

FISCAL & RECREATION IMPACT ANALYSIS
Greenridge Development
Upper Uwchlan Township, Chester County

August 9, 2021

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Fiscal Impact Analysis

Proposed Greenridge Development

Upper Uwchlan Township, Chester County

August 9, 2021

This report examines the annual fiscal impact to Upper Uwchlan Township and the Downingtown Area School District (DASD) of the Greenridge development proposed by Toll Mid-Atlantic L.P., Inc. The report examines the fiscal impact to the Township and School District during any given year after the completion of the proposed project and full occupancy, based on 2021 levels of revenue, expenditures, and taxation.

The Greenridge development proposal consists of 64 single family detached dwellings, with four bedrooms each, to be sold for an average price of \$871,495. At buildout, the proposed development will generate \$55,775,680 of market value and \$25,099,056 of assessed value, which is 2.4 percent of the total assessed value of all properties in the Township. At full occupancy, the proposed development will house 224 persons, including 65 school age children (ages 5-17), of whom 60 will attend public schools (DASD).

The table below shows the annual net fiscal impact (revenue minus expenditures) to the Township and School District of the proposed development. Below the table are sections on assessments, demographics, Township expenditures and revenue, and School District expenditures and revenue. At the end of this report are the spreadsheets for the Township and School District impact, which show the major expenditure and revenue categories for each entity. All cell addresses in the text refer to these spreadsheets.

Proposed Dwelling Type	Number of Units	Annual Net Township Impact	Annual Net School District Impact	Annual Net Combined Impact	Annual Net Combined Impact per Unit
4 BR SFD	64	\$59,008	\$-48,499	\$10,508	\$164

The annual net fiscal impact of the proposed development is projected to be moderately favorable for the Township and moderately unfavorable for the School District, creating an overall annual net surplus. **The annual net combined fiscal impact for the proposed Greenridge development is projected to total positive (or surplus) \$10,508, or positive \$164 per unit.** The annual combined revenue is projected to exceed the annual combined expenditures by 0.9 percent.

In addition to the annual net impact figures shown in the table above, the proposed development will also generate one-time real estate transfer tax revenue from the initial sales of the units over the buildout period, projected to total \$278,878 to each of the Township and School District. Further, the proposed development will generate \$147,444 in traffic impact fees to the Township over the buildout period.

The most important reason for the annual net surplus to the Township is the relatively high value of the proposed homes. The median housing value in Upper Uwchlan Township in the 2019 American Community Survey (a function of the U.S. Census Bureau) was \$442,300. In comparison, the market value of the proposed homes is projected to be \$871,495, nearly twice as high. The higher housing value translates to higher revenue in the real estate tax, earned income tax, and real estate transfer tax categories, for both the Township and School District. For the School District, the higher revenue from the proposed homes does not offset the higher expenditures generated by the greater number of students, resulting in a small annual deficit to the District.

Assessments

The average market value of the proposed units is projected to be \$871,495 (cell C6). The total market value is determined by multiplying the number of units (64, cell B6) by the market value per unit (\$871,495, cell C6). The market value at buildout is projected to total \$55,775,680 (cell D6).

The assessed value is determined by multiplying the market value (totaling \$55,775,680, cell D6) by the 2021 Chester County common level ratio of 45.0 percent, from the Pennsylvania State Tax Equalization Board (cell D18). The assessed value at buildout is projected to total \$25,099,056 (cell E6). This \$25,099,056 in projected assessed value represents 2.4 percent of the entire assessed value of all properties in Upper Uwchlan Township (\$1,058,654,325, from the Chester County Board of Assessment computer data base as of July 29, 2021), and 0.5 percent of the entire assessed value of all properties in the Downingtown Area School District (\$5,375,400,000, according to the DASD 2021-2022 budget). Please note that the Chester County Board of Assessment will determine the actual assessments only when the proposed development is constructed and inspected.

Demographics

The number of persons per unit is projected to be 3.50 for the proposed four bedroom single family detached dwellings (cell F6). This demographic multiplier is from *Residential Demographic Multipliers – Estimates of the Occupants of New Housing*, by Robert W. Burchell, David Listokin, and William Dolphin of the Rutgers University Center for Urban Policy Research (CUPR), published in June, 2006. This multiplier is based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample, and is specific to four bedroom SFD dwellings with higher values, built between 1990 and 2000, and specifically in Pennsylvania. The number of persons is determined by multiplying the number of units (64, cell B6) by the number of persons per unit (3.50, cell F6). The number of persons projected to reside in the proposed development at buildout and full occupancy totals 224 (cell G6).

The number of school age children per unit is projected to be 1.02 (cell F32 of the School District spreadsheet), from the same CUPR document on Pennsylvania residential demographic multipliers. The number of public school students is determined by multiplying the number of units (64, cell B32) by the number of school age children per unit (1.02, cell F32), and by 92.4 percent (cell D45), to account for those children who will attend private schools or be schooled at home. The figure of 92.4 percent is from the 2019 American Community Survey (the most recent available), a function of the U.S. Census, specifically for Upper Uwchlan Township, which reported 2,697 public school students out of 2,920 school age children. The number of DASD students projected to reside in the proposed development at buildout and full occupancy totals 60 (cell G32).

Annual Upper Uwchlan Township Expenditures

The 2021 Upper Uwchlan Township budget includes the following seven funds totaling \$10,873,439 in expenditures, shown in the table below with their respective expenditure totals:

Fund	Budgeted Amount
General Fund	\$6,500,327
Capital Reserve Fund	\$2,357,462
Solid Waste Fund	\$1,045,522
Water Resource Protection Fund	\$243,400

Fund	Budgeted Amount
Liquid Fuels Fund	\$397,800
Act 209 Traffic Impact Fee Fund	\$0
Sewer Fund	\$328,928
TOTAL	\$10,873,439

In order to find a more accurate measure of the average annual expenditures for the proposed development, this analysis focuses on the regular, annual ongoing operating expenditures of the Township. Such operations are quantified in the following four funds, shown in the table below with their respective sums in the 2021 budget.

Fund	Budgeted Amount
General Fund	\$6,500,327
Solid Waste Fund	\$1,045,522
Water Resource Protection Fund	\$243,400
Liquid Fuels Fund	\$397,800
TOTAL	\$8,187,049

The four operating funds total \$8,187,049 in expenditures for 2021 (cell D19). These four funds cover nearly all Township expenditures, including general government, executive, audit, tax collection, legal, computer, engineering, Township properties, police, fire, ambulance, codes administration, planning and zoning, emergency operations, signs, signals, public works, park and recreation, historical commissions, solid waste collection and disposal, road maintenance, and water resource protection.

The Sewer Fund is excluded because it is a proprietary fund, where revenue from sewer fees and tapping fees is spent on the sewage collection and treatment system. The Capital Reserve Fund is excluded because it is a capital and not operating fund, where revenue from transfers from the General Fund and Sewer Fund, plus some grant revenue and fund balances from previous years, is spent on capital purchases such as the Township Building expansion, Park Road reconstruction, Upland Farms parkland development, Hickory Park lighting, and work at Fellowship Fields. Please note that though the capital expenditures from the Capital Reserve Fund are excluded from this analysis, the annual debt service of \$243,656 is considered an operating expenditure, and is therefore included in the 2021 Township expenditures. The Act 209 Traffic Impact Fee Fund has no budgeted expenditures for 2021.

In order to find a more accurate measure of the average annual operating expenditures for future residents of the proposed development, three categories of funds are subtracted from the total 2021 operating expenditures of \$8,187,049 (cell D19):

1. Pass-Through Funds. Pass-through funds are excluded because the proposed development will have no net impact on these funds, since revenue always equals expenditures. Pass-through funds that are excluded are as follows, shown in the table below with their respective sums in the Township's 2021 budget.

Source	Fund	Budgeted Amount
State Utility Tax (PURTA)	General	\$5,000
State Aid Police Pension	General	\$122,000
State Aid Non-Uniform Pension	General	\$80,000
Foreign Fire Insurance	General	\$95,000
Reimbursed Police Wages	General	\$3,000
Rental Property Income	General	\$24,000
Alcoholic Beverages Tax	General	\$600
Engineering Fees	General	\$50,000
Administrative Fees from Engineering	General	\$4,000
Administrative Fees from Legal	General	\$1,000
Legal Services Fees	General	\$6,000
Fees from Engineering CU	General	\$20,000
Fees from Advertising Reimbursements	General	\$500
Pavilion Rental	General	\$5,000
Field Program Revenue	General	\$30,000
Turf Field Fees	General	\$45,000
Community Events Donations	General	\$10,000
Municipal Authority Reimbursement	General	\$264,736
Hazardous Waste Event	Solid Waste	\$2,000
Leaf Bags Sold	Solid Waste	\$500
Scrap Metal Sold	Solid Waste	\$500
Solid Waste Performance Grant	Solid Waste	\$25,000
Snow Agreement	Liquid Fuels	\$600
Turnback Maintenance	Liquid Fuels	\$14,520
Motor Fuel Vehicle Taxes	Liquid Fuels	\$362,257
TOTAL		\$1,171,213

The 2021 pass-through funds total \$1,171,213.

2. Development Related Funds. The other pass-through category is charges related to the processing and administration of proposed subdivisions and land developments in the Township, shown in the table below with their respective sums in the 2021 budget (all are in the General Fund):

Source	Budgeted Amount
Zoning/Subdivision/Land Development	\$6,000
Building Permits	\$425,000
TOTAL	\$431,000

Source	Budgeted Amount
90 Percent Subtracted	\$387,900
10 Percent as Miscellaneous Revenue	\$43,100

Development related funds are excluded because they are in essence a one-time pass-through fund for specific functions normally associated with new development. The funds will be expended on inspections, the administration of permits, etc. while a development is under construction, not on other municipal functions associated with the time after a development is completed. Once a development is completed, the revenue and expenditures for such permits and application fees decrease significantly, but not completely. Ninety percent of the 2021 development related pass-through funds of \$431,000 (or \$387,900) is excluded from the total expenditures. Only 90 percent of the development related funds is excluded from the expenditure analysis, in acknowledgment that there will still be some expenditures on subdivisions and land developments once they are complete, for things like building renovations and inspections for violations. Please note that in the revenue analysis, below, only 10 percent of the revenue from development related funds (or \$43,100) is included in the category of miscellaneous revenue.

3. Interfund Transfers. Certain interfund transfers are excluded, for two reasons. Since the General Fund and Water Resources Protection Fund are both operating funds, the transfer of \$245,000 is excluded in order to avoid double counting the same expenditures in two included funds. The transfers from the General Fund and Solid Waste Fund to the Capital Fund are excluded in order to focus on operating – and not capital – expenditures. As noted above, the annual debt service of \$243,656 is considered an operating expenditure, and is therefore included in the 2021 Township expenditures.

Source	Budgeted Amount
General Fund to Capital Fund (minus debt service)	\$656,344
General Fund to Water Resources Protection Fund	\$245,000
Solid Waste Fund to Capital Fund	\$100,000
TOTAL	\$1,001,344

The 2021 excluded pass-through funds, development related funds and interfund transfers total \$2,560,457 (cell D20). The 2021 net Township operating expenditures (minus the excluded pass-through funds, development related funds and interfund transfers) are \$5,626,592 (cell D21). Please note that just as the expenditures for the above funds are not included in the expenditure calculations of this section, the revenue from these sources is also not included in the revenue analysis, below.

Then, the Township expenditures associated with existing nonresidential development are subtracted from the net expenditures using the “proportional valuation method” of *The New Practitioner's Guide to Fiscal Impact Analysis*, by Robert W. Burchell, David Listokin, and William R. Dolphin, Rutgers Center for Urban Policy Research, 1985. First, a portion of the total Township expenditures is assigned to existing nonresidential development, based on the average value of property. According to the Chester County Board of Assessment Land Use Classification Report as of July 29, 2021, the total assessed value of the 4,474 properties in Upper Uwchlan Township was \$1,058,654,325, yielding an average assessed value of \$236,624. Of those properties, 275 were nonresidential (commercial, industrial, institutional, utility, etc., whether taxable or exempt), with a total assessed value of \$164,027,790 (representing 15.5 percent of the Township total), and an average assessed value of \$596,465.

The proportion of average nonresidential assessed value to average Township assessed value (residential

and nonresidential combined) is 2.52, which is then used to determine the refinement coefficient of 1.56 from a graph in *The New Practitioner's Guide*. The refinement coefficient is based on empirical research by the Rutgers University CUPR, and is necessary to adjust the costs of existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as Upper Uwchlan Township. By comparison, in communities where the ratio between the average nonresidential assessment and the average overall assessment is above 6, an economy of scale reduces the nonresidential expenditures on a per square foot basis, and the refinement coefficient is below 1.00.

The proportion of Township assessed value in nonresidential uses (15.5 percent) is then multiplied by the refinement coefficient of 1.56, and by the 2021 net Township operating expenditures of \$5,626,592 (cell D21). The result of this calculation is that \$1,359,982 of the net Township operating expenditures (representing 24.2 percent) is attributable to existing nonresidential development (cell D22). This sum is subtracted from the 2021 net Township operating expenditures (\$5,626,592, cell D21), and the remainder (\$4,266,610 in expenditures attributable to existing residential development) is divided by the estimated number of Township residents in 2021, which is 11,634 (cell J18). The estimated number of Township residents is determined by taking the U.S. Census American Community Survey estimate for 2019 (the most recent estimate available) of 11,560, and adding one year's worth of the average annual increase between 2010 and 2019 (333 over those nine years, or 37 additional residents per year and 74 over two years) to find the current estimate of 11,634.

The per capita Township operating expenditures attributable to existing residential development are \$366.74 (cell D23), which are then applied to the number of persons projected to reside in the proposed development at buildout and full occupancy (totaling 224, cell G6) to find the total annual Township expenditures for the proposed development of \$82,149 (cell H6), or \$1,284 per unit (cell I6).

Annual Upper Uwchlan Township Revenue

The annual Township revenue is determined by adding the following sources:

- Real estate tax revenue, based on the 2021 Township General Fund tax rate of 1.034 mills (cell J19), applied to the projected assessed value of the proposed development (\$25,099,056, cell E6). Please note that the General Fund tax millage includes the 0.25 mills for ambulance, rescue and emergency services. The annual real estate tax revenue is projected to total \$25,952 (cell B11).
- Earned income tax revenue, based on the tax rate of 0.5 percent (for the General Fund) applied to the household income of residents, which is calculated by determining the monthly housing costs, including a combination of real estate taxes, insurance, homeowners association fees and mortgage costs, as shown in the table below.

Proposed Dwelling Type	Monthly RE Taxes	Monthly Insurance	Monthly HOA Fee	Monthly Mortgage	Minimum Annual Income
4BR SFD	\$1,089	\$90	\$127	\$3,263	\$195,780

The monthly real estate taxes are based on a combined Township plus School District plus County tax rate of 33.3106 mills. Insurance costs are projected to be \$90 per month. HOA fees are projected to be \$127 per month. The mortgage costs are based on the conforming rate of 2.77 percent, according to the August 5, 2021 Primary Mortgage Market Survey by Freddie Mac (available on www.freddiemac.com). The minimum annual household income is determined by adding all the monthly housing costs, multiplying times twelve months, and dividing by 28 percent, according to Fannie Mae criteria that no

more than 28 percent of annual household income be used for housing costs. The minimum annual household income necessary to afford the proposed homes and their associated housing costs is projected to be \$195,780 which is then multiplied by the number of units (64, cell B6) and by the Township General Fund tax rate of 0.5 percent. The annual earned income tax revenue is projected to total \$62,650 (cell C11). Please note that this revenue assumes the lowest level of household income needed to afford the mortgage, taxes, insurance and HOA fees. Most households will have significantly higher levels of income, which will result in additional annual revenue to the Township.

- Real estate transfer tax revenue, based on the market value of the units (\$871,495, cell C6) multiplied by the number of units (64, cell B6), multiplied by the projected annual housing turnover rate of 5.0 percent for single family detached dwellings (cell J20), and multiplied by the Township's tax rate of 0.5 percent of market value. The annual real estate transfer tax revenue is projected to total \$13,944 (cell D11). Please note that this annual revenue figure does not include the one-time real estate transfer tax revenue from the initial sales of the units over the buildout period, projected to total \$278,878 (cell A24).
- Trash and recycling fee revenue, based on the Township's annual trash and recycling fee of \$315 (cell J21) applied to the number of units in the proposed development (64, cell B6). The annual trash and recycling fee revenue is projected to total \$20,160 (cell E11).
- Franchise fee and miscellaneous revenue, based on the Township's budgeted revenue from these sources (totaling \$263,100 comprised of \$220,000 in franchise fee revenue and \$43,100 in development related revenue, representing 10 percent of the total revenue in this category associated with existing and not new development, which is \$431,000; see the expenditure analysis, above) divided by the 2021 estimated number of units in the Township (3,654, cell J22), and that per unit revenue of \$72.00 (cell J23) is applied to the number of units in the proposed development (64, cell B6). The annual franchise fee and miscellaneous revenue is projected to total \$11,111 (cell F11). The estimated number of 3,654 units in the Township (cell J22) is from the U.S. Census American Community Survey estimate for 2019 (the most recent estimate available).
- Liquid Fuels revenue, based on PennDOT's 2021 per person revenue of \$17.8193 (cell I23) applied to the number of persons projected to reside in the proposed development at buildout and full occupancy (totaling 224, cell G6), plus the per mile revenue of \$3,096.7932 applied to the 0.93 linear miles of roadway to be offered for dedication to the Township. The per person revenue and per mile revenue are found in the current Department of Transportation Bureau of Municipal Services *Municipal Liquid Fuels Allocations Report* (dated February 5, 2021). The annual Liquid Fuels revenue is projected to total \$6,883 (cell G11).
- Interest earnings, based on the projected assessed value of the proposed development (\$25,099,056, cell E6) divided by the Township's total taxable assessed value (\$1,012,628,285, according to the Chester County Board of Assessment computer data base), and multiplying by the Township's projected revenue from interest earnings in the 2021 budget, which totals \$52,600 and is shown in the table below.

Fund	Interest Earnings
General Fund	\$35,000
Solid Waste Fund	\$10,000
Water Resource Protection Fund	\$600
Liquid Fuels Fund	\$7,000
TOTAL	\$52,600

The annual interest earnings are projected to total \$456 (cell H11).

The annual Township revenue from all sources is projected to total \$141,156 (cell I11), or \$2,206 per unit (cell J11). The annual net Township impact (revenue minus expenditures) is projected to total positive \$59,008 (cell B15), or positive \$922 per unit (cell C15). Annual revenue is projected to exceed annual expenditures by 71.8 percent (cell D15). Once again, please note that this annual net Township revenue figure does not include the real estate transfer tax revenue of \$278,878 from the initial sales of the units or the \$147,444 in traffic impact fees.

Annual Downingtown Area School District Expenditures

The number of units (64, cell B32 of the School District spreadsheet), average market value per unit (\$871,495, cell C32), total market value (\$55,775,680, cell D32), and total assessed value (\$25,099,056, cell E32) are the same as for the Township impact, above. As noted above, the proposed development is projected to generate 1.02 school age child per unit (cell F32) and 60 public school (DASD) students overall (cell G32).

The Downingtown Area School District General Fund budgeted expenditures total \$244,248,119 for the 2021-2022 year (cell D46). The following pass-through funds are subtracted from this total:

Pass-Through Fund	Budgeted Amount
Public Utility Realty Tax	\$161,900
Revenue from LEA Activities	\$1,640,000
Revenue from Intermediary Sources	\$2,284,636
Rentals	\$450,000
Tuition from Patrons	\$190,000
TOTAL	\$4,726,536

The excluded pass-through funds total \$4,726,536. In addition, the budgetary reserve of \$3,645,000 is excluded, representing funds not projected to be expended during the school year. The pass-through funds and budgetary reserve total \$8,371,536 (cell D47), with the remaining School District net expenditures totaling \$235,876,583 (cell D48). This figure is then divided by the 2021-2022 District-wide projected enrollment of 13,351 students (cell D49, from the District's enrollment projections in the 2020-2021 budget book) to find the 2021-2022 DASD net expenditure of \$17,667 per student (cell I44). This per student expenditure is applied to the number of students projected to attend public schools from the proposed development at buildout and full occupancy (totaling 60, cell G32) to find the annual School District expenditures of \$1,065,244 (cell H32), or \$16,644 per unit (cell I32).

Annual Downingtown Area School District Revenue

The annual School District revenue is determined by adding the following sources:

- Real estate tax revenue, based on the School District's 2021-2022 tax rate of 27.7256 mills (cell I45) applied to the projected assessed value of the proposed development (totaling \$25,099,056, cell E32). Subtracted from this total is the proposed homestead exclusion at \$7,610 of assessed value per unit applied to the number of units (64, cell B32). The proposed homestead exclusion is projected to subtract \$211 per unit (cell I46) or \$13,503 from the total School District real estate tax revenue for the entire proposed development. The annual real estate tax revenue is projected to total \$682,383 (cell B37).

- Earned income tax revenue, determined using the same method as was used for the Township impact, above. The annual earned income tax revenue is projected to total \$62,650 (cell C37).
- Real estate transfer tax revenue, determined using the same method as was used for the Township impact, above. The annual real estate transfer tax revenue is projected to total \$13,944 (cell D37). As noted above, this annual revenue figure does not include the one-time real estate transfer tax revenue to the School District from the initial sales of the units over the buildout period, projected to total \$278,878 (cell A50).
- State and Federal revenue, based on the projected 2021-2022 DASD budgeted revenue from those sources totaling \$56,560,616 divided by the projected 2021-2022 DASD enrollment of 13,351 (cell D49), or \$4,236 per public school student (cell I48), applied to the projected number of students from the proposed development (totaling 60, cell G32). The annual state and federal revenue is projected to total \$255,434 (cell E37).
- Earnings on investments, based on the projected assessed value of the proposed development (totaling \$25,099,056, cell E32) divided by the School District's total taxable assessed value (\$5,375,400,000, according to the 2021-2022 DASD budget), and multiplying by the School District's 2021-2022 revenue from earnings on investments in the budget (\$500,000, cell I49). The annual earnings on investments are projected to total \$2,335 (cell F37).

The annual School District revenue from all sources is projected to total \$1,016,745 (cell G37), or \$15,887 per unit (cell H37). The annual net School District impact (revenue minus expenditures) is projected to total negative (or deficit) \$48,499 (cell B41), or negative \$758 per unit (cell C41). Annual expenditures are projected to exceed annual revenue by 4.6 percent (cell D41). The projected annual deficit is minimal, representing the DASD expenditures to educate only 2.75 students. Once again, please note that this annual net School District impact does not include the real estate transfer tax revenue of \$278,878 from the initial sales of the units.

Recreation Impact Analysis
Proposed Greenridge Development
Upper Uwchlan Township, Chester County
August 9, 2021

This report examines the recreation impact to Upper Uwchlan Township of the proposed development on the 65.95 acre gross site on the northwest side of Greenridge Road. The proposed development consists of 64 new single family detached dwellings, with four bedrooms each, along with substantial open space. The recreation impact analysis follows the format of Section 162-9.H(3) of the Upper Uwchlan Township Subdivision and Land Development Ordinance.

A. Projected Age Breakdown of the Residents of the Proposed Development

As noted in the fiscal impact analysis, above, the number of persons per unit and school age children per unit are derived from the Rutgers University Center for Urban Policy Research data published in June, 2006 and based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample. The Rutgers CUPR examined housing built between 1990 and 2000 specifically in Pennsylvania, and determined the demographic multipliers for a variety of dwelling types (detached, attached, multifamily, etc.), size (in number of bedrooms), and value. The demographic multiplier of 3.50 used in this analysis is for four bedroom single family detached dwellings with very high values. The number of persons is projected to total 224. The age breakdown of the residents of the proposed development is shown below:

Age	Per Unit	Total 64 Units
Total Persons	3.50	224
0-4	0.35	22
5-13	0.79	51
14-17	0.23	15
18-24	0.12	8
25-44	1.20	77
45-64	0.74	47
65-74	0.05	3
75 and over	0.02	1

The demographic multiplier for number of school age children (ages 5-18) per unit is also from the Rutgers CUPR, and is 1.02 per unit. The breakdown of school age children by grade is shown below:

Grade	Per Unit	Total 64 Units
Total School Age Children	1.02	65
K-2	0.31	20

Grade	Per Unit	Total 64 Units
3-6	0.34	22
7-9	0.21	13
10-12	0.16	10

Of the total 65 school age children, only 92.4 percent are projected to attend public schools (see the fiscal impact analysis, above, for the source of this figure). Therefore, only 60 DASD students are projected from the proposed development.

B. Description of Proposed Recreational Facilities

The proposed development site is 65.95 acres gross. Land within permanent rights-of-way, the Flood Hazard District, wetlands, and prohibitive slopes greater than 25 percent totals 6.87 acres, leaving the net tract area as 59.08 acres. The restricted open space on the site totals 31.15 acres (or approximately 47.2 percent of the gross tract area) and includes all areas not part of individual lots, streets, and lots proposed to be conveyed to the Municipal Authority for sanitary disposal. Of the 31.15 acres of open space, 23.36 acres are proposed usable open space. The active recreation land is proposed to be 2.28 acres. This area includes the area of the existing driveway on the property, to be repurposed into a community trail that will connect Road A with Road B through the open space, and a second trail 6 feet in width that runs along the western side of the property from the proposed cul-de-sac in the northern area of the tract between Lots 29 and 30 to the southern area of the tract behind Lots 63-64. In addition, 5 foot wide sidewalks are proposed for one side of the internal roads throughout the development. The combination of the sidewalks along Roads A and B and the proposed trails will create several pedestrian loops through the entire site.

A tot lot is proposed adjacent to Lot 43, in a central location in the proposed development. The tot lot is accessible from Road A as well as from Road B, which is a potential extension of Lauren Lane to the neighborhood to the west or for emergency access only. The tot lot is also accessible from the western trail through the property. The tot lot will include play equipment for the neighborhood children, along with benches for seating.

C. Ownership and Maintenance of Recreational Facilities

The proposed open space and internal trails will be owned and maintained privately, by the homeowners association of the proposed development. There will be no burden of maintenance or expense borne by Upper Uwchlan Township.

D. Description of Existing Municipal Recreational Facilities, and Impact of Proposed Development

According to the *Open Space, Recreation and Environmental Resources Plan for Upper Uwchlan Township*, adopted October 19, 2009, as well as the Upper Uwchlan Township Comprehensive Plan, adopted April 21, 2014, the Township's primary active recreation facility is Hickory Park, located on Park Road just south of the Turnpike. The park is 26.7 acres in size, with playing fields, tennis courts, basketball courts, play apparatus, paved and unpaved trails, covered picnic tables, bandstand, trash receptacles, restroom building, and parking area. The park is heavily used by organized sports and casual users throughout most of the year.

Uplands Farms is located on the west side of Pottstown Pike north of the Village of Eagle. The park is 46.9 acres in size, and has been proposed as a passive recreation facility with trails. This property also includes an historic farm house and barn, as well as lands for wastewater disposal. Larkins Field is located

at Graphite Mine Road and Byers Road. This park is 7.2 acres in size, and contains playing fields and paved trails. Fellowship Fields is located on Fellowship Road east of Pottstown Pike. This park is 17.0 acres in size, and includes playing fields, paved trails, and a picnic pavilion.

Though not a Township facility, Marsh Creek State Park is also located predominantly within the borders of Upper Uwchlan Township. It is 1,705 acres in size, of which 1,372 acres are in the Township. The park includes a 535 acre lake with boating and fishing, as well as a large swimming pool, picnic areas, and hiking and equestrian trails. While much of the park is for passive recreation and natural feature preservation, the swimming and boating satisfy active recreation needs. The State Park is in the southern part of the Township, along Park Road.

Section 162-54 of the Township Subdivision and Land Development Ordinance recommends a minimum of 2.0 acres of playground and neighborhood park acreage for the first 25-50 families in a subdivision, plus 1.0 acre for each additional 50 families or fraction thereof. Therefore, this provision recommends 3.0 acres of playground and neighborhood park acreage for the proposed Greenridge Road development. This area should be suitable for active recreation uses, have only limited environmental constraints, be interconnected with adjacent open space and recreation areas, and be permanently preserved for open space and recreation.

As noted above, the proposed development has 31.15 acres of restricted open space, 23.36 acres of usable open space, and 2.28 acres of active recreation land, with two internal trails along with internal sidewalks connecting to Greenridge Road. These open space areas constitute the neighborhood park for the proposed development, and should accommodate some of the recreation needs of the prospective residents. But because the on-site facilities do not include all recreation options (i.e., all court and field sports, etc.), the proposed development will likely result in a nominal increase in the use of the existing Township and State recreation facilities, particularly Hickory Park, Marsh Creek State Park, Larkins Field, Upland Farm and Fellowship Field.

E. Proposed Recreation Facilities to Compensate for any Anticipated Deficiencies in Township's Recreation Facilities

As noted above, proposed open space areas and recreation facilities should accommodate some of the recreation needs of the prospective residents. The remaining recreation needs of the prospective residents will be met by the existing Township and State facilities, particularly Hickory Park, Larkins Field, Fellowship Field, Upland Farm and Marsh Creek State Park. The residents of the proposed development will provide funding to operate and maintain the Township recreation facilities (and all other municipal functions) through the projected annual \$141,156 revenue from the real estate tax, earned income tax, real estate transfer tax, trash and recycling fee, cable TV and miscellaneous revenue, liquid fuels revenue, and interest income (see the fiscal impact analysis, above).

F. Accessibility of Proposed Facilities to General Township Residents

The proposed open space and trails will be privately owned and maintained, and will be available for the use of the residents and guests of the development.

G. Contributions from Developer to Compensate for Expected Impacts

Again, given the likelihood that the proposed open space and recreation facilities will accommodate some of the recreation needs of the prospective residents, the nominal increase in the use of existing Township and State facilities, and the significant annual revenue from the proposed development to cover recreation expenditures, no further contributions from the developer are proposed at this time.

	A	B	C	D	E	F	G	H	I	J
1	<u>ANALYSIS OF THE FISCAL IMPACT TO UPPER UWCHLAN TOWNSHIP</u>									
2	Of the Proposed Greenridge Development at Buildout							August 9, 2021		
3										
4	Proposed	Number of	Average Market Value	Market	Total	Persons	Number of	Annual Township	Expenditures	
5	Dwelling Type	Units	per Unit	Value	Assessment	per Unit	Persons	Expenditures	per Unit	
6	4 BR SFD	64	\$871,495	\$55,775,680	\$25,099,056	3.50	224	\$82,149	\$1,284	
7										
8		Annual Township Revenue								
9	Proposed	Real Estate	Earned Income	Real Estate	Trash &	Cable TV &	Liquid Fuels	Interest	Total	Revenue
10	Dwelling Type	Tax	Tax	Transfer Tax **	Recycling Fee	Misc. Revenue	Revenue	Earnings	Revenue	per Unit
11	4 BR SFD	\$25,952	\$62,650	\$13,944	\$20,160	\$11,111	\$6,883	\$456	\$141,156	\$2,206
12										
13	Proposed	Annual Net	Annual Net Township	Revenue >						
14	Dwelling Type	Township Revenue	Revenue per Unit	Expenditures						
15	4 BR SFD	\$59,008	\$922	71.8%						
16										
17	NOTES:									
18	2021-2022 STEB Common Level Ratio for Chester County			45.0%			2021 Estimated Township Population			11,634
19	2021 Total Township Operating Fund Expenditures - 4 Funds			\$8,187,049			2021 Township Real Estate Tax Millage			1.034
20	Minus Pass-Through, Dev. Rel. & Cap. Exp's and Interfund Transfers			\$2,560,457			Annual Housing Turnover Rate - SFD			5.0%
21	2021 Net Township Operating Fund Expenditures - 4 Funds			\$5,626,592			2021 Township Annual Trash & Recycling Fee			\$315
22	Existing Township Nonresidential Expenditures		24.2%	\$1,359,982			2021 Estimated Township Housing Units			3,654
23	2021 Township per Capita Operating Fund Expenditure			\$366.74			2021 Twp. Cable TV & Misc. Revenue per Unit			\$72.00
24	** Does not include the real estate transfer tax revenue of \$278,878 from the initial sales of the units over the buildout period.						2021 Liquid Fuels Revenue per Person			\$17.8193

	A	B	C	D	E	F	G	H	I	J	
27	ANALYSIS OF THE FISCAL IMPACT TO THE DOWNINGTOWN AREA SCHOOL DISTRICT										
28	Of the Proposed Greenridge Development at Buildout							August 9, 2021			
29											
30	Proposed	Number of	Average Market Value	Market	Total	School Age	DASD	Annual DASD	Expenditures		
31	Dwelling Type	Units	per Unit	Value	Assessment	Children per Unit	Students	Expenditures	per Unit		
32	4 BR SFD	64	\$871,495	\$55,775,680	\$25,099,056	1.02	60	\$1,065,244	\$16,644		
33											
34		Annual School District Revenue									
35	Proposed	Real Estate Tax	Earned Income	Real Estate	State & Federal	Earnings on	Total	Revenue			
36	Dwelling Type	(- Homestead Exemption)	Tax	Transfer Tax **	Revenue	Investments	Revenue	per Unit			
37	4 BR SFD	\$682,383	\$62,650	\$13,944	\$255,434	\$2,335	\$1,016,745	\$15,887			
38											
39	Proposed	Annual Net School	Annual Net School Dist.	Revenue >							
40	Dwelling Type	District Revenue	Revenue per Unit	Expenditures							
41	4 BR SFD	-\$48,499	-\$758	-4.6%							
42											
43	NOTES:										
44	2021-2022 STEB Common Level Ratio for Chester County			45.0%		2021-2022 DASD per Student Expenditure			\$17,667		
45	Pct. of Twp. School Age Children attending DASD Schools (2019 ACS)			92.4%		2021-2022 DASD Real Estate Tax Millage			27.7256		
46	2021-2022 DASD Total Expenditures			\$244,248,119		2021-2022 DASD Homestead Exemption per Unit			\$211		
47	Minus Pass-Through Funds, Budgetary Reserve			\$8,371,536		Annual Housing Turnover Rate - SFD			5.0%		
48	2021-2022 DASD Net Expenditures			\$235,876,583		2021-2022 DASD State & Federal Rev. per Student			\$4,236		
49	2021-2022 DASD Projected Student Enrollment			13,351		2021-2022 DASD Earnings on Investments			\$500,000		
50	** Does not include the real estate transfer tax revenue of \$278,878 from the initial sales of the units over the buildout period.										