

**York Township
Traffic Impact Fee Study
LAND USE ASSUMPTIONS REPORT**

II. Existing Conditions

A. Population

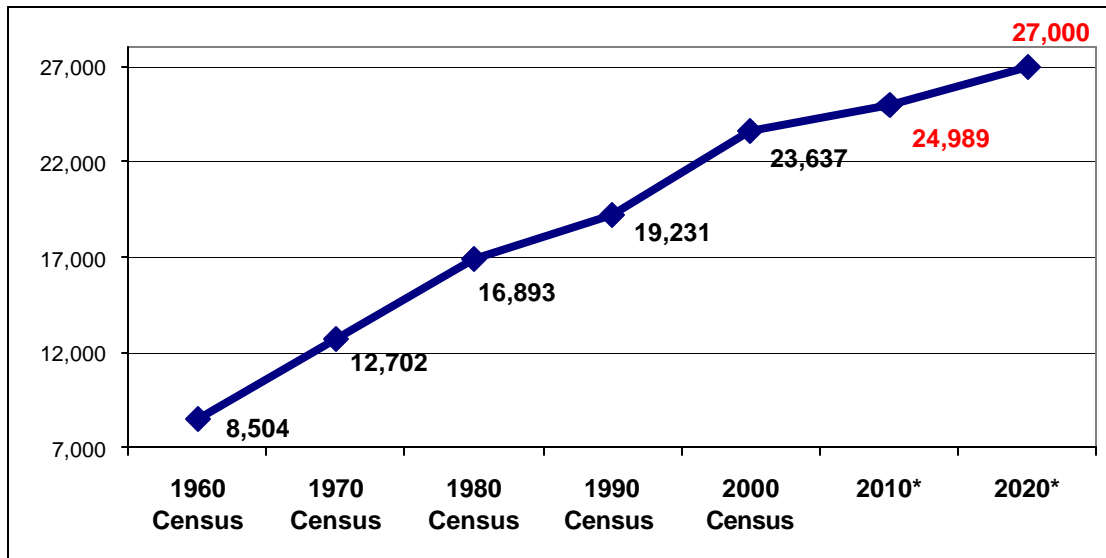
The total population of York Township has increased by 4,406 people over the past decade. The population has increased 40% since 1980 and has nearly tripled since 1960. Table 1 and Chart 1: Total Population and Population Projections 1960-2020 illustrates population growth since 1960. Population projections for years 2010 and 2020 were provided by York County Planning Commission and are based on 1990 Census data. At this time no new projections from the County have been issued, however the current population of 23,637 (Census 2000) was reached sooner than was projected in 1990. The current population of the township is within 1,400 people of the projected 2010 population. Population data from 1995-2000 and population projections for 2001 through 2012 are used to assist with future land use assumptions.

Table 1: Total Population and Population Projections 1960-2020

Year / Population and Projections	1960 Census	1970 Census	1980 Census	1990 Census	2000*	2000 Census	2010*	2020*
Total Population	8,504	12,702	16,893	19,231	22,073	23,637	24,989	27,000

* York County Planning Commission Projections based on 1990 Census Data.
Sources: United States Census and York County Planning Commission.

Chart 1: Total Population and Population Projections 1960-2020



* Projected populations, York County Planning Commission based on 1990 Census Data.
Sources: United States Census and York County Planning Commission.

Table 2: Population Projections for York Township 1995-2012 Based on 1995-2000 Census and Chart 2: Population Projections for York Township Based on 1995-2000 Census illustrate annual population trends since 1995. Annual trend data (1995-2000) from the United States Census Bureau's Population Estimates Program for Places as released on the internet October 20, 2000, were used to project populations for years 2001 through 2012. As the trendline in Chart 2 illustrates, the population of the township has been increasing at an average of 519 people per year since 1994. The trendline and equation were used to project total population. According to 1995-2000 census data a total population of 24,428 is projected for 2002 and 29,623 is projected for 2012.

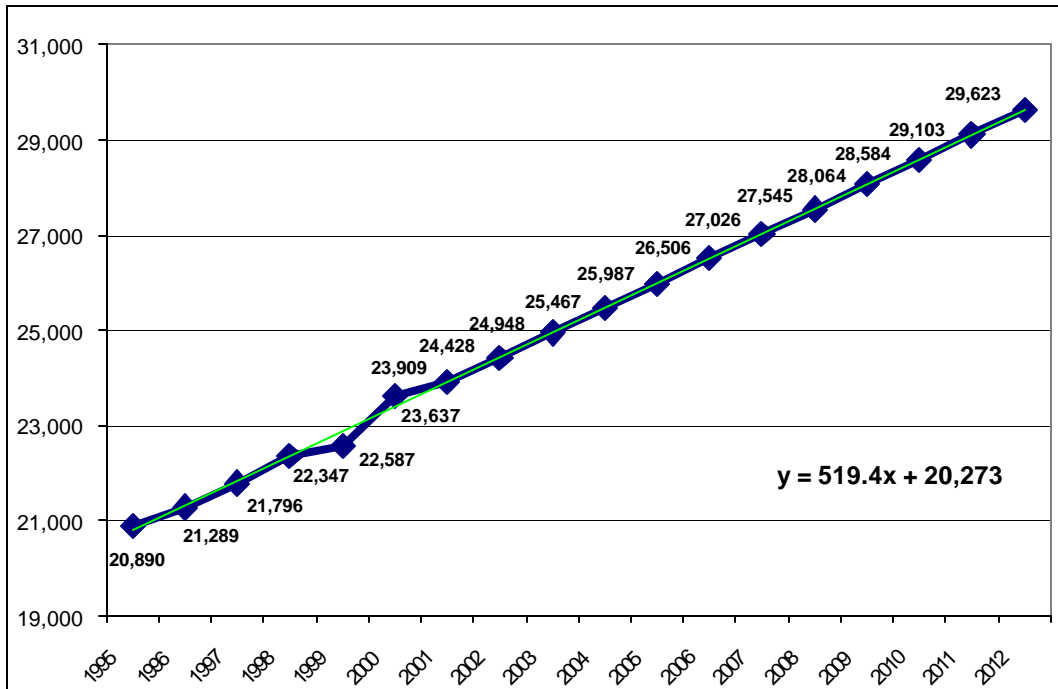
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**Table 2: Population Projections for York Township 1995-2012
Based on 1995-2000 Census**

Year	Total Population
1995	20,890
1996	21,289
1997	21,796
1998	22,347
1999	22,587
2000	23,637
2001	23,909
2002	24,428
2003	24,948
2004	25,467
2005	25,987
2006	26,506
2007	27,026
2008	27,545
2009	28,064
2010	28,584
2011	29,103
2012	29,623

* Note: Population projections after for 2001 are based on the linear trend $y=519.4x + 20,273$.
Source: Population Estimates Program, Population Division, U.S. Census Bureau.

Chart 2: Population Projections for York Township Based on 1995-2000 Census



Note: Projections for 2001 and 2002 are based on the linear trend $y=519.4x + 20,273$.
Source: Population Estimates Program, Population Division, U.S. Census Bureau.

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B. Land Use

Over one-third (37%) of the land in York Township is classified agriculture, an additional twenty-seven percent (27%) is classified residential and one in every six acres (16%) is classified forest, refer to Table 3: 2001 Existing Land Use / Land Cover. Together, these land uses comprise approximately eighty percent (80%) of the land in the Township. The remaining twenty percent (20%) is classified as transportation, commercial, institutional, industrial or lakes and wetlands. Map 1: 2001 Existing Land Use / Land Cover illustrates the location of these land uses and the location of the York County Urban Growth Boundary as adjusted September 14, 1999.

An agricultural classification includes row crops, cover crops, rangeland and orchards. A residential classification includes low density (single family homes), medium density (townhouses) and high density (condos, mobile homes, apartments) residential development. Institutional classification includes schools, churches, assisted living facilities, libraries and cemeteries.

Table 3: 2001 Existing Land Use / Land Cover

Land Use Type	Acres	Percent of Total
Residential	4,405	27%
Commercial	647	4%
Industrial	146	1%
Transportation	1,312	8%
Parks / Open Space	454	3%
Agriculture	6,034	37%
Forests	2,686	16%
Lakes	9	0.1%
NWI Wetlands	263	2%
Institutional	422	3%
Total	16,377	100%

Source: Extrapolated from Table A.1 2001 Existing Land Use / Land Cover, Appendix A.

C. Building Permits

Residential building permits have dominated structural permit issuance in the township for the past twenty years. Residential permits account for approximately ninety-six percent (96%) of all structural permits issued since 1981. Residential and Non-residential structure permit data were derived from F. W. Dodge Building Statistic (Dodge Sheets) sheets for 1981 to 2000 and include counts of permits for new structures as well as permits for expansion of existing structures. Building permit projections are based on trends of structure permitting from 1981 to 2000. The projections presume no change in current trends and/or adequate developable land remains for the trend to continue.

Residential

According to York Township permits data, a total of 3,715 residential permits have been filed at the Township since 1981. Just less than half (47%) of the permits filed since 1981 were for single-family units while the remaining fifty-three percent (53%) were for multi-family units. Table 4: Residential Building Permits and Chart 3: Residential Building Permits 1981-2000; Projections to 2012, illustrate the number of residential building permits issued per year since 1981 which is an average annual number of 186 permits per year.

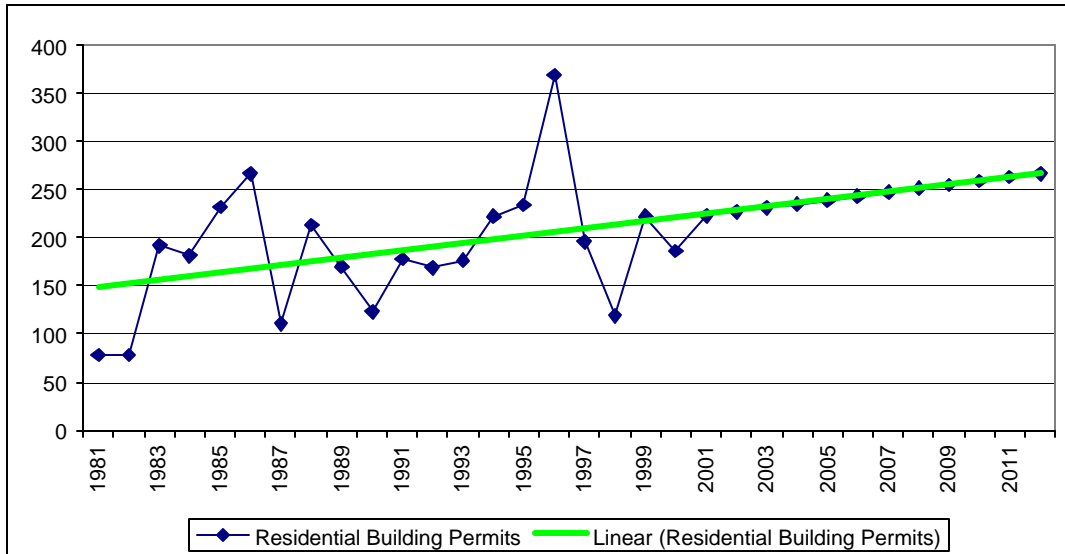
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Table 4: Total Residential Building Permits, 1981-2000

Year	Total Residential Permits
1981	78
1982	78
1983	192
1984	181
1985	232
1986	266
1987	111
1988	213
1989	170
1990	123
1991	178
1992	169
1993	176
1994	222
1995	234
1996	369
1997	196
1998	119
1999	222
2000	186
Total	3,715
Average	185.8

Source: York Township Building Permit data,
F. W. Dodge Building Statistic sheets.

Chart 3: Residential Building Permits 1981-2000; Projections to 2012



Source: York Township Building Permit data, F. W. Dodge Building Statistic sheets 1981-2000.

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Based on residential permit data from 1981-2000 projections were made concerning future residential permits and are illustrated in Table 5 (below) and Chart 3: Total Residential Building Permits 1981-2000; Projections to 2012. As illustrated, the number of residential building permits is expected to increase annually. The total number of permits projected to be issued within the next ten years, based on existing trends is 2,937 permits. The total residential permits projected to be issued over the next ten years is equivalent to seventy-nine percent (79%) of the total residential permits issued in the past twenty years.

Table 5: Projected Residential Building Permits to 2012

Projected Years	Projected Residential Permits
2001	223
2002	227
2003	231
2004	235
2005	239
2006	243
2007	247
2008	251
2009	255
2010	259
2011	263
2012	267
Total	2,937

Source: York Township Building Permit data,
F. W. Dodge Building Statistic sheets.

Non-Residential

Commercial structure permits have contributed the greatest amount (84%) toward the 165 total non-residential structure permits issued between 1981 and 2000 (refer to Table 6: Structure Permits by Select Land Uses 1981-2000). Commercial structure permits: include permits for service stations, repair garages, banks, professional offices, stores, and customer services. Commercial structure permits are projected to remain the predominant type of non-residential permit issued in the next ten years (refer to Table 7: Projected Structure Permits by Select Land Uses 2001–2012).

Industrial structure permits include permits for a variety of industrial uses. Seven industrial permits have been issued since 1981 and based on current trends none are projected to be issued by 2012. The negative numbers associated with industrial uses in Table 6: Projected Structure Permits by Select Land Uses 2001 - 2012 denote a lack of industrial permits and should not be interpreted as industrial uses leaving the township.

Institutional structure permits include permits for churches and other religious structures, hospitals and hospital institutions, public works, and utilities. Institutional permits have contributed approximately one permit per year to the total non-residential permit count and are projected to continue contributing, although at a declining rate from approximately one per year to 0.8 per year.

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Table 6: Structure Permits by Select Land Uses 1981-2000

Year / Land Use	Commercial	Industrial	Institutional	Total Permits
1981	4	0	0	4
1982	4	0	2	6
1983	23	4	0	27
1984	5	1	1	7
1985	8	0	1	9
1986	7	1	2	10
1987	3	1	0	4
1988	12	0	2	14
1989	9	0	1	10
1990	16	0	0	16
1991	6	0	0	6
1992	6	0	5	11
1993	2	0	1	3
1994	3	0	0	3
1995	3	0	0	3
1996	3	0	0	3
1997	7	0	2	9
1998	4	0	1	5
1999	6	0	0	6
2000	8	0	1	9
Totals	139	7	19	165

Source: York Township Building Permit data and F. W. Dodge Building Statistic sheets .

Table 7: Projected Structure Permits by Select Land Uses 2001 –2012

Projected Year / Land Use	Commercial	Industrial	Institutional	Projected Total Permits
2001	4.8	-0.2	0.9	5.7
2002	4.6	-0.3	0.9	5.4
2003	4.3	-0.4	0.9	5.2
2004	4.1	-0.4	0.9	5.0
2005	3.9	-0.5	0.9	4.7
2006	3.7	-0.5	0.9	4.5
2007	3.4	-0.6	0.8	4.3
2008	3.2	-0.7	0.8	4.0
2009	3.0	-0.7	0.8	3.8
2010	2.7	-0.8	0.8	3.6
2011	2.5	-0.9	0.8	3.3
2012	2.3	-0.9	0.8	3.1
~Total	42.4	~	10.2	52.6

Source: York Township Building Permit data and F. W. Dodge Building Statistic sheets .

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D. Transportation Network

The township's transportation network services local, regional and state communities. Locally the network provides travel corridors for the township's citizens, regionally the network provides travel corridors for York Countians and the network provides citizens of the state a travel corridor through Interstate 83. Map 2: Roadway Functional Classification illustrates the transportation network of the Township as categorized using PENNDOT's functional classification system. The classification system includes Interstate Highways, Other Freeways and Expressways, Principal Arterials, Minor Arterials, Collectors and Local Roads as determined using 1998 PENNDOT Centerline files. The following are a description how roads in the township are currently classified.

Interstate Highways

- I-83 from Springettsbury Township to Springfield Township

Other Freeways and Expressways

- I-83 (Business) from Spring Garden Township to I-83

Principal Arterials:

- Main Street from Yoe to Red Lion Borough
- Queen Street from Spring Garden Township to Dallastown
- State Highway 124 (Mount Rose Ave & Edgewood Road) from Springettsbury Township to Windsor Township

Minor Arterials:

- Duke Street from Dallastown to about Dairyland Drive
- George Street from Springfield Township to Spring Garden Township
- Hollywood Drive from Spring Garden Township to Queen Street
- Joppa Road from Spring Garden Township to George Street
- Leaders Heights Road from George Street to Queen Street
- Lombard Road from Cape Horn Road to Yoe
- Longstown Road from State Highway 124 to Cape Horn Road
- Pleasant Avenue from Dallastown to Blymire Road
- Winterstown Road from Red Lion Borough to Barshinger Road

Collectors:

- Cape Horn Road from Windsor Road to Mount Rose Avenue
- Camp Betty Washington from Springettsbury Township to Springwood Road
- Country Club Road from Main Street to Red Lion Borough
- Country Club Road from Red Lion Borough to Winterstown Road
- Croll School Road from Spring Garden Township to Days Mill Road
- Days Mill Road from North Codorus Township to Croll School Road
- Duke Street from about Dairyland Drive to Winterstown Road
- George Street - Yoe (Springwood Road) from Yoe to Red Lion Borough
- George Street - Yoe (Springwood Road) from Walnut Street to Yoe
- Hess Farm Road from Springfield Township to Iron Stone Hill Road
- Hess Farm Road from Stine Hill Road to North Hopewell Township
- Indian Rock Dam Road from Spring Garden Township to George Street
- Iron Stone Hill Road from Queen Street to Springfield Township
- Pleasant Avenue from Blymire Road to Hess Farm Road (214)

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- Powder Mill Road from George Street to Leaders Heights Road
- Reynolds Mill Road from Springfield Township to George Street
- Springwood Road from Hollywood Drive to George Street- Yoe
- Tyler Run Road from Powder Mill Road to Queen Street
- Walnut Street from Springwood Road to Dallastown
- Winterstown Road from Barshinger Road to North Hopewell Township

Local Roads:

All other Township roads are classified as Local Roads.