

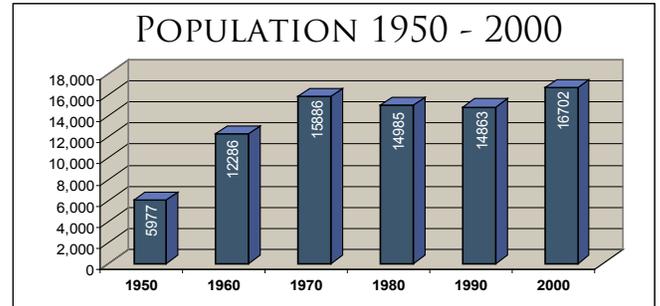
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GROWTH AREA FORECAST - 2015

Township Growth

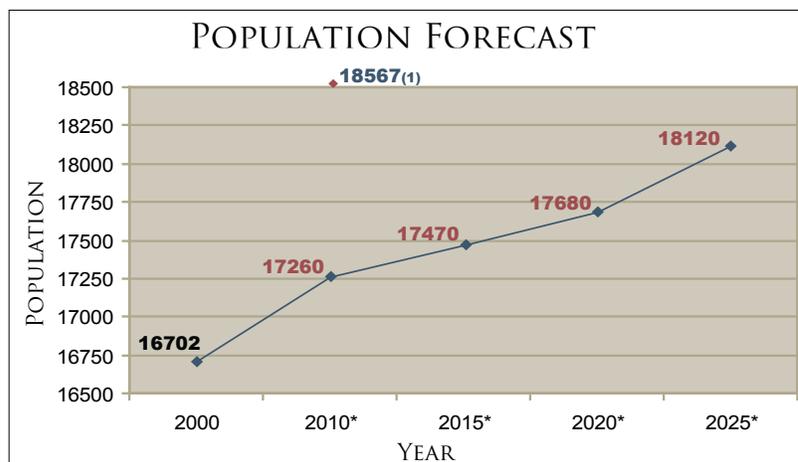
According to the Township's Comprehensive Plan, since 1950, the population has grown significantly, with notable fluctuations from decade to decade. From 1950 to 1960, for instance, the Township had a 105% increase in population and from 1960 to 1970, there was a 29% increase. However, from 1970 to 1980, the population decreased 6%, and from 1980 to 1990 it decreased again by less than 1%. Then from 1990 to 2000, the population increased 12%. In the 50 years between 1950 and 2000, the Township, growing by 10,725, nearly tripled in population.

The current development pattern in Whitemarsh Township shows a trend toward increases in residential and non-residential development, though, according to the Delaware Valley Regional Planning Commission (DVRPC), the rate of this development over the next 20 years will fluctuate. The average household size continues to decrease in the Township - a phenomenon common in surrounding communities, Montgomery County and the nation - but an increase



2003 Whitemarsh Township Comprehensive Plan

in housing units will bring about an overall increase in population. Between the years 2000 and 2030, the DVRPC estimates that there will be approximately 1,628 new residents in the Township. Using the 2.62 people-per-household number from 2000, which is the only number available, it is projected that, between the years 2000 and 2030, there will be 621 new housing units constructed within the Township, approximately 15% of the 4,011 total potential build-out units that could occur based on current zoning and permanently protected acreage. As shown in the Whitemarsh Land Use Assumptions Report (LUAR) summary on the following page, this number of units is already proposed within the Township. Therefore,



DVRPC Regional Data Bulletin No. 73 Revised March 2005,

(1) - Growth Estimate calculated on p. 71

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it is possible, and likely, that there will be additional growth over the next 30 years well above what was forecasted by the DVRPC.

Land Use Assumptions Report

In 2005, the Township updated its Act 209 Capital Improvements Plan which included the creation of a Land Use Assumptions Report. This report provides an in-depth analysis of future population growth based on the evaluation of recent and anticipated development within the Township.

Potential Residential Growth

In the LUAR, Table 3 lists recent subdivision and land development activity in the Township. These developments were detailed in either the Township's Act 537 Plan, Chapter 94 of the Municipal Wasteload Management Plan or the December 2004 and January 2005 Engineering Reports. These three sources documented 21 residential subdivisions totaling 692 housing units. A total of 290 of these units are age restricted and would thus be likely to have a lower people-per-household average than non-age restricted housing. However, since this people-per-household number is an average for the entire Township, it is

LUAR TABLE 3: WHITEMARSH TOWNSHIP RECENT SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

Residential Development	# of Residential Units	Unit Description	Source
Andorra Woods	14	Multi-family	Act 537
Columbus Square	2	Multi-family	Act 537
Helm Subdivision	2	Single-family	Act 537
Andorra Springs	5	Single-family	Act 537
Whitemarsh Mews	10	Multi-family	Act 537/Chapter 94
Andorra Glen Apartments/ Townhouses	110+10	Multi-family	Act 537
Czop Tract	6	Single-family	Act 537
Corson Tract	26	Single-family	Act 537
Barren Hill Estates	8	Single-family	Act 537
150 Barren Hill Road	1	Single-family	Act 537
720 Germantown Pike	4	Single-family	Act 537
Realen Militia Hill Subdivision	86	Single-family	Act 537
800 Hector Street	2	Single-family	Act 537
Whitemarsh Chase Subdivision	22	Single-family	Act 537/Chapter 94
Fort Hill Townhouses	90	Multi-family	Act 537
Butler Commons	N/A	Office	Act 537
Whitemarsh Commons	N/A	Office	Act 537
Fifteenth Avenue	1	Single-family	Engineer's Report
2067 Harts Lane	1	Single-family	Engineer's Report
4125 Presidential Drive	1	Single-family	Engineer's Report
333 Barren Hill Road	1	Single-family	Engineer's Report
Reserve at Whitemarsh	290	Age-restricted condos	Engineer's Report
Non-Residential Development	Non-Residential Sq. Ft.	Unit Description	Source
Miquon School	Unknown	Addition to existing building	Engineer's Report
Whitemarsh Corporate Center	Unknown	Concept plan for addition to existing building	Engineer's Report

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assumed that a reduction in one development type is likely to be counterbalanced by a higher than average number in other development types. Thus, when the 2.62 people per household is multiplied by the 692 proposed housing units, it is likely that these units will generate approximately 1,813 new residents.

In addition to the current subdivision and land development activity, the LUAR documented one proposed residential subdivision of 20 units. Multiplied by 2.62, this subdivision will likely add 52 new residents to the Township. These 52 residents, combined with the 1,813 residents from the recent subdivision and land development activity, totals 1,865 new residents - significantly more than that forecasted by the DVRPC for the next 30 years. Almost all of these residents are projected to be new to the Township and not transplanted from other neighborhoods. If some migration within the Township does occur, it is assumed that any vacated homes will be filled by people from outside of the Township.

"The more we strive to reach the political science future, the more likely we are to achieve the ecological disaster"

-Garrett De Bell

As shown in the table below, the LUAR analyzed the potential development capacity of the five golf courses in the Township: Green Valley, Sunnybrook, Philadelphia Cricket, Whitemarsh Valley and ACE. These golf courses provide the potential for development of approximately 934 acres of land (747 acres net, when 20% is deducted for infrastructure and roadways, a common deduction).

Potential Non-Residential Growth

The LUAR documented four recent non-residential subdivision and land development applications. Two of these applications were for new office buildings and two were for additions to existing office buildings.

The LUAR documented five other proposed applications totaling 548,455 square feet of new, mostly office or mixed-use, non-residential development.

Residential Build-out

Whitemarsh Township currently has a tremendous amount of undeveloped land. This land area has the

LONG TERM DEVELOPMENT POTENTIAL					
GOLF COURSES IN WHITEMARSH TOWNSHIP					
Zone	Gross Acres	Net Developable Acres	Golf Course	Units per Acre	Number of Lots
AA	151	121	Green Valley	1.5	175
AA	138	110	Sunnybrook	1.5	160
AA	73	58	Philadelphia Cricket	1.5	85
AA	35	28	Philadelphia Cricket	1.5	41
AA	147	118	Philadelphia Cricket	1.5	171
AA	63	50	Philadelphia Cricket	1.5	73
AAA	79	63	Whitemarsh Valley	1.0	63
AA/AAA/AAAA	248	198	ACE	1.0	198
Total	934	747			967

Whitemarsh Township Land Use Assumptions Report - 2005

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potential to generate approximately 50% more homes than currently exists within the Township. According to the U.S. Census, the Township had 6,372 housing units in the year 2000. To calculate the potential residential build-out, parcels both classified by the Montgomery County land use codes as County Residence, Undeveloped, Private Open Space or Agriculture, and zoned by the Township as A, AA, AAA, AAAA, B and C Residential Districts or EX, MHP, AD and APT-HR Zoning Districts were identified (See Map # 20 Buildout).

Using the Township zoning districts and County land use categories listed above, the Township has the potential for 4,011 additional residential housing units. Using the same 2.62 people-per-household average used for the Potential Residential Growth analysis, these 4,011 housing units could conceivably add 10,509 additional residents to the Township. This would be an increase in housing units and population of approximately 63% over the 2000 U.S. Census count.

Growth Summary

Trends over the past two to three years have shown significant increases in potential development, both residential and non-residential. The 2005 Land Use Assumptions Report also details significant potential increases.

This potential residential growth is predicted to be approximately 17% over the next 10 years. This is significantly higher than the rate of growth forecast by the DVRPC; however, given the local knowledge used to develop the LUAR, it is likely that this document provides a more accurate prediction of growth potential in the Township.

For non-residential development, the LUAR provides the most accurate analysis of potential future growth since it utilizes land development applications as the basis for the calculation. The LUAR documented five applications totaling 548,455 square feet of proposed new non-residential, office or mixed-use development.

While growth in the Township is expected to increase significantly over the next 10 years, it is only a fraction of the potential development that could take place if all available land was built out. However, it is important to remember that these growth predictions can be easily altered by changes in economic or other conditions.