Planning for the Impacts of Development

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Session Topics

- Demographic Impacts
- Local Government Services and Facilities
- Infrastructure Impacts (Utilities)
- Fiscal Impacts
- Recommendations
- Questions and Comments

Planning for the Impacts of Development

Demographic Impacts
Demographic Impacts

If the homes are built, who will move in?
If the businesses are built, who will work there?

Two sources:
- Rutgers Center for Urban Policy Research
- Montgomery County Planning Commission
Montgomery County
Pennsylvania

Characteristics of Population in New Housing

- School Aged Students
- Age of New Residents
- Household Composition

Montgomery County Planning Commission
January 2006

Characteristics of the Population in New Housing - 2000
Montgomery County, Pennsylvania

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Two Family</th>
<th>Multi-Unit</th>
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<tr>
<td>Number of People</td>
<td></td>
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<tr>
<td>Over 24</td>
<td>12.4%</td>
<td>15.1%</td>
<td>10.6%</td>
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<tr>
<td>13-24</td>
<td>11.7%</td>
<td>12.1%</td>
<td>10.7%</td>
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<td>6-12</td>
<td>11.2%</td>
<td>12.0%</td>
<td>10.7%</td>
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<td>0-5</td>
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<td>13.3%</td>
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<td>Under 5</td>
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<td>13.5%</td>
<td>10.8%</td>
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<tr>
<td>Total</td>
<td>12.4%</td>
<td>15.1%</td>
<td>10.6%</td>
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<tr>
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<tbody>
<tr>
<td>Number of Households</td>
<td></td>
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</tr>
<tr>
<td>Total</td>
<td>1,000,000</td>
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<tr>
<td>Two Parent Families with Children Under 18</td>
<td>10%</td>
<td>10%</td>
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<tr>
<td>Under 18</td>
<td>10%</td>
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<tr>
<td>Over 24</td>
<td>10%</td>
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SCHOOL-AGED STUDENTS
- Total: 12.2%
COSTS AND EXPENDITURES

Impacting these areas:
- Police
- Public Works
- Code Enforcement
- Parks and Recreation
- Administration
- Finance

Police Impacts

- 50% of a typical municipal budget is for the police department.
- Impacts on workload.

Police Impacts

- Depends on the type of development:
  - Commercial development affects traffic, shoplifting, credit card theft, and “white collar” type crimes.
  - Active adult communities increase the EMS needs and police response.
  - Townhouse and other denser developments increase noise and nuisance complaints.
  - Single family homes generate more burglaries (bigger targets).
Police Impacts

More officers:
- Generally will be the need for more officers and more specialty units
  - Traffic units to deal with increased complaints.
  - Motorcycle units
  - Detectives to deal with shoplifting, credit card fraud, etc.
  - Juvenile officer to deal with more kids in trouble.
  - SWAT team representatives.
- More officers on the street just to patrol the new roads and developments.
  - People expect to see a patrol car on their street.

More facilities:
- Jail cells.
- Storage space for evidence, records, files, etc.
- Locker areas for more officers.
- Desk and file space for officers to work.
  - Mobile data terminals will help keep officers on the street.

More equipment:
- Cars (adding to the fleet, not replacements).
- Uniforms, weapons, etc.
- Computers, etc.
Public Works Impacts

- Impacts on workload.
- Also depends on the type of development.
  - Commercial development affects need for traffic control.
    - More traffic signals
    - More street lights
  - Residential development will bring new roads and parks to maintain.
    - Plowing, paving and maintenance

Public Works Impacts

- More PW employees or contractors:
  - Generally will be the need for more personnel overall, and specialties will begin to emerge.
    - Road foreman
    - Park foreman
    - Traffic and street light foreman
  - Non-emergency operations could be privatized.

Public Works Impacts

- More equipment:
  - Trucks, plows and spreaders (1 truck per 10 miles of roads).
  - Mowers and tractors.
  - Backhoes and loaders.
  - Signs, barricades, tools, etc.
Public Works Impacts

- More demands:
  - Street sweeping.
  - Street lights.
  - Sidewalks.
  - Storm water management.
  - Traffic signals.
  - Paving and pothole repair (15 year life span).

Code Enforcement & Zoning Impacts

Demands will increase regardless of the type of development.

- Commercial development will increase demand on staff to be well-versed in commercial code inspections.
  - Annual fire and safety inspections may need to be considered
  - Sign permits will increase
  - Consideration of annual sign inspections
- Residential development will increase in sheer volume.

Code Enforcement & Zoning Impacts

- More inspectors (could be third party).
- More complaints for zoning officer.
- DRAINAGE Problems.
  - More engineering time
  - Need for revised grading ordinance to regulate storm water
- More complicated zoning issues and ordinances.
- More requests for variances due to smaller lots.
Parks and Recreation Impacts

- More demand for parks.
- SOCCER fields.
- Baseball fields.
- Basketball courts.
- Tennis courts.
- LIGHTED FIELDS.
- Trails.
- Plan ahead and build before majority of development (lights, trails, etc.).

Administration Impacts

- Larger municipal building to accommodate staff.
- Larger meeting room to accommodate the public.
- More community rooms to accommodate the needs of outside groups (homeowners associations, soccer leagues, baseball associations, historical societies, etc.)
- More staff to handle public complaints, questions, and issues.
- Need for more regulatory ordinances (zoning, nuisances, rules & regulations, etc.).

Finance Impacts

- Larger budget and more money to handle.
- Larger payroll to accommodate.
- More HR issues to deal with.
The good news is that revenues will also increase:
- Real estate tax.
- Earned income tax.
- Local services tax.
- Mercantile and business privilege tax (if you have them).
- Real estate transfer taxes.
- Subdivision and land development fees.
- Building permit and related fees.
- Impact fees (if you have them).
- Fines.

It is extremely important during this growth period to:

Separate the GROWTH-RELATED REVENUES from other revenues.

Growth Related Revenues
- Building permits.
- Real estate transfer taxes on initial sales.
- Impact fees.
  - Roads (Act 209)
  - Basins
  - Parkland (or fees in lieu of)
Growth Related Revenues

- Use for infrastructure and capital expenditures, NOT operations.
  - Roads
  - Parks
  - Open space
  - New (added) equipment
  - Buildings and facilities

Political & Cultural Impacts

- Different voting blocks.
  - Seniors on fixed incomes
  - Younger families
- Embrace the new residents, don't shun them.
- DEALING WITH A DIFFERENT MINDSET:
  - Different mindset.
  - Different expectations.

Planning for the Impacts of Development

Infrastructure Impacts
Planning vs. Promoting Development

Pa. MPC Requirements for Utility Planning

FAILURE TO PLAN . . . IS A PLAN FOR FAILURE

Water Impacts
- Pressure
- Volume
- Chlorine/chemical contact times
- Fire Safety and storage
- Overall system capacities
Sewer Impacts
- Infrastructure locations – Act 537 planning
- Treatment and discharge limitations
- Pre-treatment requirements
- Daily flow peaks
- Interceptor and main capacity planning
- Pay me now – or pay me later

Who Goes First?
- Do we allow the developers to decide where water and sewer lines should go?
- Or, do we plan for the lines, maybe even build some, and allow the development to gravitate to those areas?
- Can this technique work to support and strengthen the municipal comprehensive plan and zoning?

Who Pays???
- It’s all about timing.
- With no plan, developers put in the minimum size utilities possible.
- Citizens/taxpayers/ratepayers then pay later for upgrades and improvements.
- With plan, some infrastructure costs can be rolled into capital plan, and then be recaptured through developers’ tapping or connections fees.
Recommendations:

- Educate your residents about the true costs of services.
- Educate your staff and professionals about the true costs of new projects and programs....that “free money” to start up a new program or to build the trails might not be free after all.
- Expect and embrace change...it is coming.

Planning

- Planning for growth is not evil, it is necessary in order to guide and influence the future of your community.
- Planning does not promote development – say it three times!
- Failure to plan is a concession and a failure on the part of the elected and appointed officials. It is your duty.

How to assimilate the new residents into the community

- Anticipate issues
- Listen
- Identify potential leaders
- Educate
- Bring them in
- Be flexible, change is inevitable – guide it.
- In all things, it is usually better to be pro-active.
How Development Impacts Community Character

- When I lived in ..., they did it this way.
- How long before the snow plows get here?
- There is a stick in the street, help!
- Do all soccer fields need lights?
- Why can’t the kids play baseball without a uniform and umpire?
- I moved here to “live in the country”, so why can’t you stop development now?

Fiscal Impact: Does New Development Pay for Itself?

It depends on:
- Uses.
- Dwelling types.
- Value of development.
- Existing revenue and expenditure structure of municipality.

Illustration

- Two side-by-side developments, equal in nearly every way: SFD, half acre lots, 4 BR, 2 ½ BA, etc.
- Same demographics on average: 3.36 persons per unit, 0.82 school age children (MCPC figures).
- Both result in comparable operating expenditures to municipality and school district.
But . . .
- New development has higher housing values, often by 30-100 percent.
- Higher housing value = higher revenue: real estate tax, earned income tax, real estate transfer tax.
- New development also constructed with higher quality infrastructure, which lowers long term capital costs: e.g., curbs.

Does New Development Cause Tax Increases?
- Sometimes.
- But taxes often increase even with no new development.
- Municipalities and schools are labor intensive endeavors.
- Expenditures rise, even while providing the same level of service.

Recommendations for Fiscal Health
- Plan for growth – comp plan, facilities planning, capital (budget) planning, etc.
- Impact Fees – roads, park and recreation.
- Intergovernmental Communication and Coordination – e.g., with school district, county, authorities.
- Spread out tax burden – do not rely on one source.