Upper Allen townships in Cumberland County, and portions of Fairview and Newberry townships in York County.

The improvements, as indicated in the press release, include capital plans which consist of more than 30 system improvements, including projects in the following communities:

- Fairview Township – Replace nearly 4,000 feet of aging water main along First Street, Springers Lane and Hillcrest Drive, with an estimated cost of approximately $375,000.

- Lower Allen Township – Install more than 3,300 feet of new ductile iron pipe along Walnut Circle, Wayne Circle, Boxwood Lane, Highland Circle, Glenside Lane and Chelton Circle. Estimated cost of the upgrades is approximately $175,000.

At this time there was no discussion on expansion of services or service areas within Fairview Township.

According the York County Planning Commission Community Facilities Plan, as amended in 2006, there are five smaller water systems located within Fairview Township (Figure 23) including Mountain View, Meadowbrook, Locust Manor, Regent Acres, and James Dorwart Apartments. All other residents and businesses are using well water as their primary and potable water source.

Section 8.2.1 Sewer Services

The Fairview Township Authority owns and Fairview Township operates approximately 40 miles of wastewater collection system, conveyance, and two treatment facilities serving the township. Wastewater is transported to the North and or South Wastewater Treatment Plant in addition to public sewer service from the Lower Allen Township's Wastewater Treatment Plant.

NORTH WASTEWATER TREATMENT PLANT
NPDES Permit No. PA 0081868

The North Wastewater Treatment Plant is located in the northern end of the township at 57 Fairview Road near the Yellow Breeches Creek. The original plant was constructed in 1965 and was upgraded to its current configuration in 1992. The plant is presently permitted to provide secondary treatment at the hydraulic and organic loading capacities of 0.726 MGD average annual flow and 1740 lbs. BOD/day maximum monthly organic capacity, respectively. Unit processes provided to achieve the required pollutant removals include preliminary screening, extended aeration activated sludge and disinfection by chlorination. Waste sludge generated in conjunction with the wet-end treatment processes are transported in liquid form to the South Wastewater Treatment Plant. The Northern treatment plan is running at 58% capacity.

The collection and conveyance facilities include interceptor and sanitary sewer mains ranging in size from 8 to 12 inches in diameter, and four wastewater-pumping stations. Pump stations are located at Ann Drive, Springer's Lane, Meadowbrook Road and the North Wastewater Treatment Plant.

SOUTH WASTEWATER TREATMENT PLANT
NPDES Permit No. PA 0082589

The South Wastewater Treatment Plant is located in the southern end of the township along Wyndamere Road. The original plant was constructed in November 1993. The plant is presently permitted to provide secondary treatment at the hydraulic and organic loading capacities of 0.500 MGD and 917 lbs. BOD/day, respectively. Unit processes provided to achieve the required pollutant removals include preliminary screening, activated sludge with SBRs and disinfection by chlorination. Waste sludge generated in conjunction with the wet-end treatment processes are blended in an aerobic digester/storage tank. The sludge is dewatered using belt filter presses and placed directly into a roll off type dumpster. A contract hauler transports the dewatered sludge cake to the Cumberland County landfill. The Southern treatment plan is running at 96% capacity.

The collection and conveyance facilities include interceptor and sanitary sewer mains ranging in size from 8 to 16 inches in diameter, and six wastewater-pumping stations. Pump stations are located at Deer Run Estates, Beinhower Road, Fairmont Avenue, Corn Hill Road, Cee Jay Drive and Pleasant View.

LOWER ALLEN TOWNSHIP WASTEWATER TREATMENT PLANT

The Lower Allen Wastewater Treatment Plant is located along Beacon Hill Boulevard in Fairview Township. The plant provides treatment of sewage generated within the Green Lane Developments, Buttonwood Development and Limekiln Road area.

The collection and conveyance facilities include interceptor and sanitary sewer mains ranging in size from 8 to 10 inches in diameter, and two wastewater-pumping stations. Pump stations are located at Buttonwood Estates and Limekiln Road. This treatment facility is required to undergo nutrient upgrades by 2015.

OPERATION AND MAINTENANCE

Fairview Township personnel perform operation and routine maintenance activities at the North and South Wastewater Treatment Plants, pumping stations, and collection system. Laboratory analysis required for NPDES monitoring purposes, as well as those required for process control, are also performed in-house by the township staff. The results of those analyses performed in conjunction with the requirements of the NPDES discharge permit for the facility are forwarded on a monthly basis to the appropriate state and federal agencies.

ACT 537 PLAN RECOMMENDATIONS

Fairview Township and its consultant have recently prepared a draft Act 537 Sewage Facilities Plan. The Selected Wastewater Management recommendations of the Act 537 Plan forecasted over the next 20 years are as follows:

1. Rely on public sewer service along the I-83 corridor.
2. No immediate changes to the service basin boundaries
3. Purchase nitrogen credits from the Red Barn Trading Company to meet the pending nitrogen cap load associated with the Chesapeake Bay Tributary Strategy
    a. Negotiate and execute an agreement for the long-term (15 years) purchase of nutrient credits. This task has been completed this task. Fairview Township purchased nitrogen credits needed through 2024.
    b. Participate with Lower Allen Authority and the Lewisberry Joint Authority to upgrade their facilities
4. No upgrades to the North and South WWTR are anticipated, with exception to normal and routine operational/mechanical repairs.
5. Fairview Farms/Fairview Terrace will receive public sewer service
6. Areas outside the sewer service areas will remain on on-lot disposal systems
    a. Develop an On-Lot Management Program to assure regular maintenance and inspection of all on-lot systems.
    b. The Township must adopt through an ordinance to legally enforce this program.
7. Applicants/developers will be responsible for the costs associated with all line extensions and capacity upgrades.
    a. Developers must provide document of their capacity to be responsible for the expansion of conveyance lines, a community wastewater system or a new treatment facility as well as the necessary administration, operation, and

maintenance programs to sustain the long-term operation of the proposed facilities.

8. Promote the development of lands within the North WWTP service area where capacity is available.
9. Support extension of public sewers from new developments in the southern portion of the Township to treatment facilities in Newberry Township if the developer is able to secure necessary approvals.

Section 8.2.2 Water and Sewer Planning Implications

Based on data and information concerning Fairview Township's public water service and sewer services and policies the following statements summarize the data:

1. **Sewer**. The South WWTP is at capacity. Continued growth in its service area will require costly upgrades to the system. The Northern WWTP has available capacity for planned residential growth.
2. **Water**. The water service area has doubled its size over the last 15 years however; the current public water service company has been able to accommodate all new customers.

The public water and sewer service planning implications based on the summary statement coupled with population, housing, and land use implications include, an increased demand and need for public water and sewer services, particularly within the designated Growth Area to further sustain and protect the community's health and welfare; including an increased demand and need for connections to public water and sewer services; and consideration for establishment of public water sources through wells or augmentation of current public water resource systems.

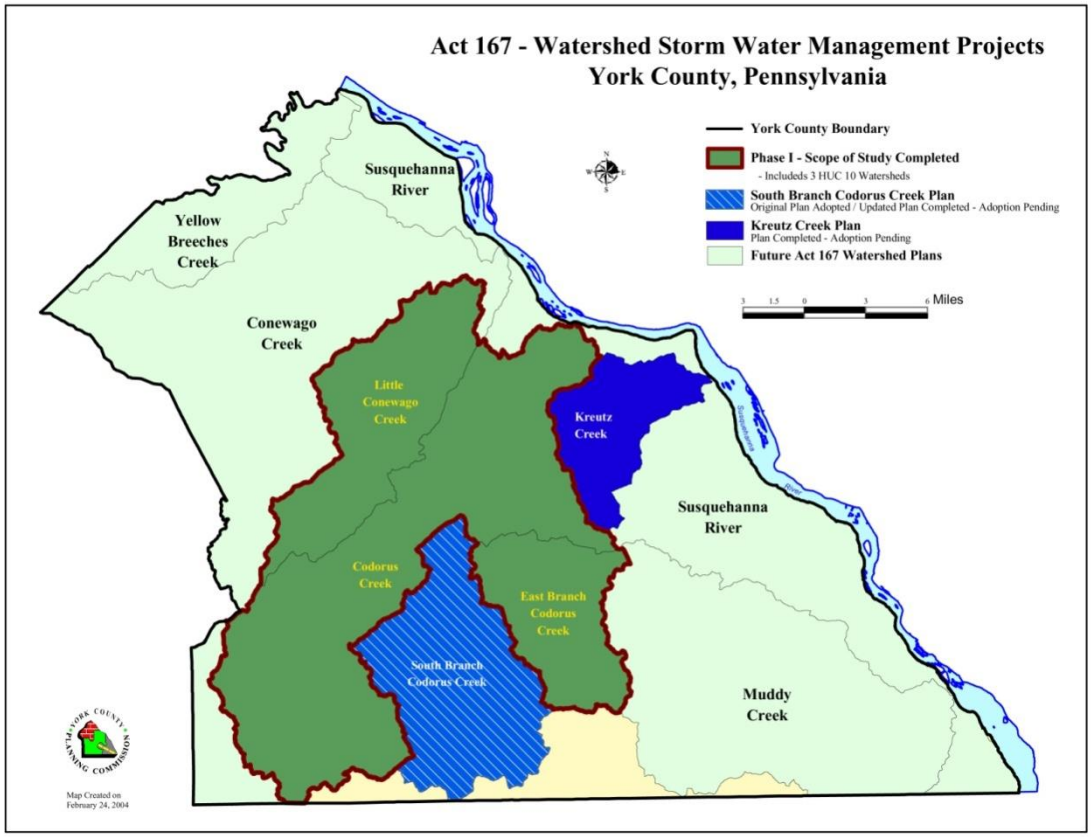
Section 8.3 Stormwater Management

According to the Pennsylvania Stormwater Management Act (Act 167 of 1978):

> *"Inadequate management of accelerated runoff of storm water resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of streams and storm sewers, greatly increases the cost of public facilities to carry and control storm water, undermines flood plain management and flood control efforts in downstream communities, reduced groundwater recharge, and threatens public health and safety."*

The Pennsylvania Department of Environmental Protection Bureau of Watershed Management administers a grant program under Stormwater Management Act (Act 167) for counties to prepare watershed plans to manage stormwater runoff from new land development activities. Plans are implemented by municipalities through the enactment or amendment of local ordinances. Figure 24: Status of Stormwater Management Projects 2004, as provided by York County Planning Commission indicates that Fairview Township was identified as an area for Future Act 167 Plans.

Figure 24: Status of Stormwater Management Projects -2004



Source: Yellow Breeches Creek Watershed Assessment, 2005
Yellow Breeches Rivers Conservation Plan, 2005
York County Planning Commission, 2004

The York County Water Resources Plan (2003) identifies several water related issues facing the county including those related to stormwater management. The following are some of the issues and their impact on Fairview Township.

Stormwater and Nitrates

> *"Although stormwater is not the major source of nitrates in York County waters, it is the primary mechanism by which nitrates get into our groundwater and surface waters. In addition to the environmental impacts, high nitrate concentrations in drinking water carry human health concerns. The United States Environmental Protection Agency (USEPA) has established 45 milligrams per liter (mg/l) of nitrate or 10 mg/l of nitrate-nitrogen as the Maximum Contaminant Level (MCL) for public drinking water supplies (nitrate is NO3 of which approximately 25% is nitrogen). Although high nitrate levels in drinking water do not represent a significant health risk to the general adult population, elevated nitrate levels in drinking water can cause methemoglobinemia (blue-baby syndrome) in unborn fetuses and infants up to six (6) months of age (Source: USDA Penn State Cooperative Extension). This condition depletes oxygen in the blood, potentially resulting in suffocation."*

Public Drinking Water

"According to the Pennsylvania Department of Environmental Protection (PA DEP), 50% of York County's public drinking water suppliers are on increased monitoring programs (quarterly) for nitrates. These supplies, which include community supplies (supply residences) and nontransient supplies (supply outside of residences such as restaurants and hospitals), have nitrate levels above one half of the MCL. It is important to remember that these public water suppliers are regulated and monitored to ensure safe drinking water for customers. However; private well water supplies are not regulated. The only monitoring and treatment for private well water is voluntary, and is at the initiative of the individual well owner."

Diminishing Groundwater Recharge

"With more stormwater running off more rapidly into York County's streams, lakes, and river as land development increases, less rainfall and snowmelt is available to slowly infiltrate the soil and replenish the groundwater resource. Diminished groundwater recharge has three (3) primary impacts upon the County's water resources. First, less water receives the natural "cleansing treatment" through soil infiltration, thus more pollutants reach surface waters. Stormwater picks up pollutants as it rapidly flows toward stream channels. Secondly, an overall lower groundwater table results due to less water being available for groundwater recharge. Thirdly, since groundwater sustains streamflows during periods of dry weather, lower streamflows result during dry conditions."

Fairview Township is considered a Phase II Small MS4 Area and has staff dedicated to MS4 management. MS4 is an acronym for "Small Municipal Separate Storm Sewer System," area as defined by the US Environmental Protection Agency (EPA). Under Clean Water Act amendments, EPA developed a program called the National Pollution Discharge Elimination System (NPDES). Under Phase II of this program, small MS4s are required to get a permit for their stormwater management system. The importance of the systems as outlined by the EPA includes the following.

"Polluted storm water runoff is often transported to municipal separate storm sewer systems (MS4s) and ultimately discharged into local rivers and streams without treatment. EPA's Stormwater Phase II Rule establishes an MS4 stormwater management program that is intended to improve the Nation's waterways by reducing the quantity of pollutants that stormwater picks up and carries into storm sewer systems during storm events. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and carelessly discarded trash, such as cigarette butts, paper wrappers, and plastic bottles. When deposited into nearby waterways through MS4 discharges, these pollutants can impair the waterways, thereby discouraging recreational use of the resource, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife."

"A small MS4 is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" (UAs) as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of UAs that the NPDES permitting authority designates.

Operators of regulated small MS4s are required to design their programs to:

- *Reduce the discharge of pollutants to the "maximum extent practicable" (MEP);*
- *Protect water quality; and*
- *Satisfy the appropriate water quality requirements of the Clean Water Act.*

Implementation of the MEP standard will typically require the development and implementation of Best Management Practices (BMPs) and the achievement of measurable goals to satisfy each of the six minimum control measures.

The Phase II Rule defines a small MS4 stormwater management program as a program comprising six elements that, when implemented in concert, are expected to result in significant reductions of pollutants discharged into receiving waterbodies."

Fairview Township currently addresses many of stormwater management issues through their Subdivision Land Development Ordinance (Chapter 22 Subdivision Land Development Ordinance, Section 701: Drainage and Stormwater Management). Regulations and Policies address issues such as best management practices, alternative to surface discharge, creation of impervious surfaces, degradation of water, and maintenance of the natural hydrologic regime to promote groundwater recharge, and to protect groundwater and surface water quality and quantity.

Section 8.3.1 Stormwater Management Planning Implications

- Stormwater management issues with run-off from Capital City Airport should be addressed
- Natural stormwater management mechanism and alternatives should be explored for future residential developments.

Section 8.4 Community Facilities and Services

Adequate public facilities and services provide a community with reliable recreational, health, safety, and sanitary conditions. Adequacy of public facilities and services are typically a public concern which increases with new development and growth. The following describes current public services and facilities as provided through annual reports, webpages, and respective municipal data. Map 13: Community Facilities and Utilities for Fairview Township illustrate the location of these facilities. Emergency service data is provided first, followed by public education, and parks and playgrounds.

Section 8.4.1 Emergency Services

Emergency services provide a valuable service for the safety and welfare of the Fairview Township community. The police, fire, and ambulance squads provide life and property saving services which are vital to a community's quality of life. The York County Community Facilities Plan, as amended in 2006, provides the basis for much of the following information regarding emergency services, and is supplemented with data available from Fairview Township's website. According to the York County Community Facilities Plan, as amended in 2006:

"The York County Department of Emergency Services functions to protect the lives, property and employment of York County citizens through integrated emergency planning, coordinated communications, training and education. The Department oversees disaster reporting, dispatching, altering response, and public safety education through the integrated activities of the Emergency Management Agency, 911

Communications Center, Bureau of Weights and Measures, and the Center for Traffic Safety.

The Emergency Management Agency (EMA) component is responsible for planning and training programs for disaster preparedness and response, plus acts as the pivotal liaison for its counterparts at the Federal (FEMA) and State (PEMA) levels and interacts on a daily basis with the 72 municipal Emergency Management Coordinators. In addition, the Agency coordinates with the County's 16 school districts, all local hospitals, relief organizations, and private agencies to respond to any disaster situation, natural or man-made. When a disaster occurs, the Emergency Operations Center is activated to mitigate the effects of the emergency event by coordinating response, resources and recovery efforts."

Although police, fire, and ambulance services function in collaboration with adjacent services to provide coverage to communities the following are the service and facilities as they pertain to Fairview Township.

Police Services

Fairview Township Police Department, established in 1968, provides police services for the residents, businesses, commuters, and visitors of Fairview Township. The Fairview Township Police facilities are located at 145 Limekiln Road. Additional information about the Fairview Township Police Department and its services are available on the Department's website (http://www.fairviewpolice.org/policetrafficlaws.html).

The mission and values of the Fairview Township Police Department include:

Mission: *"Our mission is to enhance the quality of life by ensuring the delivery of professional law enforcement and public safety services by maintaining order, protecting life and property, and reducing the fear of crime to the residents, citizens and visitors of Fairview Township. "*

Department Values:

Pride *- We are committed to conducting ourselves in a manner that brings honor to ourselves, the department, and the township.*

Respect *- We are committed to respecting the individual rights, human dignity, and the values of all members of the community and the department.*

Integrity *- We are committed to nurturing the public trust by holding ourselves accountable to the highest standards of professional conduct and ethics.*

Dedication *- We are committed to providing the highest quality of law enforcement service to the community with the goal of enhancing the quality of life within Fairview Township. We are truly dedicated to Service.*

According to the Fairview Township Police Department's website, the Department received accreditation from the Pennsylvania Law Enforcement Accreditation Commission in February of 2001. At that time, Fairview was one of only eleven police departments in Pennsylvania to reach this status. The Police Department recently (April 2007) completed a reassessment, and has maintained the accredited status through 2010. The accreditation process ensures that Departments are managing facilities and resources efficiently to provide exceptional service.

In addition to police services and activities the Department also provides services such as child safety seat inspections, animal control, traffic surveillance, drug task force, criminal investigation, warrant services, and curfew administration, among others. The Department maintains a fleet of vehicles as well as bike patrols.

The Fairview Township Police Department is involved in the community through the Drug Awareness Rehabilitation Education Program (DARE), Park and Walk Program (where Fairview Township Police Officers make regular visits to all of the schools in Fairview Township), encourages Officers to become involved in community activities and has an open offer to community groups and others to receive educational visits from Officers.

In 1992 there were 13 Police Officers on the force, the response time was approximately seven minutes, and there were 476 serious crimes. As of 2007-8, there are 15 Police Officers and 2 detectives. In 2008 there were 10,300 incidents reported of which 363 were documented as serious crimes.

For the future, Fairview Township will need to monitor the staffing levels of the department. Factors which may affect staffing include:

- Increases in population
- Increases in the number and type of crime
- Increases in overtime expenses
- Increases in response times
- Increases in the need or use of mutual aid assistance

Police staffing is expensive and often a difficult decision for municipalities. A new police officer can easily cost a municipality in excess of $100,000 annually, including training, salary, benefits, uniforms, firearms, vehicle, pension expenses, and post-retirement health costs. The increased costs must be balanced with the needs of the community.

As the Township and its police department grow, the Township should consider the possibility of regionalization. This can be done via mutual aid agreements, functional mergers (work together, but remain independent), complete mergers (actually merge two or more departments), contract out service to other municipalities, or contract police service with an existing regional department. Grants through the Commonwealth of Pennsylvania are often available to perform shared service feasibility studies.

Fire Services

The Fairview Township Fire Department (FTFD) is a voluntary department with two station locations in Fairview Township. Station 68-1 is located at 340 Lewisberry Road, and Station 68-2 is located on 524 Locust Road. There is a third station or service area within Fairview Township which includes Station 69 – Federal Fire Department. Station 69 services the Defense Distribution Depot and Capital City Airport. The following were derived through the FTFD website (www.fairviewfire.net [Accessed 03 June 08]) concerning Stations 68-1 and 68-2:

> *"Fairview Township Fire Department is a volunteer fire department providing fire fighting, rescue, and any other disaster services to Fairview Township and its surrounding communities since 1954. FTFD serves a 37 square mile area, rural/residential with a population of 15,000, located in the South East region of Pennsylvania, between Harrisburg, York and Lancaster."*

According to the website, men and women, over 14 years of age, are able to receive free training as certified firefighters. All equipment is provided. There is no cost, other than time, to become a trained volunteer firefighter. Training is available during evening and weekend hours spaced over a three month period. Additional training opportunities include flammable liquids, drafting training, and trench rescue awareness training, among others.

In addition to the volunteers, the Township employs five part-time firefighters who work between the hours of 6:00 a.m. and 5:00 p.m. Monday through Friday. These firefighters report directly to the Police Chief, although they fall under into the fire department's chain of command during emergency incidents.

Fairview Township Fire Department 2008 Apparatus includes:

- 2 Engines
- 1 Rescue Truck
- 1 Tanker Truck
- 1 Brush Truck
- 1 Utility Truck
- Chief's Vehicles

Engine 68-1 Pictured

In 1993, there were three Fire Station locations, with 30-40 active volunteers, and an average response time of 5-10 minutes. In 1993, Fire suppression and response apparatus included 3 Engines, 1 Rescue Truck, 1 Tanker Truck, 1 Brush Truck, 1 Service Truck and three ambulances. In 2009, the number of active volunteer firefighters has decreased to about 25. The department also has a Junior Firefighter program with four firefighters under the age of 18. The Junior program is an important tool for recruitment of volunteers.

FTFD volunteers are encouraged to become involved in community activities, participate in local sports (softball, volleyball, basketball, ultimate Frisbee, and walking), hold an annual golf tournament, and assist with community fire safety education (smoke detectors, fire safety). There are fundraising efforts throughout the year many of which are held at Station 68-1 (Station # 1 at 340 Lewisberry Road). Station 68-1 is also available for community events by appointment.

Fairview Township currently maintains an ISO Public Protection Classification (PPC) rating of Class 5. This number is used by nearly all insurance providers in determine fire insurance premiums for residential and non-residential properties. According to ISO, a community's PPC depends on:

- fire alarm and communication systems, including telephone systems, telephone lines, staffing, and dispatching systems
- the fire department, including equipment, staffing, training, and geographic distribution of fire companies
- the water-supply system, including the condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires

ISO rates municipalities on a class scale of 1-10, with Class 1 being the best and 10 indicating "that the area's fire-suppression program does not meet ISO's minimum criteria." A Class 5

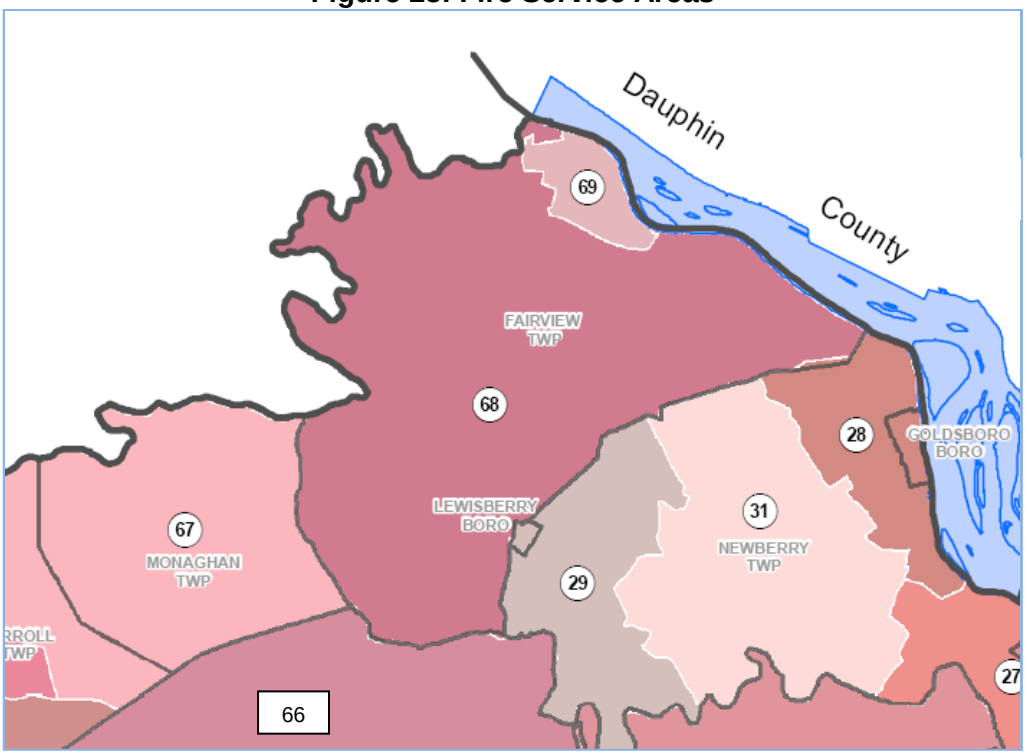
rating for a Township of this size is reasonable, although the Township and Fire Company may, at some point, choose to work on improving this rating.

According to the York County Community Facilities Plan (as amended in 2006):

> *"Each fire station in the County has developed written mutual-aid agreements between itself and neighboring fire services to provide manpower and equipment support when needed. County Control dispatches a company's fire fighting manpower and equipment based upon the nature of the fire (i.e. brush, auto, trash, or structure) and equipment requirements at each level of fire alarm. With second and third alarms, a pre-arranged number of additional services begin to respond with their equipment as stated in the mutual-aid agreements."*

Figure 25: Fire Service Areas, illustrates the Fire Service Areas in and adjacent to Fairview Township. Adjacent Fires Service Areas include, from west to east: Monaghan Township Volunteer Fire Company (Number 67), Wellsville Fire Company (Number 66), Lewisberry Community Fire Company (Number 29), Newberrytown Fire Company (Number 31), Goldsboro Fire Company Number 1 (Number 28), and Federal Fire Department (Number 69).

Figure 25: Fire Service Areas



Note: Fairview Township Fire Service Areas, as illustrated, are a subset of an original County-wide Map.
Source: York County Community Facilities Plan, as amended December 2006.

The York County Community Facilities Plan (as amended in 2006) further describes that:

> *"In some situations where special needs are required, the response may vary from the standard, such as when special equipment is needed for downed aircraft or water rescue. The common method is to dispatch two (2) or more services to respond at the*

first alarm and then multiple additional fire services with the second and third alarm, assuring adequate manpower and equipment to fight most fires."

The York County Community Facilities Plan (as amended in 2006) further asserts that:

"Although general standards based on population and service area radii have been developed to determine the need for additional fire companies, other factors need to be considered as well, such as the type, construction, and density of structures in a potential service area, and the types of risk involved (e.g. residential, schools, commercial, hospitals). ***Planning for additional fire protection services needs to be coordinated with municipal and county land use planning efforts in order to increase levels of service in a way that complements a more concentrated development pattern****."*

The 1993 Fairview Township Comprehensive Plan suggested the following concerning Fires Services:

- *The Township should look to adjacent municipalities to develop intergovernmental agreements for the provision of full-time Fire Protection Staff; or*

- *Consider the feasibility of establishing a full-time (day-time) Fire Department within Fairview Township government and continue with volunteer staff for evenings and weekends.*

In future years, Fairview Township should consider the potential impact of a declining volunteer base for the fire service. Nationally, volunteer staffing is decreasing. According to the National Fire Protection Association, the number of volunteer firefighters across the United States dropped 8% between 1984 and 2006 and the decline is expected to continue. At the same time, the average age of volunteer firefighters across the United States has been increasing. The average amount of training for new volunteers has increased to nearly 400 hours.

Fairview Township is fortunate to have an outstanding volunteer service with a new fire station, and up-to date apparatus and equipment. However, if national trends prove true for Fairview Township, the Township may need to consider structural changes. National trends show that municipal fire service often follows a cyclical model:

Stage 1:	100% volunteer service
Stage 2:	Volunteer service supplemented by part-time drivers / firefighters
Stage 3:	Combination department, with volunteers and full-time firefighters
Stage 4:	All paid, with few or no active firefighters – volunteers might still own stations and/or apparatus and may still play large role in fundraising and management of the department
Stage 5:	100% paid service
Stage 6:	Some departments then find funding a paid department difficult and begin recruiting volunteers and attempt to move back towards the beginning of this cycle

At present, there is not a nationally accepted formula for determining staffing levels based solely on population or any other single factor. Staffing is based on several factors, as provided by the National Fire Protection Association (NFPA) and the Insurance Service Office (ISO) which base

staffing, apparatus numbers, and station placement on such factors as population, response time, special hazards, number and type of apparatus, and type and use of buildings.

As Fairview Township continues to grow and volunteer numbers decrease, the Township should consider the following:

- Regionalization with other neighboring departments
- Expanded use of mutual aid agreements and partnering with neighboring departments
- Encouraged recruitment and retention of volunteer firefighters.

A more detailed study of the fire service would be necessary in order to determine compliance with national standards and guidelines for staffing.

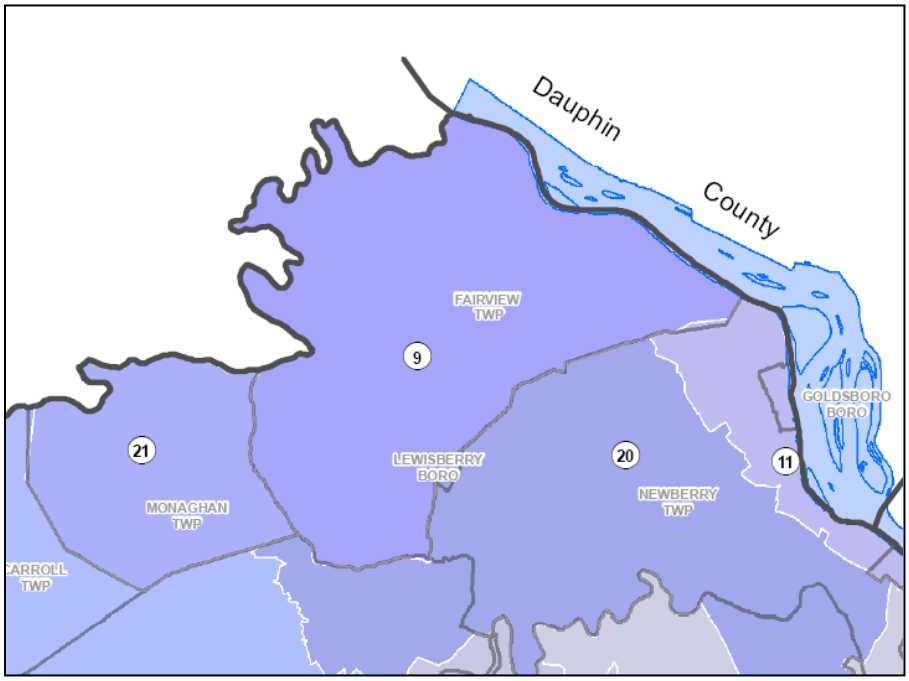
Emergency Medical Services / Ambulance Services

A complete network of Emergency Medical Service (EMS) providers exists in York County. Services range from emergency basic life support (BLS) and advanced life support (ALS) care to MedEvac units and rescue services. The BLS ambulance services provide first aid, CPR, and immediate medical treatment *(York County Community Facilities Plan, as amended 2006).* Fairview Township receives Emergency Medical Services through the Fairview Township EMS located at 522 Locust Road. According to the Fairview Township website (www.twp.fairview.pa.us) and the Fairview Township EMS website (www.twp.**fairview**.pa.us/**ems**.html):

> *"The Fairview Township EMS is an integral part of the emergency services provided to all citizens of Fairview Township. The EMS is funded through tax dollars, membership fees, billable services, and donations.*
>
> *It is the goal of the EMS staff to provide the highest quality emergency medical care available to the residents of Fairview Township and other citizens who call for service.*
>
> *Through constant training, these dedicated individuals provide a service that many take for granted until the cry for help is heard. Their devotion is unwavering and without hesitation. You can feel confident that when you dial 911 for emergency medical services that the quality of assistance and care you receive from Fairview Township EMS will be prompt, professional, and of the highest caliber."*

The service area of the Fairview Township EMS (Number 9), Figure 26: EMS Service Areas, includes all of Fairview Township and shared services with West Shore (Cumberland County, Number 21), Newberry Township Fire Department Ambulance (Number 20), and Goldsboro Fire Department Ambulance (Number 11).

Figure 26: EMS Service Areas



Note: Fairview Township EMS Service Areas, as illustrated, are a subset of an original County-wide Map.
Source: York County Community Facilities Plan, as amended December 2006.

Fairview Township EMS has memberships available for houses and businesses within Fairview Township to help support the service. EMS staff are also available to provide educational or informational presentations to interested parties or community functions on a variety of EMS related topics.

Fairview Township EMS currently has provides at least two paid emergency medical technicians (EMT's) and one paid paramedic 24 hours a day, seven days a week. Scheduling of coverage is provided by several full-time employees and about thirty part-time employees. The service is supplemented by volunteers.

Expenses for this service are paid through the following revenue sources:

- Third-party billing: Fairview Township EMS bills insurance companies, as well as Medicaid and Medicare, for service provided to patients.
- Memberships: Allows residents to pay a fee which then covers out-of-pocket expenses for ambulance calls. Current annual rates are:

  Individual $70
  Family $80
  Extended $110 (covers service anywhere in Pennsylvania)
  Business $140

- Medic 68 April 1, 2008
- EMS Tax: Fairview Township has a .0016 mileage rate for EMS (2008), which results in a projected annual revenue of nearly $140,000

On April 1, 2008, Fairview Township added advanced life support (ALS) as a service. A Paramedic is now available 24 hours a day. The paramedic responds in a separate vehicle, often referred to as "paramedic intercept" and meets with the BLS ambulance when needed. Agreements are now in place to provide ALS service to neighboring Newberry Township and Lewisberry Borough. This new service provides increased security to potential patients and also helps keep costs for patients reasonable.

For the future, Fairview Township should closely monitor demand for both BLS (ambulance) and ALS (paramedic) services. The following indicators could suggest the need for future increases the level of service provided:

- Increasing average age of residents
- Increased population
- Increase in the number of calls
- Increase in number of missed calls (where a neighboring service must cover a call)
- Increase in number of ALS calls compared to BLS calls.

As evidenced by the municipal budget, the Township is currently supplementing the costs of ambulance service through tax revenues. As costs increase, so must revenues. Currently the fees charged for service are:

- BLS: $625 plus $8/mile
- ALS: $800 plus procedure costs (i.e. medicines administered, monitoring, etc.)
- For a combined BLS/ALS service call, billing is approximately $1200

The fees charged are consistent with other area providers. Revenues are often limited or controlled by insurance agreements and Medicaid/Medicare regulations. Fairview Township EMS may need to increase these fees, or find other municipalities to partner with in order to keep revenues in line with expenses.

Hospitals

There are no hospitals located within the Fairview Township's boundary, however there are two (2) medical evacuation (MedEvac) units that service the County. A MedEvac unit is a helicopter that is staffed with a pilot, nurse and paramedic. The two (2) service providers in York County are STAT MedEvac, located at York Airport in Jackson Township, and Life Lion, located at Penn State Milton S. Hershey Medical Center in Dauphin County.

Geographically, the nearest hospital facilities include Holy Spirit Hospital located on North 21st Street in Camp Hill, and Harrisburg Hospital (Harrisburg Campus) as part of Pinnacle Health located on South Front Street in Harrisburg. The Holy Spirit Hospital is a full-service hospital with 332 beds, and includes a heart center, family health center, and emergency room services, neo-natal care, and outpatient services, among others. The West Shore Emergency Medical Services (WSEMS), is an affiliate of Holy Spirit Health System. The Harrisburg Campus is a major acute care facility, with a complete range of services.

Emergency medical rescue services are provided by the York County Advanced Technical Rescue Team, located in Shrewsbury Borough, and the Hanover Scuba Team, located in Hanover Borough. It is also noted that the York Composite Squadron, a civil air patrol unit located at the York Airport in Jackson Township, provides search and rescue services, disaster relief and damage assessment, plus transports medical materials/supplies.

Section 8.4.2 Public Education Facilities

Quality public education facilities are paramount to establishing or improving the quality of life within communities. In general, these facilities not only provide education to youth but can be valuable assets to communities in providing meeting facilities, recreation facilities, access to reference materials and other resources, adult education and training, and potential staging areas during emergencies.

Fairview Township is part of the West Shore School District. Sixteen facilities within the West Shore School District comprise the educational facilities of the district including two senior high schools, four middle schools, and ten elementary schools. The sources of information regarding public education facilities included the Pennsylvania State Department of Education, West Shore School District, York County Planning Commission, and Fairview Township.

In 2006, the West Shore School District conducted and implemented a Redistricting Plan which effected school attendance boundary lines for middle schools and elementary schools. The changes made to attendance boundary lines were implemented for the 2006-2007 school year and will remain in effect for five years.

Schools

Table 59 West Shore School District Facilities presents the facilities, the grades at the facilities, 2006-2007 enrollments, and the percentage that each facility contributes to the total enrollment within the West Shore School District.

Table 59: West Shore School District Facilities

Facility Number	Facility Name	Grades	2006-2007 Enrollment	Percent of Total Enrollment
1	Cedar Cliff High School	9-12	1,513	18.4%
2	Red Land High School	9-12	1,303	15.8%
3	Allen Middle School	6-8	495	6.0%
4	Crossroads Middle School	6-8	629	7.6%
5	Lemoyne Middle School	6-8	407	4.9%
6	New Cumberland Middle School	6-8	363	4.4%
7	Fairview Elementary	3-5	234	2.8%
8	Fishing Creek Elementary	K-5	449	5.5%
9	Highland Elementary	K-5	450	5.5%
10	Hillside Elementary	K-5	415	5.0%
11	Lower Allen Elementary	K-2	164	2.0%
12	Mount Zion Elementary	K-2	202	2.5%
13	Newberry Elementary	K-5	432	5.3%
14	Red Mill Elementary	K-5	622	7.6%
15	Rossmoyne Elementary	3-5	167	2.0%
16	Washington Heights Elementary	K-5	378	4.6%
TOTAL		**K-12**	**8,223**	**100.0%**
Total	***York County Portion***	***K-12***	***3,871***	***47.1%***

Enrollment figures are for the 2006-2007 Academic Year.
Highlighted rows represent York County portion of Facilities.
Source: Pennsylvania State Department of Education.

According to data presented in Table 59 West Shore School District Facilities, the seven facilities within York County contribute 3,871 students to the West Shore School District enrollment or slightly less than half (47.1) of the enrollment within the District.

Table 60: West Shore School District Facilities –York County, illustrates the West Shore School District facilities that are within York County and provides capacity information for each facility.

Table 60: West Shore School District Facilities –York County

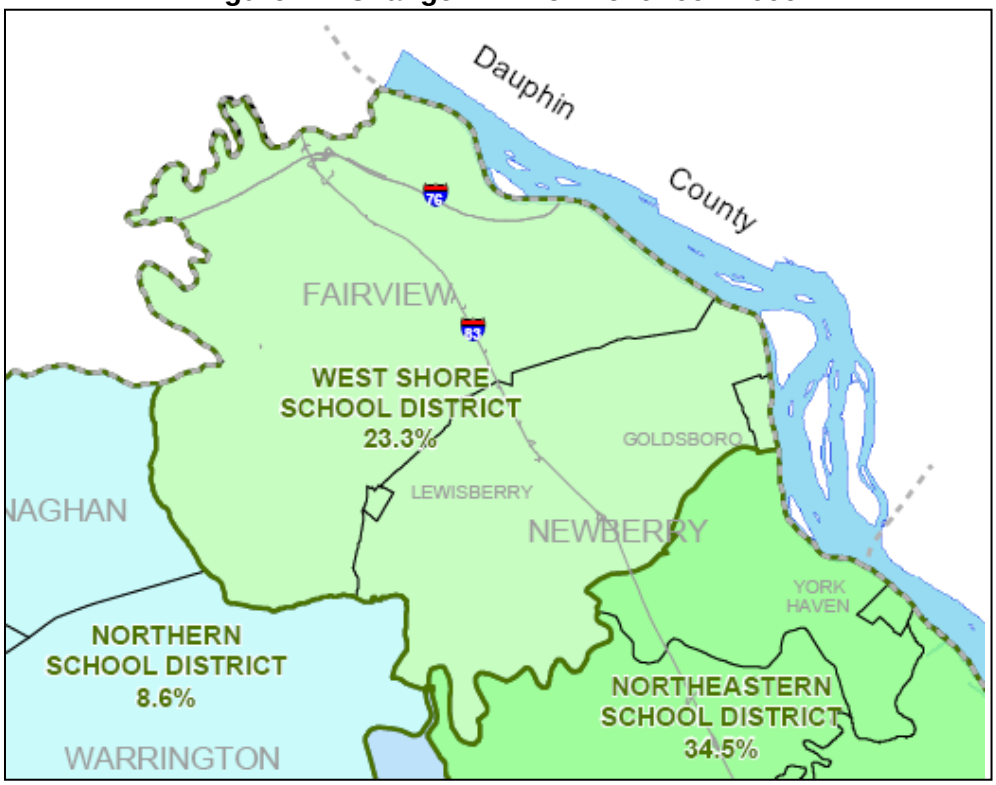
School Facility	Grades	2006-2007 Enrollment	Capacity	Percent Capacity (%)
Red Land High School	9 -12	1,303	1,320	99%
Crossroads Middle School	6 - 8	629	700	90%
Fairview Elementary School	3 - 5	234	300	78%
Fishing Creek Elementary School	K - 5	449	480	94%
Mt. Zion Elementary School	K - 2	202	250	81%
Newberry Elementary School	K - 5	432	450	96%
Red Mill Elementary School	K - 5	622	700	89%
Total	**K-12**	**3,871**	**4,200**	**92%**

Source: York County Community Facilities Plan and Pennsylvania State Department of Education

As Table 60: West Shore School District Facilities –York County illustrates, four of the seven West Shore School District facilities in York County are operating at ninety-percent or greater capacity. Red Land High School is operating at full capacity (99%) and seven facilities are operating at greater than seventy-five percent capacity. York County's portion of West Shore School District facilities are operating at ninety-two percent (92%) capacity.

Trends in enrollment for the West Shore School District between 1994 and 2006 are illustrated in Figure 27: Change in Enrollment 1994-2006. The figure illustrates that between 1994 and 2006 the West Shore School District increased its enrollment by one-quarter (23.3%).

Figure 27: Change in Enrollment 1994-2006



Note: West Shore School District Area, as illustrated, is a subset of an original County-wide Map.
Source: York County Community Facilities Plan, as amended 2006.

According to the West Shore School District website (www.wssd.k12.pa.us [Accessed 20 June 08]), the district is in the beginning stages of three construction projects involving renovations to both Cedar Cliff and Red Land High Schools and a new Hillside Elementary School. The projects are to include the following:

- Addition of classrooms
- Renovation of auditoriums
- Renovation of gymnasiums, locker rooms, and training rooms
- Renovation of lobby areas
- Expansion & renovation of cafeterias
- Addition of partial air conditioning

The planned improvements to the High Schools should increase capacity and enhance learning environments.

Libraries

According to the York County Community Facilities Plan as amended in December 2006:

> *"The York County Library System (YCLS) was created by a resolution of the York County Commissioners in 1974 to provide public library services to York County residents. The YCLS is a private, non-profit organization with a seven (7) member Board of Directors appointed by the County Commissioners. It is charged with the planning, coordination, program development and funding of the library services in York County.*

Technology and development support, grant funding for projects, community relations and interlibrary delivery are some of the major services of the YCLS. This is of importance to the comprehensive planning process because it enables plans to be made for future regional improvements in the library system."

The Community Facilities Plan further describes libraries and resources center which include the following:

There are 13 libraries that belong to the York County Library System (YCLS). Of these, seven (7) are independent libraries with their own governing board, five (5) are branch libraries governed by the YCLS Board and one (1) is a municipal library that is a department of the local government. Many of the libraries offer related services such as adult book readings and story time for children, as well as Internet access and computer classes.

In addition to the 13 member libraries, there are five (5) resource centers affiliated with the YCLS. Through collaborative efforts with Bradley Academy, Springettsbury Township, York Housing Authority, and Manchester Township, Martin Library has established three (3) resource centers.

Martin Library at Bradley Academy in Springettsbury Township is an electronic library that provides information in a timely fashion to students at Bradley Academy and residents of the Township; Martin Library at the Jefferson Resource Center offers library services and a computer lab to individuals and families in York Housing Authority programs (the general public is welcome to attend the computer classes and reading activities); and Martin Library at the Manchester Township Building offers a pick up/drop off service whereby County residents can order their books and other library materials either online or by calling Martin Library and they will be delivered to the Township Building for pick-up.

The two (2) remaining facilities are the Technology Training Center and York Technical Institute. The Technology Training Center offers affordable computer training to the community through a collaborative effort of Martin Library, the YCLS, and the County of York; while the York Technical Institute, through a partnership with the YCLS, makes its holdings available to members of public libraries in York County and also provides a pick up/drop off service for public library items.

Other library facilities, not belonging to the YCLS, include York College Schmidt Library and Penn State University-York Campus Lee R. Glatfelter Library. Residents of York County are welcome to use these libraries and their resources. It is also noted that the York County Heritage Trust houses a library/archive with an extensive and varied collection of resources covering topics ranging from genealogy, family history and local history to the decorative arts and military history.

Fairview Township residents have access to a branch of the YCLS which includes the Red Land Community Library, located at 48 Robin Hood Drive in Etters (just south of the Township) and have access to the YCLS through the internet.

Section 8.4.3 Parks and Recreation

The last adopted parks and recreation plan for Fairview Township, was the Fairview Township Park and Recreation Plan in 1998. Included in the plan are recreation goals, strategies for action, visions and priorities for each recreational facility; many of which are still applicable. Since the adoption of the plan, there have been improvements to park facilities and programs

but an overall loss in total acreage of public park and recreation space. The 1998 Park and Recreation Plan's Vision for Parks and Recreation included the following:

1998 Park and Recreation Plan Vision

"The Township of Fairview is a thriving, proactive and cohesive community with an extensive system of safe, well-maintained neighborhood and community parks which serve all areas of the Township equally. Township residents often walk or ride bicycles to any one of the Township facilities or the newly developed community park by way of an extensive pedestrian pathway system. In addition to the numerous active park and recreational facilities, the Township also supports a passive system of open space that consists of linear greenways which extend along the edges of the Yellow Breeches Creek and meander through the Township's wooded hillsides. The new community park offers Fairview Township and surrounding communities a variety of recreation amenities and stands as a successful example of inter-municipal cooperation and true collaboration among the citizens of Northern York County.

Together with York County, the surrounding municipalities, WSRLS, civic associations, area business and the School District, the Township provides a variety of meaningful local recreational programs and special events for all age groups and abilities.

Township residents, decision-makers, and leaders have a solid partnership and take an active role in supporting neighborhood and community recreation needs as a means of continually improving the quality of life and promoting the Township of Fairview as a desirable place to live.

Overall, the citizens of Fairview Township are proud of their community, their quality park and recreation system and the public/private partnerships that have formed over the years".

Source: 1998 Fairview Township Park and Recreation Plan

A 1998 inventory of Park and Recreation spaces are illustrated in Table 61: 1998 Inventory of Parks and Recreation.

Table 61: 1998 Inventory of Parks and Recreation: Public

Facilities	Type & Acreage	Location	Development
A. PUBLIC			
1. Charles L. Roof Memorial Field	Community Park 25 +/- acres	599 Lewisberry Road, north of the Township Municipal Building	Park sign, play equipment, basketball court, tennis courts, paved pedestrian path, concession stand, baseball fields, softball field, passive recreational garden area, parking lot, sand volley-ball courts, pavilion with restroom and picnic benches, drinking fountain.
2. Green Lane Memorial Park	Neighborhood Park 4 +/- acres	Old Ford Drive, just southwest of the intersection of Old Ford Drive and Fairview Drive	Pavilion, basketball court, open turf area, shade trees, pedestrian walkway, tow access points, portable restroom facility and play equipment.
3. McCollum Memorial Park	Neighborhood Park 6.5 +/- acres	Bounded by Ross Avenue to the north, 1st Street and the west, and Water Street Extended to the north	Park sign, baseball field, open field area, access to Susquehanna River through railroad bridge underpass.
4. Juniper Drive Park (unofficial name)	Neighborhood Park 8 +/- acres	Southern terminus of Juniper Drive along the bank of Yellow Breeches Creek	Undeveloped.
5. Ann Drive Park	Neighborhood Park 7 +/- acres	Southern terminus of Ann Drive	Playground facility
6. Woodbridge Park (Woodbridge Farm subdivision)	Neighborhood Park 8 +/- acres	Big Spring and Beinhower Road	Pavilion, large playground facility, walking paths, basketball court, parking
7. Mickle Field (do not own, maintenance responsibilities)	2 acres	200 block of Ross Ave	Sports fields
1998 TOTAL	**60.5 +/- Acres**		

Source: 1998 Fairview Township Park and Recreation Plan.

Since the 1998 Park and Recreation Plan, Hedgerow Park has been eliminated and therefore reducing park space by approximately 17 acres.

Table 62: 1998 Inventory of Parks and Recreation: Semi - Public

Facilities	Type & Acreage	Location	Development
B. SEMI-PUBLIC			
1. Mt. Zion Elementary	Public School Site 15 acres	850 Lewisberry Road	Baseball field, basketball court, play equipment.
2. Fairview Elementary	Public School Site 33 acres	480 Lewisberry Road	Baseball field, basketball court, play equipment.
3. Fishing Creek Elementary	Public School Site 26.5	510 Fishing Creek Road	Baseball, field, basketball court, play equipment (2 areas).
4. Crossroads Middle School	Public School Site 33 acres	535 Fishing Creek Road	Soccer field, baseball field.
5. Red Land High School	Public School Site 85 acres	560 Fishing Creek Road	Baseball field, soccer field, football field, cinder track, sand volleyball court, tennis courts (6) natatorium (indoor).

Source: 1998 Fairview Township Park and Recreation Plan.

Table 63: 1998 Inventory of Parks and Recreation: Private & Not for Profit

Facilities	Type & Acreage	Location	Development
C. PRIVATE and NOT FOR PROFIT			
1. Fountainblu Skating Arena	Commercial Open to Public	521 Locust Road	Roller Skating Rink.
2. Stamric Sporting Goods	Commercial Open to Public	450 Fishing Creek Road	Indoor archery range, batting cages, and archery/laser gun video system.
3. West Shore YMCA Outdoor & Pool	Not-for-Profit	YMCA Drive	Outdoor Pool.
4. Astronomical Society of Harrisburg	Not-for-Profit	R.D. 1, Lewisberry	Observatory open to public.
5. Springer's Lane Park (Hempt Field)	Private – Leased to Fairview Township 2 +/- acres	Springs Lane near intersection of Old York Road	Baseball field.

Source: 1998 Fairview Township Park and Recreation Plan.

Park Land Needed

In order to determine the amount of park and recreation needed the National Park and Recreation Association Standards (NPRA) were consulted. Table 64: Existing and Needed Parks and Recreation Space illustrate the minimum recommended parks space needed based on population and NPRA standards. The table compares current park space to needed park space based on current and projected populations; the table also illustrates how the approximate 52.5 acres of public park and recreation space within Fairview Township is no longer able to meet minimum NPRA standards.

Table 64: Existing and Needed Parks and Recreation Space

Variables		Fairview Township		
		Year 2000 Total	Year 2006 Population Adjustment (based on Residential Permits since 2000)*	YCPC* Projected Population 2030
Park Land Available	**Population**	**14,321**	**16,827**	**21,220**
	Existing ***Acres of Parks & Recreation*** Space Based on Municipal Parks:	60.5	60.5	60.5
	Existing ***Per Capita Acres of Parks & Recreation*** Space Based on Municipal Parks:	0.004	0.003	0.002
	Existing ***Acres*** *State Parks & Gamelands:*	-	-	-
	Per Capita Acres State Parks & State Gamelands:	-	-	-
Suggested Amount of Park Land Needed (Acres) Based on NPRA Standards**	*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**	**105.2**	**132.6**
	Maximum Acres Suggested (Based on 10.5 Acres / 1,000)	**150.4**	**176.7**	**222.8**
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.*			
	Minimum Additional *Acres NEEDED* of Parks & Recreation Space:	37.0	52.7	80.1
	Maximum Additional *Acres NEEDED* of Parks & Recreation Space:	97.9	124.2	170.3

*York County Planning Commission Population Projections
** National Park and Recreation Association Standards

Table 64 illustrates that Fairview Township is in need of approximately 53 to 125 additional acres of park and recreation space to meet current (2006) population estimates. The table also illustrates that Fairview Township may need an additional 80 to 171 acres of park space to meet the projected 2030 populations.

Section 8.4.4 Municipal Services

Fairview Township is guided by a five member Board of Supervisors, Township Manager, Assistant Township Manager, Director of Codes Administration, Chief or Police, representing Township Engineer, and Township Solicitor. Municipal Offices are situated in the Fairview Township Municipal Building which is located at 599 Lewisberry Road adjacent to Roof Park.
In addition to governmental tasks, Fairview Township provides additional services which contribute to the overall quality of life in Fairview Township. The following describe services available to the community.

Recycling
Residents of Fairview Township must follow a mandatory recycling program that is in accordance with Pennsylvania State Law (Act 101). Recycling is collected on a weekly basis. Materials collected include clear, amber and green jars and bottles; aluminum, steel and bi-metal cans; plastic #1 and #2 only, milk and water jugs, detergent bottles, and food containers; newspapers, magazines, and corrugated paper.

Garbage Pickup
Residents in Fairview Township have contracted with Penn Waste to collect refuse, recyclables, and yard waste from the municipality through the year 2011. Each household is allotted a maximum of 6 container/bag limit per week to be collected. Garbage is picked up once weekly. Each household is allowed to place one large/bulk item out for pick-up per week. Large or bulk item do not include “White goods.” If residents have “White goods” such as stoves, refrigerators, freezers, washers, dryers, and hot water heaters they must call Penn Waste 48 hours prior to pick-up so that special arrangements may be made for collection.

Leaf Collection
Residents of the Township are able to access the Yard Waste Facility. The facility is open weekdays from 9am till noon beginning in March and running through October. Individuals dropping off yard waste must be Township residents and the material being deposited must be in accordance with the Yard Waste Facility Guidelines. Accepted yard waste items include tree limbs less than 6 inches in diameter, brush up to 4 inches in length, plants and flowers, and shrubbery and pruning’s. Compost and wood chip are free to all Township residents for pick up. The Yard Waste Facility is located on Fairview Road next to the Wastewater Treatment Plant.

Section 8.5 Utilities

Utilities are another variable used to describe quality of life, as readily available utilities improve opportunities for new business development, existing business expansion, and increased opportunity to improve health and welfare. Utilities in Fairview Township are presented in Map 13: Community Facilities & Utilities.

Section 8.5.1 Electric Services

Metropolitan Edison Company (Met Ed) and the PPL Corporation (formally known as Pennsylvania Power and Light Company (PP&L)) provide electricity to Fairview Township.

Metropolitan Edison is a First Energy Electric company providing electricity service in southern and southeastern Pennsylvania. Met Ed is headquartered in Reading, Pennsylvania. Met Ed operates more than 16,150 miles of power transmission and distribution lines. Although the company's primary source of electricity is derived from oil-and gas-fired units, its York Haven Power Company (York Haven, PA) generates hydroelectric power.

PPL Corporation provides electricity to more than 2.5 million people living in a 10,000-square-mile area in eastern Pennsylvania. It is also involved in coal mining, refined-petroleum pipelines, and commercial and industrial building. The majority of PPL's power plants burn coal, oil, or natural gas. PPL Corporation's largest plant is the Susquehanna Steam Electric Station, a 2,352 MW nuclear power plant. The PPL Susquehanna Station is located on the Susquehanna River seven miles northeast of Berwick, Pennsylvania.

Both companies seek to provide adequate electric services to current and future Fairview Township residents, businesses, and industry.

Section 8.5.2 Natural Gas Services

Natural Gas Services are provided to Fairview Township residents by Columbia Gas of Pennsylvania, which has a local office on 1020 N Hartley Street in the City of York or by UGI Utilities, Inc. a natural gas and electric utility headquartered in Reading, Pennsylvania. The UGI company is a wholly owned subsidiary of UGI Corporation, based in Valley Forge Pennsylvania and provides just natural gas services on Fairview Township.

Columbia Gas of Pennsylvania plans to replace 12,000 to 20,000 feet of natural gas pipeline in York County in an effort to upgrade post-World War-II-era cast-iron and steel lines by replacing them with state-of-the-art plastic pipelines; the estimated cost is $1.5 billion over the next twenty years. (York Daily Record, October 5, 2007). At this time the exact location of lines to be upgraded is not available.

According to a Planning Perspective Newsletter, March 2008, as published by York County Planning Commission, there are other natural gas related issues in York County.

> *"As you may be aware, there are currently at least two (2) natural gas lines being proposed for York County: 1) Williams Gas Pipeline 2) Tennessee Gas Pipeline (subsidiary of El Paso Corporation). These are most likely competing lines and only one line will be built. There is also the potential for additional proposals from other companies. … preliminary maps indicate that Williams Gas Company is exploring a route running west to east through southern York County and Tennessee Gas is exploring a west to east route in the north central portion of the County near existing pipelines."*

Section 8.5.3 Electronic Services

Electronic capabilities or "broad-band innovations" are provided to Fairview Township through Verizon, FirstEnergy, TelCove, Comcast, and Blue Ridge Communications, among others. According to a Regional Economic Development District Initiatives of South-central Pennsylvania (REDDI) Report as completed in 2003; ensuring that broad-band capabilities are fulfilled may have a direct impact on an areas ability to attract and retain businesses, industry, and highly skilled workforce. A quote from the report includes the following:

> *"A vibrant and sustained telecommunications system will be a key infrastructure element for a new Pennsylvania by providing economic growth and educational opportunities to hospitals, schools, businesses, and organizations throughout the state. We must make Pennsylvania a hotbed for broadband innovation to attract investment and new companies."*
>
> *~ Pennsylvania Department of Community and Economic Development (DCED) Secretary, Dennis Yablonsky the Pennsylvania (2003).*

The report suggests that population concentrations and growth areas be targeted for receipt of broad-band innovations.

Section 8.6 Community Facilities and Services Planning Implications

Based on data and information concerning Fairview Township's community facilities and services and community and facilities policies the following planning implications have been developed:

Community Facilities & Services Facts:

Police: current staff: 19
FBI Uniform Crime Report (2006) a municipality is recommended to employ an average of 2.3 full-time sworn employees for every 1,000 citizens.
Fire: Volunteer fire fighters: 30-40
Fairview Township contains 416 persons/square miles. FEMA states: 6 firefighters are needed to have an adequate response time of 14 minutes.
Water:
Water service area 1993: 3,700 acres
Water service area 2008: 7,600 acres (51% increase)
Sewer:
Wastewater treatment plant capacity:
North WWTP: 58%
South WWTP: 96%
25% of the Township lies within a sewer service area
School:
School district capacity: 92%
Red Land High School: 99%
Crossroads Middle School: 90%
Fishing Creek Elementary: 94%
Newberry Elementary: 96%
Maximum Build-Out:
16,027 additional units (2.6 times current)
42,139 additional people (2.6 times current)
1,647 additional school students

Recreation: Park and recreation land: 52 acres
Population: 14,321; National Park and Recreation Standard requirement (2006) 6-10 acres/1,000 people:
Minimum recreation land needed: 90 acres
Cost of Services:
- $242 per household is collected in taxes vs. an expenditure of $1,305 (2008) of basic government services
- $1,586 per household is collected in taxes vs. an expenditure of $5,675 per student ($8,345 actual local and state dollars)
- Current expenditure on services: Year 2008- $1,305/household
- Projected expenditure on services: Year 2030- $2,405/household based on trends
- Non-residential
  - $39/sq.ft. non-residential space (approximately)
  - Assessed value/acre of non-residential is $92,000 vs. $55,000 for residential land (varies by home type and location)

The township collects $2.9m/year from Non-Residential uses (2,029 Acres) vs. $2.3m for all other uses (7,361 residential acres)

Community Facilities & Services Planning Implications:

1. Nearly 22% of Township lands are available for future development.
2. 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 by year 2030.
3. All five schools within the West Shore School District are over 90% capacity.
4. 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.
   a. Capacity for the northern sewer service is projected to have a deficit of 654,000 if all non-residential development is built-out.
   b. Sewer service is available from the Lower Allen Township Treatment Plant.

   c. Agreements for additional capacity for Fairview Township from Lower Allen Township are not readily in place.
5. 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.
6. Although the water service area in the Township has doubled its size over the last 15 years, correspondence with PA American Water Company reveal they have the ability to accommodate future customers.
7. Fairview Township's police department is adequately staffed, according to Federal standards of 1 officer to every 1,000 citizens.
8. Fairview Township has adequate response times and adequate number of volunteer staff according to FEMA standards and positive resident response.
9. 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.
10. The community attitude survey results show 67% of the respondent's desire additional trails and walking paths. 53% of the respondent's desire additional park lands.

SECTION 9.0 TRANSPORTATION CHARACTERISTICS AND PLAN

Section 9.1 Transportation

There is a direct relationship between transportation and land use. It is difficult to visualize land use functioning without transportation or to visualize transportation changing without land use changing. An inventory of the transportation network as well as an assessment of how well the network functions provides an indication of how the network will function in the future. Select indicators are used to describe the transportation network, including functional classification and average annual daily traffic volumes, and commuting time to work

The York County Planning Commission completed as part of the York County Comprehensive Plan, a York County Transportation Plan in June 2003. The York County Planning Commission updated the transportation component of the York County Comprehensive Plan in 2009. The Transportation Plan provides an inventory of transportation, describes transportation planning factors, and includes a description of local and state funding programs and funding sources. Descriptions of YAMPO intentions as developed through public participation for transit, bridges, air, rail, and air quality. The Long Range Capital Improvements Plan (LRCIP) includes the following eight factors used in developing the York County Transportation Plan:

1. Support the economic vitality of the YAMPO area, especially by enabling global competitiveness, productivity and efficiency
2. Increase the safety of the transportation system for motorized and non-motorized users
3. Increase the security of the transportation system for motorized and non-motorized users
4. Increase accessibility and mobility options available for people and freight
5. Protect and enhance the environment; promote energy conservation
6. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight
7. Promote efficient system management and operation
8. Emphasize the efficient preservation of the existing transportation system

Section 9.2 Transportation Network

While PennDOT provides the majority of the data that describes the transportation network in Fairview Township, the bulk of the data presented has been completed by YAMPO and the York County Planning Commission in the York County Transportation Plan of June 2003. PennDOT roadway files for 2006 were used to provide functional classification and traffic volume data. Map 14: Transportation Facilities, illustrates the state and local roadways in the Fairview Area.

Functional Classification

Functional classification is a method to group streets and highways according to the character of service they are intended to provide. The classification recognizes that individual roads and streets do not serve travel independently but that most travel involves movement through a network of roads. A functional classification system is based on the following criteria.

- Average traffic volumes
- Roadway design and capacity
- Average trip length
- Access and mobility
- Relationship to other nearby roads

Urban and rural areas have different characteristics with regard to density and types of land use, density of street and roadway networks, nature of travel patterns and the way that these elements are related. Therefore, urban and rural roadway systems are classified differently. Urban areas are those places defined by the United States Census Bureau as having a population of 50,000 or more. The boundaries of the Urban area are reviewed and accepted by the Metropolitan Planning Organization (MPO) and the State and may be modified for planning purposes in accordance with the Federal Highway Administration (FHWA).

Table 65: Miles of State Roadway by Functional Class

Functional Class	Total Distance (feet)	Total Distance (miles)	Percent of Total State Roads
Interstate Highways			
Principal Arterial Highways	85,876.8	16.3	23.1
Minor Arterial	70,713.1	13.4	19.0
Urban Collector or Rural Major Collector	101,321.3	19.2	27.2
Rural Minor Collector	50,222.2	9.5	13.5
Local	41,434.0	7.8	11.1
Ramp	22,624.0	4.3	6.1
Total	**372,191.4**	**70.5**	**-**

Source: PennDOT 2006 Roadway file

The general functional classification categories for urban areas are expressways, arterials, collectors and local roads. The following are descriptions of each of the general classifications and the roads within Fairview Township that meet the State's criteria.

Interstate Highways are designed to carry the maximum amount of traffic at high speeds by limiting the number of access points. These roadways carry interstate and regional traffic.

Freeways and Expressways are designed to carry the maximum amount of traffic at high speeds with limited access. These roadways carry local, regional and interstate traffic.

Principal Arterial Highways carry most of the traffic (trips) entering and leaving an urban area as well as most of the traffic passing through the urban area. They also

accommodate travel between the central business district and outlying residential and major suburban areas.

Minor Arterials interconnect with the principal arterials and accommodate trips of moderate length at a somewhat lower level of mobility. They distribute travel to smaller geographical areas than principal arterials. These types of roads place more of an emphasis on land access and connect to collector roads.

Urban Collectors or **Rural Major Collectors** provide both land access and circulation within the residential neighborhoods and commercial and industrial areas within the urban area. They collect traffic from the local streets and channel them to the arterial system.

Rural Minor Collectors provide both land access and circulation to the collector network and serves travel over relatively short distances within the rural area.

Local Roads primarily provide access to land adjacent to the collector roads and serve travel over relatively short distances. The local road system includes all roads not classified as principal arterials, minor arterials or collector roads.

Table 66: State Roads by Functional Class, as provided by York County Planning Commission lists the portions of road by functional class.

Table 66: State Roads by Functional Class

Other Principal Arterial Highways
Pennsylvania Turnpike
Interstate 83
Minor Arterial
Lewisberry Road
Cedars Road
Fishing Creek Road
Wyndamere Road
Old York Road
Urban Collector or Rural Major Collector
Rosstown Road
Lewisberry Road
Siddonsburg Road
Old Forge Road
Spanglers Mill Road
Limekiln Road West
Limekiln Road East
Poplar Road
Evergreen Road
Pleasant View Road
Normandy Drive
Ross Avenue
Green Lane Drive
Valley Road
Old Quaker Road
Pleasant View Road (south of Fishing Creek Rd)

Old York Road (south of Wyndamere Road)
Big Spring Road

Rural Minor Collector
Siddonsburg Road
Pinetown Road
Moores Mountain Road
Local
Moores Mountain Road
Andersontown Road
Nauvoo Road
Old Stage Road
Ridge Road
Marsh Run Road
Park Road
Salem Road
Yorktown Road

Source: PennDOT 2006 Roadway file

Roads identified as collectors require additional road right-of-way dedication and improvement standards at time of subdivision and or land development. Recent Township policy has been to address maintenance needs on collectors before other local roads as identified in our 5 year road program.

Traffic Volumes

Traffic volumes data is presented in Map 15: Average Annual Daily Traffic Volumes (AADT), and includes state major roads and streets in Fairview Township as compiled using PennDOT 2006 centerline (roadway) files. The map illustrates the heaviest traffic volumes which range from 10,001 to 30,934 vehicles per day and the lesser traveled roads with traffic volumes which range from 206 to 5,000 vehicles per day. The following verbally describes these routes.

State Roadways with between 10,001 and 30,934 AADT

Pennsylvania Turnpike from western Township Boundary to eastern Township Boundary
Interstate 83 from southern Township Boundary to northern Township Boundary
Old York Road from Township Boundary south to Lewisberry Road
Lewisberry Road from Interstate 83 east to Old York Road

State Roadways with between 5,001 to 10,000 AADT

Cedar Road from Township Boundary east to Old Stage Road
Lewisberry Road from Cedar Road south to Silver Lake Road
Rossville Road from Old Rossville Road to Whiteford Drive
Rossville Road from Bull Road / Traver Drive Intersection south to Township Boundary
Spanglers Mill Road from Township Boundary south to Limekiln Road
Limekiln Road from Spanglers Mill Road east to Sheraton Drive
Old York Road from Lewisberry Road south to Valley Road
Fishing Creek Road from Interstate 83 east to Old York Road
Old York Road from Wyndamere Road south to Interstate 83
Wyndamere Road from Interstate 83 south to Old York Road

State Roadways with up to 5,000 AADT
All other State Routes

A comparison between 1993 and 2006 traffic volumes is presented in Table 67: 1993 – 2006 Average Daily Traffic Volume Comparison.

Table 67: 1993 – 2006 Average Daily Traffic Volume Comparison

Road Name	Route Number	1993 Estimated Average Daily Traffic Volumes*	2006 Average Daily Traffic Volume	Percent Change in Volume (1993 to 2006)
Interstate Highways				
Pennsylvania Turnpike	I-76 (SR 0076)	21,663	48,630	124%
Interstate 83	I-83 (SR 0083)	46,413	55,473	20%
Arterial Roads				
Lewisberry Road	PA 114 (SR 0114)	3,975	4,133	4%
Old York Road	SR 1003	10,088	12,752	26%
Fishing Creek Road	PA 262 (SR 0262)	4,573	6,073	33%
Wyndamere Road (East of I-83)	PA 177 (SR 0177)	----	1,312	----
Collector Roads				
Poplar Road**	SR 1001	4,500	2,905	-35%
Limekiln Road	T-955	4,875	5,040	3%
Spanglers Mill Road	SR 4027	4,100	3,804	-7%
Old Forge Road	SR 4020	695	1,199	73%
Lewisberry Road	PA 382 (SR 0382)	3,730	5,476	47%
Wyndamere Road / Potts Hill Road	PA 177 (SR 0177)	4,065	5,102	26%
Moores Mountain Road	SR 4031	905	1,215	34%
Siddonsburg Road	SR 4022	900	922	2%
Pinetown Road	SR 4024	275	2,216	706%

---- indicates data not available
*1993 Fairview Township Comprehensive Plan's Range of Volumes as converted to an average
**Used average annual traffic volume value as average daily value was extremely low at 636 vehicles.

Source: PennDOT 2007 Centerline files.

As Table 67: 1993 – 2006 Average Daily Traffic Volume Comparison illustrates, traffic volumes on Interstates, Arterials, and Collectors have increased since 1993. The Pennsylvania Turnpike (I-76) has increased 124% in traffic volumes and Interstate 83 has increased approximately 20% in volume. Arterial roads also report percent increases ranging from a low 4% increase on

Lewisberry Road to a high of a 33% increase on Fishing Creek Road. Collector roads provided the broadest range of percent changes with two roads (Poplar Road and Spanglers Mill Road) reporting a percent decrease in volumes (Spanglers Mill Road was reported as having an average daily volume of 636 vehicles therefore the average annual daily volume of 2,905 was substituted) and the remaining Collector roads reported percent increases ranging from a 2% increase in volumes on Siddonsburg Road to a 73% increase on Old Forge Road; Pinetown Road percent increase was the most dramatic with a reported 706% increase in daily traffic volumes.

Commuting to Work

Options for commuting to work include commuter services and carpooling; there are several options available to Fairview Township residents as described below.

Table 68: Commuting to Work

	Fairview Township		York County	
COMMUTING TO WORK	**Number**	**Percent**	**Number**	**Percent**
Workers 16 years and over	**7,758**	**100**	**193,126**	**100**
Car, truck, or van – drove alone	6,733	86.8	162,775	84.3
Car, truck, or van – carpooled	660	8.5	18,346	9.5
Public transportation (including taxicab)	18	0.2	1,199	0.6
Walked	85	1.1	4,177	2.2
Other means	28	0.4	1,458	0.8
Worked at home	188	2.4	5,171	2.7
Mean travel time to work (minutes)	*20.8*	*(X)*	*23.9*	*(X)*

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

The 1993 Fairview Comprehensive Plan indicated that according to the 1990 Census, approximately eighty-three (83%) percent of the labor force in Fairview Township use a private vehicle as their primary means of transportation to work, with the average commute being twenty (20) miles.

The 2000 Census, Table 68, indicates that a eighty-seven (86.8%) of the labor force in the use a private vehicle to commute to work and are driving alone; an additional nine percent (8.5%) are carpooling. The mean travel time to work is approximately twenty minutes, which is indicative that the labor force is commuting to the Harrisburg or Camp Hill area for employment.

The Township has excellent access to the regional highway network with two (2) major expressways, Interstate 83 and 76 (Pennsylvania Turnpike), intersecting in the Township. Interstate 83 connects Interstate 81 and Harrisburg to the north, with Baltimore to the south. The Pennsylvania Turnpike, Interstate 76, traverses the state from Pittsburgh and Ohio to the west, to Philadelphia and New Jersey to the east.

Traffic Safety

A traffic crash inventory should be conducted for all roadways in the Township, except local roads and streets. Crash clusters should be identified for further analysis either as a “future” condition phase of the Comprehensive Plan update or as separate municipal traffic safety studies. Crash data for this area is collected by PennDOT and should be requested by York Area Metropolitan Planning Organization (YAMPO). The analysis should indicate roadway segments and intersections of concern based on crash data. These intersections or roadway segments may then be submitted as projects for improvement in the YAMPO Transportation

Improvement Program (TIP) which is the necessary mechanism for project state and federal funding.

In the 1993 Fairview Township Comprehensive Plan, a Traffic Signal Warrant Analysis was completed. Traffic signal warrants are a set of criteria established by PennDOT for justifying the installation of traffic signals. Preliminary traffic signal warrant analyses were conducted at key intersections in the Township. The purpose of this preliminary analysis was to identify those intersections with a high incidence of right angle accidents and sufficiently high traffic volumes to potentially warrant signalization. The analysis was based on a comparison of existing Average Daily Traffic (ADT) volumes with the ADT Volume Warrant contained in PennDOT Publication 201, Subchapter E. It should be noted that further and more detailed studies should be conducted at each of these locations if an actual traffic signal is to be installed. Table 69: Signal Warrant Comparison provides a status of intersections or locations that were considered for signal warrants in 1993.

Table 69: Signal Warrant Comparison

Intersection	Preliminary Signal Warrant Met? (1993)	2008 Status
Lewisberry Road and Poplar Road	Yes	Pending Developer / Township Action
Limekiln Road and Sheraton Drive	No	Signal Installed
Old York Road and Fishing Creek Road	No	Signal Installed
Fishing Creek Road and Locust Road	No	Developer contributions being escrowed for future signal
Wyndamere Road and Old York Road	No	Wyndamere Road is to be realigned with Valley Road in 2009, a Safety Improvement Project; with a signal
Pleasant View Road and Fishing Creek Road	No	No Action Taken
Lewisberry Road and I-83 NB Ramps	No	To be Installed by Developer in 2009
Old York Road and Valley Road	No	Wyndamere Road is to be realigned with Valley Road in 2009, a Safety Improvement Project; with a signal
Airport Road and Old York Road	~	Signal Installed
Fishing Creek Road and I-83 SB Ramp	~	Signal installed
Lewisberry Road and I-83 SB Ramp	~	Pending Developer Action

~ Not Addressed in 1993 Fairview Township Comprehensive Plan
Source: 1993 Fairview Township Comprehensive Plan, 2008 Data Fairview Township

As Table 69: Signal Warrant Comparison illustrates signals were installed, signals are pending developer action, or action has been taken on all but one location identified in the 1993 Fairview Township Comprehensive Plan with exception of the intersection of Pleasant View Road and Fishing Creek Road. Three additional intersections were added to the inventory since 1993 and either has a signal or is awaiting developer action.

Inventory of Road / Street Conditions

The York County Transportation Plan includes an inventory of state owned or maintained roads and street pavement conditions in York County using two variables; current surface pavement widths (feet), and current surface conditions. Pavements surface conditions were assessed using the International Roughness Index (IRI) which consists of four ratings: excellent, good, fair, and poor. The results of the assessments are illustrated in Map 16: International

Roughness Index (IRI), whose values are on IRI values as presented in Table 70: International Roughness Index (IRI) Values.

Table 70: International Roughness Index (IRI) Values

IRI Value	NHS Interstate	NHS Non-Interstate	Non-NHS AADT>=2000	Non-NHS AADT<2000
<70	Excellent	Excellent	Excellent	Excellent
70 - 75	Good			
76 - 100		Good		
101 - 120	Fair		Good	
121 - 150		Fair		Good
151 - 170	Poor		Fair	
171 - 195		Poor		Fair
196 - 220			Poor	
> 220				Poor

Where: IRI = International Roughness Index
NHS = National Highway System roadways
AADT = Average Annual Daily Traffic
Source: York Area Metropolitan Planning Organization (YAMPO), 2006 data, PennDOT Centerline Files

Table 71: International Roughness Index (IRI) Condition indicates the mileage or roadways in Fairview Township by their IRI values.

Table 71: International Roughness Index (IRI) Condition

IRI Condition	Miles of Roadway	Percent of Total
Excellent	21.7	31.3%
Good	2.8	4.0%
Fair	30.6	44.1%
Poor	4.3	6.2%
No IRI Data	10.0	14.4%
Total	**69.4**	**100.0%**

Source: York Area Metropolitan Planning Organization (YAMPO), 2006 data, PennDOT Centerline Files

Table 71: International Roughness Index (IRI) Condition, indicates that over one third (35.3%) of the roadways in Fairview Township for which IRI values have been assigned are in Good to Excellent Condition. The table also indicates that only 6.2% of the roadways in Fairview Township for which IRI values have been assigned are in Poor condition. Although further assessments were not completed for this Plan, they may be prudent for determining future roadway improvements particularly in planned growth areas.

Local Bridge Inventory

An inventory (condition assessment) of state and municipal owned bridges is an on-going process. An inventory of local bridge conditions can be found on the next page. Table 72: Local Bridge Inventory identifies the local roadway associated with the bridge, estimated life span, maintenance needs and projected costs. Bridges identified with red and orange shading have an estimated remaining life span of only 2 to 5 years. Currently there are 4 bridges that have a remaining life span of 2-5 years in Fairview Township (Old York Road, Fisher Road, Old Quaker Road and Highland Drive) at an estimated repair cost of $138,820.

Table 72: Local Bridge Inventory

ROAD	NEAREST INTERSECTION	ESTIMATED LIFE (YEARS)	MAINTENANCE NEEDS			COSTS		
			IMMEDIATE	SHORT TERM	LONG TERM	IMMEDIATE	SHORT TERM	LONG TERM
OLD YORK ROAD	REMINGTON	5	CLEARANCE MARKERS	APPROACH GUIDE RAIL	SPALL	$1,240	$10,000	$2,640
					UNDERPIN			$10,000
					ROCK REMOVAL			$600
BEINHOWER ROAD	OLD YORK	20		REPAIR PLATE ARCH	ROCK PROTECTION		$2,000	$1,320
					REMOVE TREE			$280
FISHER ROAD	BAMBERGER	5		HEADWALL & WINGWALL	REPAIR POTHOLES		$3,000	$240
				APPROACH GUIDE RAIL	DRAINAGE		$10,000	$2,000
				STRUCTURE GUIDE RAIL	DEPOSIT REMOVAL		$1,800	$400
KELLINGER ROAD	PLEASANTVIEW	35		STABILIZE EMBANKMENT			$640	
PLEASANT VIEW ROAD	GAP	25		APPROACH GUIDE RAIL	IMPROVE DRAINAGE		10000	2500
				STRUCTURE GUIDE RAIL	WINGWALL		2970	1500
PLEASANT VIEW ROAD	KELLINGER	20	CLEARANCE MARKERS	APPROACH GUIDE RAIL	IMPROVE DRAINAGE	$1,240	$10,000	$480
				STRUCTURE GUIDE RAIL	ROCK PROTECTION		$3,420	$1,760
GAP ROAD	PLEASANTVIEW	20						
WHITE TAIL DRIVE	ANTLER	40		SEAL INTERFACE	REMOVE DEBRIS		$500	$280

Table 72: Local Bridge Inventory

ROAD	NEAREST INTERSECTION	ESTIMATED LIFE (YEARS)	MAINTENANCE NEEDS			COSTS		
			IMMEDIATE	SHORT TERM	LONG TERM	IMMEDIATE	SHORT TERM	LONG TERM
				UNDERPIN			**$3,000**	
				ROCK PROTECTION			**$880**	
GAUMER ROAD	LINCOLN	25			APPROACH GUIDE RAIL			**$10,000**
					ROCK PROTECTION			**$1,320**
					IMPROVE DRAINAGE			**$1,500**
SPRINGERS LANE	LEWISBERRY	20			UNDERPIN WALL			**$1,500**
					REMOVE TREES			**$560**
FAIRVIEW ROAD	LEWISBERRY	25			REMOVE TREE			**$280**
LIMEKILN ROAD	GREEN LANE	25		APPROACH GUIDE RAIL	REPAIR SPALL		**$10,000**	**$430**
				STRUCTURE GUIDE RAIL			**$2,700**	
SHAUFFNER TOWN ROAD	DILLER	15		APPROACH GUIDE RAIL	REPAIR SPALLS ON UNDERSIDE		**$10,000**	**$1,290**
					REPAIR SPALLS ON ABUTMENT			**$430**
					RECONSTRUCT WINGWALL			**$9,600**
					IMPROVE DRAINAGE			**$8,000**
OAK HILL ROAD	CEDARS	25		APPROACH GUIDE RAIL	REMOVE DEBRIS @ WINGWALLS		**$7,500**	**$560**

Table 72: Local Bridge Inventory

ROAD	NEAREST INTERSECTION	ESTIMATED LIFE (YEARS)	MAINTENANCE NEEDS			COSTS		
			IMMEDIATE	SHORT TERM	LONG TERM	IMMEDIATE	SHORT TERM	LONG TERM
				STRUCTURE GUIDE RAIL			$3,330	
				REPAIR GROUT			$430	
TRIMMER ROAD	MOORES MOUNTAIN	25			UNDERPIN FOOTING			$1,500
					ROCK PROTECTION			$1,760
BRENNEMAN DRIVE	HIGHLAND	10			CLEARANCESIG N POST			$190
					ROCK PROTECTION			$1,320
					REMOVE DEBRIS, LOG & STUMP			$560
RUDYTOWN ROAD	LEWISBERRY	30		APPROACH GUIDE RAIL	POT HOLE & EDGE DETER.		$10,000	$240
				STRUCTURE GUIDE RAIL	IMPROVE DRAINAGE		$2,700	$2,000
				REPAIR HOLES IN DRAIN PIPE	REPAIR PERFORATIONS		$500	$430
SCHOOLHOU SE LANE	LEWISBERRY	10			REMOVE DEBRIS & ROCKS			$280
					INSTALL ROCK PROTECTION			$880
OLD QUAKER ROAD	LEWISBERRY	5			REPLACE			
HIGHLAND DRIVE	BILLET	2		REPLACE			$96,900	

Table 72: Local Bridge Inventory

ROAD	NEAREST INTERSECTION	ESTIMATED LIFE (YEARS)	MAINTENANCE NEEDS			COSTS		
			IMMEDIATE	SHORT TERM	LONG TERM	IMMEDIATE	SHORT TERM	LONG TERM
WHARF ROAD	SAWMILL	35			APPROACH GUIDE RAIL			**$10,000**
					STRUCTURE GUIDE RAIL			**$3,420**
					RESET ONE LANE SIGN			**$190**
					CLEARANCE MARKER			**$310**
					IMPROVE DRAINAGE			**$1,000**
					ROCK PROTECTION			**$880**
					CLEAN BEAM SEATS			**$880**
					REPLACE STORM DRAIN PIPE			**$2,150**
					REPOINT WINGWALL			**$1,500**
					TOTAL COSTS	**$2,480**	**$202,270**	**$88,960**

INFORMATION BASED ON BRIDGE & CULVERT INSPECTION REPORT FOR FAIRVIEW TOWNSHIP, YORK COUNTY PREPARED BY PENNONI ASSOCIATES, INC., SIGNED AND SEALED BY WILLIAM D. CAMERON, P.E., OCTOBER 26, 2007.

COLOR CODING
ESTIMATED LIFE - 2 YEARS
ESTIMATED LIFE - 5 YEARS
ESTIMATED LIFE - 10 YEARS

Section 9.3 Public Transportation

Public transportation is described as modes of transportation available to the public for a nominal fee. Public transportation includes a description of transit (fixed route and paratransit) and transit facilities.

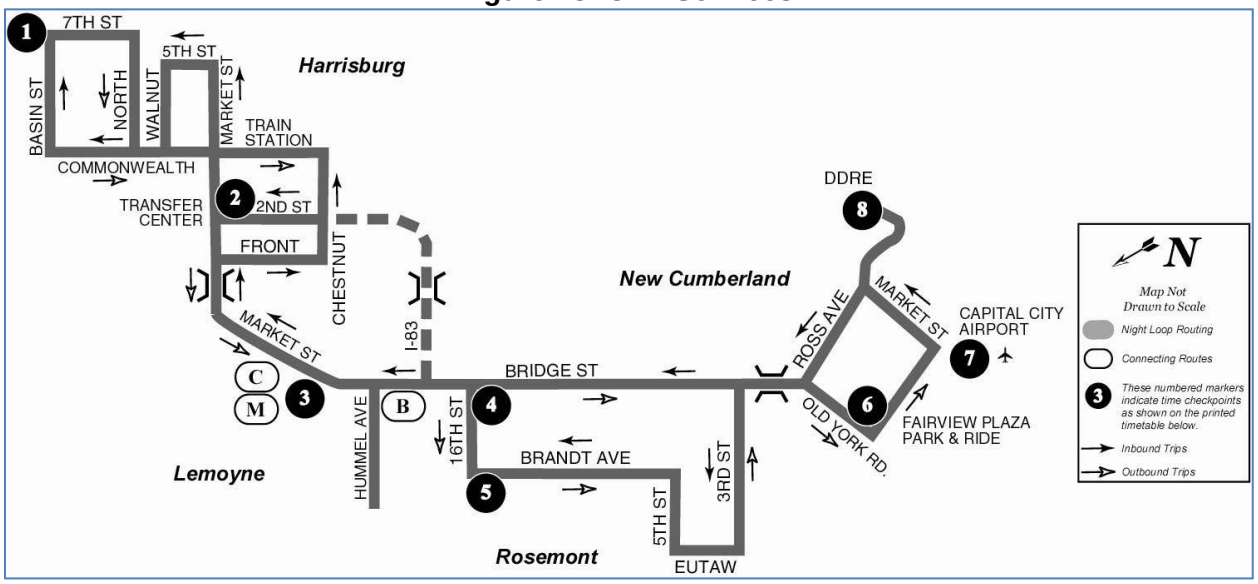
Transit – Fixed Route

Two transit providers traverse Fairview Township including Capital Area Transit of Harrisburg and Rabbittransit of York. Both services provide limited transit services to Fairview Township residents but there may be potential for collaboration with either service to support local transit needs.

Capital Area Transit (CAT)

Capital Area Transit (CAT) provides fixed route services to the north eastern portion of Fairview Township through the Route A, New Cumberland Route, as illustrated in Figure 28: CAT Services. Fairview Township stops include Fairview Plaza (Park and Ride), Capital City Airport, and the Defense Depot. CAT Route A, New Cumberland is a Monday – Friday route.

Figure 28: CAT Services

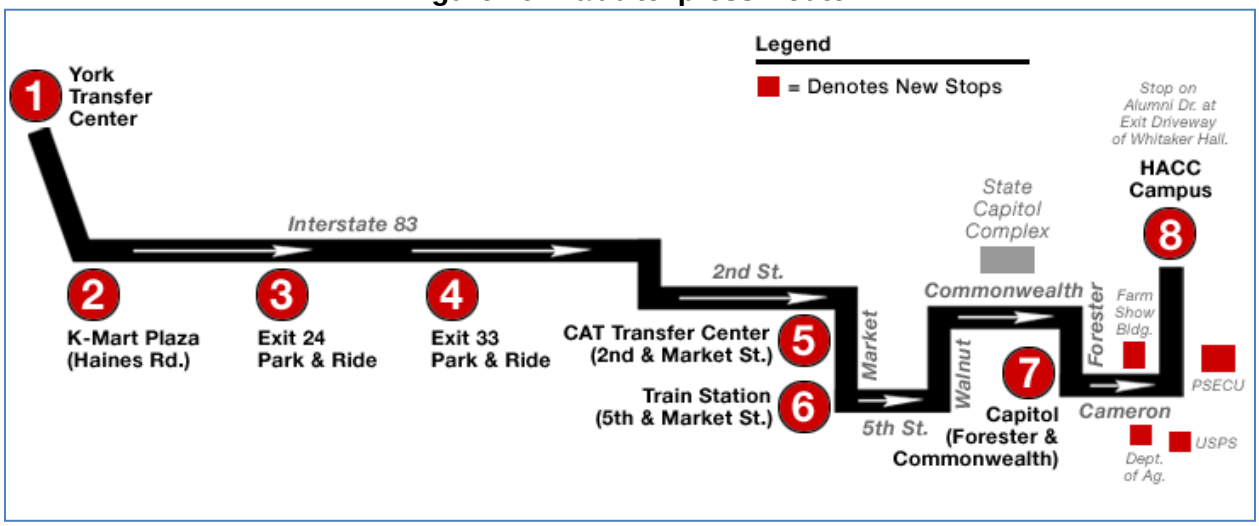


Source: CAT Routes (www.tcrpc-pa.org/SRTP/SRTP_Chapter_03/a.htm)

Rabbittransit - Express

Rabbittransit provides an express service (rabbittexpress) to Harrisburg that includes six round trips (am and pm) on weekdays to downtown Harrisburg and to HAAC. Figure 29: Rabbitexpress Route, illustrates that route passes through Fairview Township with nearest stops scheduled at Exit 33 Yocumtown Park and Ride lot and the Capital Areas Transfer Center in Harrisburg. There are no stops currently scheduled in Fairview Township.

Figure 29: Rabbitexpress Route



Source: www.rabbittransit.org

Paratransit Services

Rabbittransit provides shared ride and paratransit services to residents of York County. Schedules and route updates are posted on the *rabbittransit* website www.rabbittransit.org. Discounts, and services are provided to eligible seniors, persons with disabilities, and others as listed on the website.

Other Services

The Commuter Service of Pennsylvania is available to residents and businesses of South Central Pennsylvania including Fairview Township. Commuter Services is a professionally staffed organization funded by federal Congestion Mitigation & Air Quality funds and is part of the Susquehanna Regional Transportation Partnership. Through their free services, they work to reduce traffic congestion by helping commuters find alternatives, other than driving alone, and by reaching out to employers so they can help their workforce find those options. Commuter Services maintains a carpool and vanpool database to assist commuters in ride sharing (ride match). Commuter Services also works with businesses to provide matches for their employees. Further information on Commuter Services is available on their website at http://www.pacommuterservices.com/

Section 9.4 Airport Facilities

Capital City Airport, referred to as CXY, is the general aviation airport for the capital city of Harrisburg, and all of central Pennsylvania. Originally called Capital Landing Field, the facility opened in mid-1930 and was Harrisburg's original commercial service airport. In 1934, the Commonwealth of Pennsylvania purchased the facility and renamed it Harrisburg-York State Airport. The airport provided air service to the capital region and was an intermediate stop on longer air routes, principally the route between Pittsburgh and Philadelphia. During those years, scheduled commercial air service was provided by Transcontinental Airlines, TWA's predecessor, and Western Airlines.

During the 1940s, the airport continued in its role as the third largest airport in Pennsylvania and served an important role in the movement of war materials for the adjacent New Cumberland Army Depot, and as the site of the Naval Photographic Reconnaissance Training School. During the 1950's and 1960's, both air carrier service and the number of FBO's increased steadily until 1968 when Olmstead Air Force Base, located just across the river in Middletown, was closed

and all scheduled commercial air service was transferred to newly named Harrisburg International Airport. It was at that time, that Capital City Airport received its current name and became the region's main general aviation airport.

Fairview Township enforces zoning regulations specific to development within the general vicinity of the Capital City Airport. Reference the Fairview Township Zoning Ordinance, revised 2000, Part II Airport Hazard District. An Airport Hazard District provides provisions for site development near airport hazard areas.

Today, CXY averages more than 57,000 corporate, charter, and private aircraft operations every year and has earned its place as the airport of choice for thousands of general aviation pilots and their passengers. Owned and operated by the Susquehanna Area Regional Airport Authority (SARAA), CXY is the designated reliever and sister airport of Harrisburg International Airport, and serves the business communities of Dauphin, Cumberland, and York counties. In addition, a study conducted by the PA Department of Transportation in 2000, concluded that CXY related activates generate nearly $24 million a year in total economic output into the regional economy.

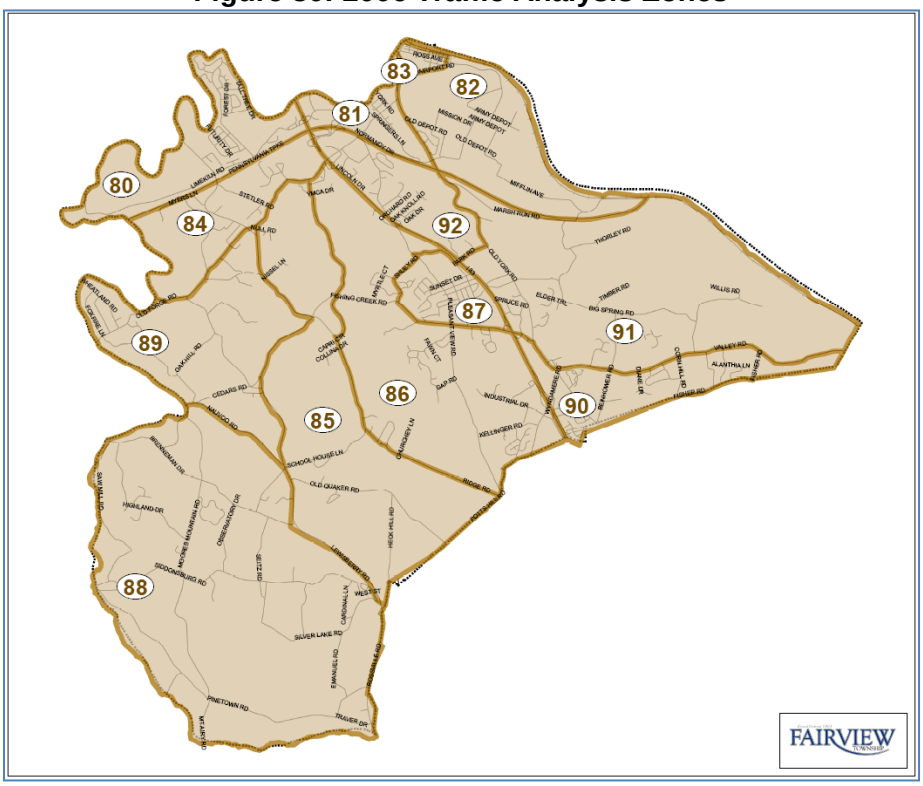
CXY Facts:

- Airport Code: CXY
- Latitude: 40 degrees, 13.3 minutes
- Longitude: 76 degrees, 51.09 minutes
- FAA-manned control tower, 7 a.m. to 9 p.m. (normal hours)
- Airport elevation 347'
- Runway 8-26: 5,001 by 150-foot paved, lighted runway
- Runway 12-30: 3,894 by 100-foot paved, lighted runway
- ILS precision landing system on Runway 8
- Total airport acreage: 273
- 11 corporate hangars
- Approximately 100 private, charter, and corporate aircraft are based at CXY

Section 9.5 Traffic Analysis Zones

Traffic Analysis Zones (TAZ) are a geographic unit used by transportation professionals, planners, and others for analysis of traffic projections, population projections, and housing unit projections among others. TAZ's are used by the York County Planning Commission to forecast travel demands. Figure 30: 2006 Traffic Analysis Zones, depict the TAZ's that are used by the York Area Metropolitan Planning Organization (YAMPO). The TAZ boundaries are loosely based on Census blockgroup boundaries with consideration for transportation corridors. The York County Planning Commission recently (2006) calibrated the *York County Travel Demand Forecasting Model 2000-2002* and uses the output from the model for Air Quality analysis for mobile emissions in the region as required by the federal government.

Figure 30: 2006 Traffic Analysis Zones



Note: Numbers represent Traffic Analysis Zone identification numbers
Source: York County Planning Commission & York Area Metropolitan Planning Organization

Section 9.6 Planned Transportation Improvements

The following projects are included in the current York Area Metropolitan Planning Organization's (YAMPO) Transportation Improvement Program (TIP) which covers a four year period and represents the first four (4) years of the Capital Improvements Plan (CIP). Projects listed in the York Area Metropolitan Planning Organization Long Range Transportation Plan as amended, are also listed in 2009-2013 Transportation component of the York County Comprehensive Plan. It should be noted that the CIP changes annually and any project listed within the CIP may be subject to re-review each year.

In addition to allocated funds for expenditure by type of facility including federal highways, state highways, federal bridges, state bridges, safety, congestion management and air quality (CMAQ), rail, and enhancements; and allocated expenditures for transit, there are congressional earmark projects identified through Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), which is the federal program that provides guidelines, standards, and funding to Departments of Transportation (DOT's) such as PennDOT, and ultimately Metropolitan Planning Organizations (MPO's) such as YAMPO. Table 73: SAFETEA-LU Congressional Earmark Projects identifies the congressional earmark projects within Fairview Township.

Table 73: SAFETEA-LU Congressional Earmark Projects

Project Description (as described in SAFETEA-LU)	Amount
Improve ramp junctions at the intersection of SR 114 and I-83, or other projects selected by YAMPO	$ 3,000,000

Source: YAMPO, Addendum 2 to the York County Long Range Transportation Plan 2003-2023

YAMPO Transportation Improvements Program Projects:
Other projects with line items in the Transportation Improvement Program through Safety and Mobility Improvements (SAMI) funds include:

- Lewisberry Road / York Road Bridge reconstruction - allocated a total $2,099,205, FY 2008.
- PA 262 (Ridge Road) and 177 (Wyndamere Road) intersections - allocated $1,450,000, FY 2009.
- Bridge Street Bridge (SR 1003) - allocated $2,097,223 in FY 2010 and an additional $1,200,576 in FY 2011(allocated funding through the bridge bill).
- Exit 39 (Lewisberry) off Interstate 83 - bridge improvement project – estimated cost $10 million.

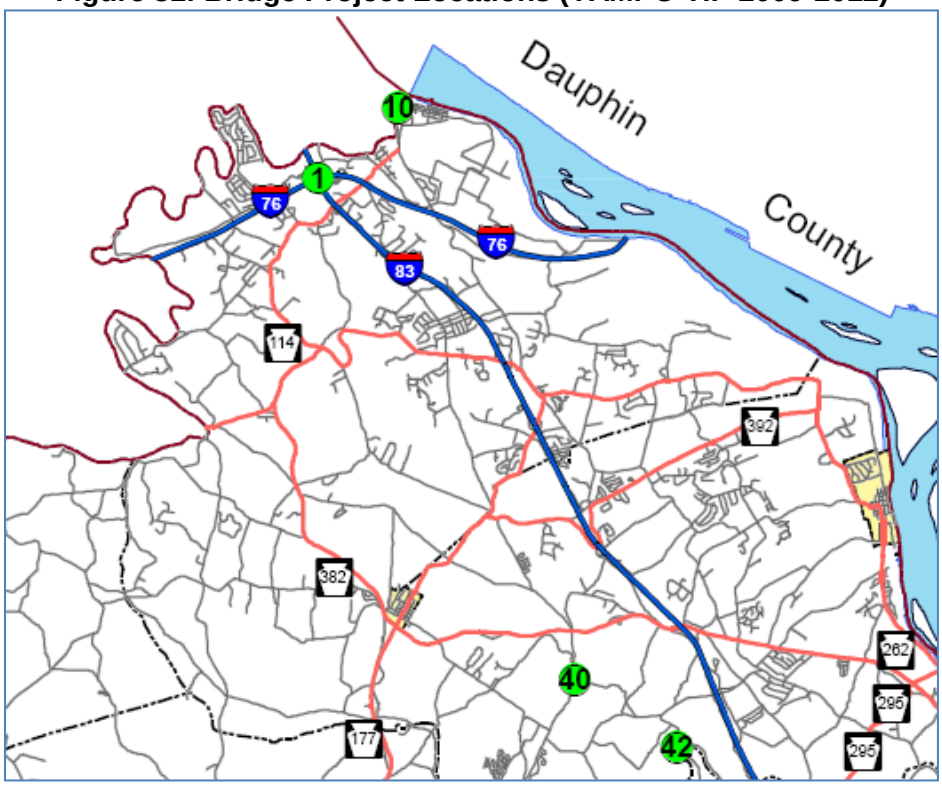
Transportation Improvements – Identified by YCPC:

- PA 114 Corridor (Lewisberry Road) - access management project
- Interstate 76 widening project – This Pennsylvania Turnpike project, currently in its final design stage, includes the total reconstruction and widening of a portion of I-76 extending from the Harrisburg-West Interchange (Milepost 242) east to the western approach of the recently replaced Susquehanna River Bridge. Upon completion, the project will provide for a 6-lane typical section (3 lanes in each direction) from Harrisburg-West Interchange to Harrisburg-East Interchange. The project also includes the replacement of the Old York Road and Marsh Run Road overheads. Marsh Run Road will be completed as an advanced early-action contract and Old York will be included with the mainline contract. The overall project construction cost is $69.5 million (2007 estimate); however, today's costs (2009 dollars) reflect a total cost of $74 million. If funding is approved, the project may go to construction in the next 3 to 5 years. Also, the Turnpike estimates another $1.5 million is needed to acquire right-of-way and relocate utilities prior to construction.

Transportation Improvements - Identified by Township:

- Poplar & Lewisberry – New Signalization
  - ROW is needed
  - PennDOT owned
  - PennDOT and any future developer will work collaboratively to pay for the costs associated with signalization and widening.
- Bridge Reconstruction
  - Flooding and drainage problems
- Resurfacing
  - Green Lane Farms neighborhood = estimated $3 million

Figure 31: Bridge Project Locations (YAMPO TIP 2009-2012)



Note: Fairview Township, as illustrated, is a subset of an original County-wide Map.
Source: York Area Metropolitan Planning Organization 2009-2012 TIP, Bridge Projects Map, May 2008.

Figure 31: Bridge Project Locations (YAMPO TIP 2009-2012), identifies two bridge projects in Fairview Township including location number 1: I-83 / Pennsylvania Turnpike Bridges, and location number 10: Bridge Street Bridge.

Section 9.7 Transportation Planning Implications

Existing conditions presented with respect to transportation infrastructure indicates the following planning implications that should be considered as Fairview Township guides future land use patterns and development standards as well as for mobility and accessibility for vehicular and non-vehicular modes of travel and emergency access.

Transportation Facts:

- Percent increase in traffic volumes from 1993 to 2008:
  - PA-76: 124%
  - I-83: 20%
  - Pinetown Rd (SR 4024): 706%
  - Old Forge Road(SR 4020): 73%
  - Lewisberry Road(SR 0382): 47%
  - Fishing Creek Rd(SR 0262): 33%
- **Current or recent roadway improvement projects are**:
  - Lewisberry Road and I-83 intersection widening
  - SR-114 and I-83 intersection improvements
  - Valley Road and Wyndamere Road intersection realignment
  - Salem Road (T-880) resurfacing
  - Martingale Drive (T-897) resurfacing

Pleasant View Road (T-892) resurfacing between Hain Lane & I-83 Ramp and between Sunset Drive & Fishing Creek Road
Evergreen Road (T-970) resurfacing between Gaumer Road & I-83 Ramp

- Future residential development:
  ±1,042 acres have been designated for future development at a common density of 3 units per acre that will access Old Forge Road and Limekiln Road. New trips: 18,604 (7-10/day)
- Township residents have direct access to three major highways (PA-76 and I-83).
  - Connections to PA-76: 1
  - 5 Connections to I-83:
    - Limekiln Road
    - Old Forge Road
    - Pleasant View Road
    - Fishing Creek Road
    - Windermere Road

Transportation Planning Implications

1. Noticeable increases in average daily traffic have occurred on the Township's major and minor roadways particularly on PA 76; I-83; Pinetown, Old Forge, Lewisberry and Fishing Creek Roads.
2. Residential growth has located along and near the I-83 corridor.
3. Additional traffic on local roadways will compromise accessibility onto I-83 and PA-76.
4. Fairview Township has highway accessibility to major interstate roadways. Five (5) connections onto I-83 and one turnpike connection are available for Fairview Township residents.
5. Seven of the most recent roadway improvements have been concentrated on roadways near or having direct access to I-83.

SECTION 10.0 REFERENCES

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Fairview Township Budgets 2008-2009 and datasets 2007-2008
Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition.
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