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# Report of Residential Development and its Potential Impact on Future School Enrollment

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Prepared For:  
South Middleton School District  
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A Collaborative Report Prepared by Township and School District Staff



## **Table of Contents**

### **Executive Summary**

- 1. General Methodology**
  - 1.1 General Methodology**
  - 1.2 Dwelling Unit Types**
- 2. Historical Information**
  - 2.1 Past School Enrollment Data**
  - 2.2 Building Permits Issued by Dwelling Type**
  - 2.3 Population Data**
  - 2.4 Pennsylvania Economy League Study (2004)**
- 3. Residential Development Projects**
  - 3.1 Active Residential Projects and Projected Number of Housing Units**
  - 3.2 Potential Residential Projects**
- 4. Projected Student Enrollment**
  - 4.1 PA Department of Education Projected Enrollment**
  - 4.2 Student Generation Rates**
  - 4.3 Projected Students from new Residential Development**
  - 4.4 Discussion**

**Appendix A – Active Development Yearly Assumptions**

**Appendix B – Map of Residential Development Projects**

# **1. Methodology**

## **1.1 General Methodology**

Projecting future enrollment is inherently an inexact science. There are events and trends that simply can't be anticipated, which may have significant impact on future enrollment. The 2008 subprime mortgage crisis and subsequent impact to the economy would not have been anticipated in earlier projections. COVID-19 will have an impact on how people want to live and work for years to come, and the long-term effects on birth rates are unknown, all of which could not have been reasonably assumed in earlier projections.

However, projections should be made for long term planning purposes. They can be made based upon sound assumptions and logical approaches. As such, this report attempts to do just that, while at the same time recognizing the inherent imprecision of such projections.

The first step in the report's methodology was to examine available historic data. By looking back, it can be seen what has occurred in the past and use that to make reasonable assumptions based upon what is anticipated to occur. The data that was examined in this regard was previous school enrollment numbers, the number of building permits the Township has issued for each various types of housing units, historic population data for the Township, and a previous report from the Pennsylvania Economy League about population data and its impact to school enrollment.

The initial enrollment projection is provided by the PA Department of Education.

The next step was to examine active and potential development projects, and determine how many of each housing units by type are anticipated to be built.

Once that determination is complete, the number of students that will be created by those developments can be projected.

And, then a discussion on how that, and other factors, may impact enrollment.

## **1.2 Dwelling Unit Types**

For the purposes of this study, new housing units are categorized as follows:

- **Single Family Detached (SFD)** – Units are stand-alone dwellings on their own lot intended to house one family.
- **Single Family Attached (SFA)** – Units that share common side walls, on one or both sides of the dwelling (e.g. – townhomes and duplexes). Can also be referred as Semi-detached. Depending on the type of ownership (fee simple vs. condominium), they may or may not be on a separate lot.

- **Multifamily (MF)** – Buildings with multiple dwelling units that share common walls or are stacked on top of each and house several families in separate housing units.

## 2. Historical Information

### 2.1 Past School Enrollment Data

Table 1: Past School Enrollment														
School Year	K	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	6 <sup>th</sup>	7 <sup>th</sup>	8 <sup>th</sup>	9 <sup>th</sup>	10 <sup>th</sup>	11 <sup>th</sup>	12 <sup>th</sup>	Total
1975-1976	159	151	146	116	161	127	178	180	191	176	155	134	217	2091
1976-1977	131	165	146	135	115	170	131	207	180	189	165	149	198	2081
1977-1978	147	130	163	127	130	108	161	133	188	156	152	149	215	1959
1978-1979	116	147	133	147	130	125	100	168	127	188	122	136	211	1850
1979-1980	118	126	136	133	140	135	131	108	149	139	149	122	215	1801
1980-1981	131	119	107	133	132	129	135	145	104	145	123	147	186	1736
1981-1982	114	142	113	99	132	132	138	143	133	102	130	117	207	1702
1982-1983	101	135	125	111	102	130	138	152	129	139	88	115	163	1628
1983-1984	103	120	137	120	110	109	133	145	145	123	104	85	177	1611
1984-1985	104	123	102	127	117	112	122	158	135	142	96	95	148	1581
1985-1986	128	127	118	116	131	121	123	153	134	142	130	95	161	1679
1986-1987	125	130	126	108	105	136	124	130	133	137	137	126	122	1639
1987-1988	123	143	129	119	109	111	138	137	121	136	152	141	120	1679
1988-1989	115	137	142	126	117	121	102	150	124	123	133	154	137	1681
1989-1990	118	139	142	134	132	130	125	106	140	131	119	133	145	1694
1990-1991	152	125	140	142	140	131	135	119	114	151	128	118	128	1723
1991-1992	138	162	133	139	141	145	139	139	125	117	152	125	118	1773
1992-1993	118	159	160	133	146	146	151	137	154	128	116	152	116	1816
1993-1994	149	138	156	167	137	150	147	162	139	158	120	119	145	1887
1994-1995	139	160	149	175	175	152	150	154	165	142	153	128	116	1958
1995-1996	141	153	172	158	176	184	151	159	159	167	146	141	125	2032
1996-1997	127	149	149	174	151	180	181	155	167	162	166	135	153	2049
1997-1998	151	142	151	154	176	161	186	190	165	161	163	168	139	2107
1998-1999	127	169	142	150	151	175	159	182	187	175	151	157	169	2094

1999-2000	134	147	171	155	161	160	185	161	182	194	173	146	154	2123
2000-2001	150	147	151	168	158	158	156	182	157	183	198	171	149	2128
2001-2002	123	167	151	153	163	162	175	171	187	168	187	192	163	2163
2002-2003	137	137	167	152	160	160	175	179	167	194	178	178	188	2172
2003-2004	146	149	142	164	147	162	169	171	172	179	191	164	184	2140
2004-2005	144	158	156	153	180	149	169	176	173	190	176	189	173	2186
2005-2006	154	158	157	147	163	184	166	187	189	190	194	179	195	2263
2006-2007	164	142	161	159	15	152	187	172	188	210	191	196	182	2257
2007-2008	144	164	142	163	162	158	156	191	164	201	198	181	205	2227
2008-2009	152	170	149	141	171	161	164	160	183	187	192	184	188	2202
2009-2010	150	142	155	170	155	172	161	171	158	202	176	186	199	2197
2010-2011	168	152	145	162	173	162	178	169	169	180	185	172	194	2209
2011-2012	163	181	146	153	154	175	162	160	163	177	161	181	179	2155
2012-2013	139	173	177	144	155	154	181	180	162	175	160	155	178	2133
2013-2014	179	151	173	182	14	163	161	177	169	168	177	165	155	2162
2014-2015	120	180	149	176	177	148	164	163	179	174	159	175	165	2129
2015-2016	139	120	188	146	176	176	155	165	158	190	164	162	166	2105
2016-2017	160	140	126	193	155	179	178	153	166	169	184	170	157	2130
2017-2018	145	167	150	132	198	165	189	174	152	167	168	175	160	2142
2018-2019	136	156	170	144	142	189	160	201	168	153	167	160	176	2122
2019-2020	136	141	154	180	151	148	191	164	199	178	147	167	160	2116
2020-2021	124	137	150	145	168	152	144	187	156	191	179	147	168	2048

## 2.2 Building Permits issued by Dwelling Type

The Township provides annual updates to Cumberland County summarizing permit activity for the previous year. The chart below includes the number of permits issued for the housing types examined as part of this analysis.

Table 2: Township Issued Building Permits			
Year	Single-Family Detached Units	Single Family Attached Units	Multifamily Units
1990	80	177	0
1991	74	59	0
1992	88	31	0
1993	86	45	0
1994	103	50	0
1995	68	54	9
1996	68	37	15
1997	84	21	8
1998	82	4	8
1999	93	16	4
2000	85	0	40
2001	88	8	0
2002	103	15	0
2003	118	37	0
2004	82	17	0
2005	98	21	0
2006	80	34	0
2007	62	50	0
2008	38	28	0
2009	40	19	0
2010	39	10	0
2011	40	0	0
2012	35	0	0
2013	56	6	0
2014	50	4	0
2015	47	8	96
2016	23	0	86
2017	41	6	64
2018	64	8	82
2019	52	3	0
2020	82	4	0

## 2.3 Population Data

The Township, in its 2007 Comprehensive Plan, projected population increase from 2000 through 2020. A detailed explanation of the methodology is provided there, so there is no need to repeat it here. The projections were completed prior to the 2010 Census as follows:

Table 3: Population Projections				
Method Used	2004	2005	2010	2020
Tri-County Regional Planning Commission	-----	14,871	15,769	17,300
US Census	13,721	-----	-----	-----
South Middleton – Arithmetic	-----	13,879	14,818	16,697
South Middleton – Exponential	-----	14,426	16,085	19,995
South Middleton – Shared Ratio of County Population	-----	14,956	15,139	16,324

The actual 2010 Census population was 14,633. So, it would appear that South Middleton calculation based on the Arithmetic increase most closely predicted the actual population. If that trend continues, the 2020 population would be slightly less than 17,000, and this assumption can be verified by the 2020 Census once it is released.

An examination of previous Census population data indicates that the Township's population is skewing lower in the 18-24 and 25-44 age groups, while skewing slightly higher in both the 45-64 and 65+ age groups (as compared to state and national population percentages). Both of these trends have been progressing since 1980, and demonstrate a decrease in the population with the highest fertility rates.

Table 4: Age Characteristics						
Age Group	1980	1990	2000	2010	PA Data (2010)	US Data (2010)
Under 5 years	600 (7%)	635 (6%)	703 (5%)	736 (5%)	6%	7%
5-17	1,889 (21%)	1,848 (18%)	2,377 (18%)	2,501 (17%)	16%	17%
18-24	1,006 (11%)	822 (8%)	724 (6%)	<b>769 (5%)</b>	<b>10%</b>	<b>10%</b>
25-44	2,613 (29%)	3,338 (32%)	3,543 (27%)	<b>3,130 (21%)</b>	<b>25%</b>	<b>27%</b>
45-64	1,993 (22%)	2,341 (23%)	3,392 (26%)	<b>4,548 (31%)</b>	<b>28%</b>	<b>26%</b>
65+	830 (9%)	1,356 (13%)	2,200 (17%)	<b>2,979 (20%)</b>	<b>15%</b>	<b>13%</b>
Total Population	8,941	10,340	12,939	14,633	-----	-----
Percent Change	39%	16%	25%	13%	-----	-----

\*Some percentages may not equal 100% due to rounding

The building permit data indicates that the predominant development type over the past 20 years has been single-family detached dwellings. Because the percentage of the population that can afford a typical home today has been shrinking as the average home size increases - the Township has captured a migration of older, more affluent residents.

## 2.4 Pennsylvania Economy League Study (2004)

In 2004, the South Middleton Township School District commissioned the Pennsylvania Economy League to conduct a study of future growth patterns for the purpose of projecting public school enrollments in South Middleton Township. Their conclusions were that “public school enrollments over the next ten years will be dependent more on recent and future births, migration patterns, the age composition of the child population, and the role of nonpublic education than on the overall population pattern. If recent experience serves as a valid guide, the trends in public school enrollments will not necessarily directly mirror the pace of population growth.”

A summary of some of their findings indicates the following:



#### Births per 1,000 Population

Births averaged 14.1 during the 1970s, decreasing, in the 1980s to 12.2, and in the 1990s, to 10.9 per 1,000 Population. During the years 2000-2002, the number of births continued to decrease to 9.3. The highest number of births (17.0), occurred in 1971, with the lowest number (8.6), occurring in 2001.

#### Births per 1,000 Housing Units

In the 1970s, births per 1,000 housing units averaged 42.7, decreasing to 33.2 in the 1980s, and to 27.6 in the 1990s. In the first three years of the present decade, births averaged 22.2. The highest number (53.6) occurred in 1971, and the lowest (20.1) in 2001.

#### Number of Public School Children per Housing Unit

In 1970-71, there were 0.857 public school children per housing unit. Between 1980-81 (0.527) and 1990-91(0.435), the number decreased to slightly more than half of the 1970-71 figure. For 2000-01 the number continued to decrease to 0.403, and in 2003-2004 the decrease continued to 0.366.

Both births per 1,000 population and births per housing unit declined in the 30+ year analysis period. The number of housing units permitted increased from 35.4% in the decade 1970-1980, while the number of public school children decreased by 16.8%. By 1990-91, there was a 24.3% increase in the number of housing units, and an increase in the enrollments of 2.6%, resulting in a decreased ratio of children/housing unit of slightly more than one-half of the 1970-71 figure. Children per housing unit for the 2003-04 school year decreased to 0.366. These decreases were reflected in all 4 grade groupings – K-3, 4-5, 6-8 and 9-12. Although the number of housing units continues to increase, the ratio of public school children per housing unit has decreased from 1970 through 2003-04.

### 3. Residential Development Projects

#### 3.1 Active Residential Projects and Projected Number of Housing Units

To simplify matters somewhat, projects with less than 10 proposed dwelling units were not included in the analysis. Only a handful of those projects exist, and won't have a significant impact on the projected number of units.

The following are active residential projects within the Township:

Table 5: Active Residential Projects											
Project	Unit Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
The Villas Sections 1 & 2	SFD	0	0	0	0	0	0	0	0	0	0
Netherby Phase 4A & 4B	SFD	8	8								
Westgate Phases 5-7	SFD	3	3	3	3	3	3	3	2		
Westgate Phase 8	SFA							4	4	4	
Forgedale Crossing Sections 10-13	SFD	12	11	10	11	10	7	7	6	6	6
Sable Chase	SFA		4	5							
Parkview at Boiling Springs	SFD	4	4	4	4	1					
Morgan's Crossing Phases 2-5	SFD	24	22	16	16						
Morgan's Crossing Townshomes	SFA										
Jefferson Court II	SFD	2	6	6	6	6					
Westmooreland Townhomes	SFA	6	18	12	16	12	12	12	10		
Westmooreland SFD	SFD			1					1		
Laurel Forge	SFD	8	10	9	8	8					
Georgetowne	SFD	24	15	22	18	13	16	21	16	19	14
Cambria Place Apartments	MF		72	108	132	24					
Cambria Place Townhomes	SFA		18	18	16	8					
Zenith Apartments (Smith Farm)	MF		36	36	36	36	36	36	34		
Smith Farm Townhomes	SFA			24	20	20	20				
<b>TOTAL SINGLE FAMILY DETACHED</b>	<b>SFD</b>	<b>85</b>	<b>79</b>	<b>71</b>	<b>66</b>	<b>41</b>	<b>26</b>	<b>31</b>	<b>24</b>	<b>25</b>	<b>20</b>
<b>TOTAL SINGLE FAMILY ATTACHED</b>	<b>SFA</b>	<b>6</b>	<b>40</b>	<b>59</b>	<b>52</b>	<b>40</b>	<b>32</b>	<b>16</b>	<b>14</b>	<b>4</b>	<b>0</b>
<b>TOTAL MULTI-FAMILY</b>	<b>MF</b>	<b>0</b>	<b>108</b>	<b>144</b>	<b>168</b>	<b>60</b>	<b>36</b>	<b>36</b>	<b>34</b>	<b>0</b>	<b>0</b>

### 3.2 Potential Residential Projects

These are projects that development has not been initiated and are still in the planning stages.

**Heritage Developers** – This project is located between Trindle and York Road, just east of Fairview Street. A connector road is currently being constructed to serve as access to this area. In addition to the commercially and industrially zoned land, there is a large tract that is zoned high-density residential. The exact type of housing that will be built has not been determined. But, for traffic generation purposes, the developer used 130 Single Family Detached units, 215 Single Family Attached units, and 192 Multi-Family units.

**Walnut Bottom Grove** - This project is on south side of Walnut Bottom Road across from the old Sprint Building (Cambria Place project). This will be mostly residential with a mixture of housing types, predominantly Single Family Detached units. The potential number of units is approximately 300-500.

**Orchards of Marsh Run (Church of God)** – The Orchards at Marsh Run was a proposed Life Care Community proposed on the properties that surround St. Patrick's School on Marsh Drive. The project proposed a Life Care Community which offers a continuum of care from Independent Living, Assisted Living, to Full Nursing Care. Obviously, if developed in this manor, the impact to enrollment will be negligible. However, the site is being considered for re-zoning to High Density Residential in the Township's Comprehensive Plan update process.

**Limestone Creek** - This project is on South Spring Garden Street, just north of Union Quarries. A Preliminary Plan and Phase 1 Final Plan was approved for this project that called for 124 Single Family Detached units plus 56 Single Family Attached units. However, the developer has withdrawn the plans and the Township has received inquiries about using the property for a non-residential use.

There are several other tracts of land that are zoned residentially, but the potential for development in the near future is low. Those include:

- **Edris Property** – This property is located on West Pine Street, west of Mount Holly Springs. This is an 86-acre lot divided by the railroad, and a stream. In 2004, a sketch plan was submitted showing 66 lots. However, the developer did not follow through because there were issues with the stream crossing(s).
- **Otto Property** – This 86-acre parcel between Sandbank Road and West Pine Street, west of Mount Holly Springs, is zoned Low Density Residential.
- **Diehl Property (Ridge Road)** - In 2007, Traditions of America had proposed an age-restricted community on this 77-acre parcel containing 154 single-family detached

dwellings, 36 duplexes (single-family semi-detached dwellings) and 54 townhouse units (single-family attached dwellings). Those plans were abandoned and nothing has been proposed since.

- **Myers Farm** - This 101-acre parcel on the west side of Forge Road, just north of Hope Drive, is zoned Moderate Density Residential.
- **Carothers Farm** - This 121-acre parcel both sides of Forge Road, just south of Lindsey Road, is a mixture of Moderate and High Density Residential, as well as Commercial.

In addition, **Wheatstone** is located on Springville Road, just east of The Oaks. A plan was previously approved for 180 Single Family Detached units. However, the developer received approvals on several zoning variances to develop the property as an age-restricted community, abandoning their plans for the Single Family Detached units. Therefore, this project was not considered within the enrollment projections.

## **4. Projected Student Enrollment**

### **4.1 PA Department of Education Projected Enrollment**

The Pennsylvania Department of Education projects enrollment future enrollment numbers for each school district in the Commonwealth. The projection model is a combination of a Grade Progression Model and a modified Enrollment Rate model.

The class sizes of those entering kindergarten and 1<sup>st</sup> grade are based upon birth rates provided by the PA Department of Health for the previous five and six years earlier. Subsequent years are based upon the projection model which assumes that external factors (such as increased population and housing) that influenced grade progression in the past will continue to do so in the future, and is based upon the previous five years of enrollment data.

The highlighted blocks follow the class of 2030 from kindergarten through 12<sup>th</sup> grade, and represents an average increase of 1.7% a year.

**Table 6: PA Department of Education Projected Enrollment by Grade**

School Year	K	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	6 <sup>th</sup>	7 <sup>th</sup>	8 <sup>th</sup>	9 <sup>th</sup>	10 <sup>th</sup>	11 <sup>th</sup>	12 <sup>th</sup>
2015 – 2016*	140	119	188	146	175	178	152	166	161	189	164	164	171
2016 – 2017*	160	141	126	194	157	178	178	154	166	172	184	167	161
2017 – 2018*	144	168	155	130	195	162	189	172	149	163	161	176	158
2018 – 2019*	135	156	170	144	142	189	161	199	171	152	168	163	178
2019 – 2020*	137	146	157	180	151	149	191	163	201	177	148	168	158
2020 - 2021	141	178	152	163	190	154	151	193	162	206	173	148	164
2021 - 2022	176	159	186	158	172	193	157	153	192	166	202	172	145
2022 - 2023	151	199	166	194	167	175	196	159	152	197	162	201	168
2023 - 2024	151	171	208	173	205	170	178	198	158	156	193	161	196
2024 - 2025	148	171	179	216	183	208	173	180	197	162	153	192	157
2025 - 2026	145	168	179	186	228	186	211	175	179	202	159	153	188
2026 - 2027	142	164	175	186	196	232	189	213	174	184	198	158	150
2027 - 2028	139	161	171	182	196	199	236	191	211	179	180	197	154
2028 - 2029	136	157	168	178	192	199	202	239	190	217	175	179	192
2029 - 2030	133	154	164	175	188	195	202	204	237	195	212	174	175

\*Actual Enrollments Reported to the Department of Education during October 1 Enrollment Collection

The model used by the Department of Education has certain limitations and external factors such as the opening or closing of a non-public school, a significant increase or decrease in new home building, or a shift in migration patterns are not included in the model.

## 4.2 Student Generation Rates

There is not a significant amount of research into calculating enrollment rates by housing type. The latest study by the American Society of Planning Officials (now the American Planning Association) was conducted in 1966 (Information Report No. 210). Student generation rates by housing type vary widely from source to source.

In order to provide more real world numbers, further study of “development” level student generation rates for specific housing types should be considered. For instance, with the development of the Summerbridge Apartment complex on Eastgate Drive, actual student generation rates could be ascertained for enrollment based the rates coming from that apartment complex. These rates could then be applied to the proposed Cambria Place and Zenith Apartment projects proposed. More specific enrollment rates could also be ascertained based upon lot size, which correlates to housing price, and applied to the proposed developments of similar lot sizes. This would be especially relevant to several townhome

developments throughout the Township (e.g. – Summerfield, Greenfields) that have significant populations of older residents although not specifically age-restricted housing. But, because they are smaller units (2 bedrooms or less) with no basement, the houses are attractive to older residents looking to downsize.

In lieu of those development specific rates, generation rates were developed based upon an examination of other studies from school districts in the area, noting that these are greater than the rates discussed in the 2004 Economy League Study:

<b>Table 7: Student Generation Rates by Unit Type &amp; School Level</b>			
School Level	SFD Units	SFA Units	MF Units
Elementary	0.30	0.20	0.15
Middle School	0.05	0.05	0.05
High School	0.15	0.10	0.10
<b>TOTAL</b>	<b>0.50</b>	<b>0.35</b>	<b>0.30</b>

#### 4.3 Projected Students from New Residential Development

Based upon the number of proposed units and the above generation rates, the following tables provide the number of students generated by proposed development.

<b>Table 8: Number of Students from Proposed Development per Year</b>										
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elementary	27	48	55	55	29	20	18	15	8	6
Middle School	5	11	14	14	7	5	4	4	1	1
High School	13	27	31	32	16	11	10	8	4	3

To account for those students that move up to the next school level, or graduate, a “rolling” total is provided below. For the elementary school, the previous five years is totaled, for middle school the previous 3 years, and for the high school, the previous 4.

Table 9: Rolling Totals for Each School										
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elementary	27	75	129	185	187	159	122	82	61	47
Middle School	5	16	30	44	46	40	30	20	14	10
High School	13	40	71	103	106	90	69	45	33	25

#### 4.4 Discussion

The historic enrollment numbers, historic building permit information, population data, and the information from the 2004 Economy League study should be used to provide some context to these numbers. It would be incorrect to simply take these additional enrollment numbers and add them to current numbers to determine future enrollment at each school level.

Over the past decade, the Township issued permits for 529 Single Family Detached units, 49 Single Family Attached units, and 328 Multi-Family units. Had that methodology been used 10 years ago, an increased enrollment of an additional 391 students would have been projected. That did not occur. Enrollment throughout that period was essentially constant.

Figure 1 below illustrates how total enrollment has remained steady since the turn of the century while the number of building permits varied from year to year. The vertical scale of the graph is varied for comparison purposes.

So, it would seem that there is a “baseline” amount of new residential units that balances out the aging demographic, declining birth rate, and decreased number of children coming from each house. Over the last decade, the number of single family homes being built was affected by the 2008 subprime mortgage crisis. Prior to that, the Township was issuing about 80-100 permits for Single Family Detached units. In the past decade, that number was in the 40-60 range. During that time, enrollment remained relatively constant.

However, demand has risen in the last few years, and the number of permits being issued is returning to those higher numbers. If that trend continues, that will result in an increase in enrollment similar to the increase seen throughout the 1990’s. Low interest rates continue to fuel new home construction and demand for homes. However, material costs continue to increase, increasing the cost of housing. It is difficult to predict the continued housing demand.

Another new “unknown” in the Township is going to be a significant increase in the amount of apartments. From 2015-2018, the Summerbridge apartments were constructed, adding 298 apartments in the Township. However, there did not seem to be a significant increase in enrollment (yet) from the development of that project. There are two major apartment complexes proposed in the Township (Cambria Place and Zenith Apartments) within the next few years. The effect from these projects should be monitored closely.

The projected enrollment numbers also begin to decline in the later years of the analysis because the number of new housing units are based solely on the “active” projects that will be built out by that time. Some of the “potential” projects will be developed during that time, which will increase the number of housing units built; and thus, students, in the later years of the study period.

In addition, the effect of the declining birth rate due to COVID is unknown. The U.S. birth rate just hit its lowest point since 1979. Will this trend continue? Will there be a “baby boom” as a result of COVID? This will need to be monitored closely to determine its impact on enrollment.

In summary, because of the number of housing units proposed, the enrollment has the potential to increase significantly over the next decade. But, it is dependent on many factors.

The School District and Township should continue to share information, especially in regards to number of building permits being issued each year. In addition, the School District should consider examining development specific enrollment rates to better understand and project enrollment from different housing types and unit costs.

Should the current building trend continue, and the apartment complexes add a significant number of students, enrollment will increase. Should the economy, birth rate, and housing market slow, enrollments will tend to be “balanced” as they were during the previous decade.



Figure 1: Building Permits vs. Enrollment vs. U.S. Birth Rate



# APPENDIX A

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## Active Development Yearly Assumptions

Note there is no difference between the meaning of “Section” versus “Phase”, this is simply the name each developer has decided to use on their plan.

**The Villas – Section 1 and 2 –** The Villas is located on the west side of Forge Road across from Mayapple Village. Section 1 is almost fully built out. Fine Line Homes, the developer of the project, has let the NDPES permit (DEP permit regarding water quality) expire and has not initiated any permitting activity for quite some time. The reason is not known why they haven’t utilized the remaining development, but it is not anticipated that they will anytime soon.

**Netherby Phases 4A & 4B –** This subdivision is on the east side of Forge Road, just north of Lindsey Road. There are only two lots left in Phase 4A, and the last Phase 4B was recently approved by the and includes 14 lots. It is assumed that the 16 lots will be built upon in the next two years. The entire subdivision contained 110 lots.

**Westgate Phases 5-7 –** This subdivision is west of Mount Holly Springs on West Pine Street. There are 23 Single Family Detached Units remaining in Phases 5-7. Development of this subdivision has been slow, so it is projected that 3 lots per year will be built upon.

**Westgate Phases 8 –** This Phase of the Westgate Subdivision includes 35 Single Family Attached units. The boundary between Mount Holly Springs and South Middleton Township splits the parcel, so only 12 of the 35 units are located in South Middleton Township. The plan includes extending Westgate Drive into the Borough, connecting with Walnut Street. Associated with that are some right-of-way issues that have delayed the project, even though the developer received conditional use approval in 2009 (which has since expired). It was assumed that the units would be built in years 7, 8, & 9 of this study.

**Forgedale Crossing Sections 10-13 –** This subdivision is on the west side of Forge Road, just north of Lindsey Road. The first 9 phases have been completed. The last phase was approved in 2013, but the Township has recently approved Phase 10A, consisting of 23 Single Family Detached units. According to the phasing schedule, they will be submitting the next phases of the plan as follows:

- Section 10B – 21 lots – October 2021
- Section 11 – 17 lots – October 2023
- Section 12 – 13 lots – October 2025
- Section 13 – 12 lots – October 2027

For this study, it was assumed each phase will be approved the following year, and then constructed in the two years following approval. There are 86 lots remaining from the proposed 188 lots in Sections 5-13.

**Sable Chase** – This subdivision consists of the townhomes (Single Family Attached dwellings) being built behind the former Rillo’s restaurant on Pine Street. There is a 4-unit and 5-unit buildings that remain out the original 58 units. It was assumed they would be built in 2022 and 2023.

**Parkview at Boiling Springs** – This subdivision consists of Single Family Detached units just north of Spring Meadows Park on West First Street (Rt. 174). Aside from a few scattered lots in Phases 1 & 2, essentially all that remains is Phase 3. There are 17 lots remaining that have not been built upon throughout the entire development out of the 109 proposed. For this study, it was assumed they would be developed at a rate of 4 per year.

**Morgan’s Crossing Phase 2-5** - This subdivision is on the west side of Petersburg Road, just south of the Carlisle Evangelical Free Church. The first 5 consist of Single Family Detached units. Phase 1 has been completed, and the Township has recently approved Phase 2, consisting of 24 Single Family Detached units. According to the phasing schedule, they will be submitting the next phases of the plan as follows:

- Phase 3 – 22 lots – March 2025
- Phase 4 – 16 lots – March 2027
- Phase 5 – 16 lots – March 2029

Given the pace at which the current phases are being completed and current demand for housing, it was assumed that the following phases will be submitted earlier than indicated and that each phase will be constructed over the next 4 years.

**Morgan’s Crossing Townhomes** – The developer proposed 151 townhomes as part of the project, but this portion was removed since there were issues with sewer flow through the Municipal Authority’s pump station.

**Jefferson Court II** – This subdivision is on Petersburg Road, south of Morgan’s Crossing. There are two phases for a total of 26 lots. For the projection, it was assumed that two lots would be started in 2021, and then the remaining 24 lots would take four years to complete.

**Westmooreland** – This is a development that consists of 98 townhomes (Single Family Attached) and 2 Single Family Detached units. The project is located south of the intersection of Allen Road and Walnut Bottom Road. There are PennDOT permitting issues and agreements with adjacent property owners delaying the project, but it is anticipated that the project will proceed in 2021 with Phase 1 (36 SFA, 1 SFD). Phase 2 consists of 40 SFA, and Phase 3 is 22 SFA and 1 SFD. For the purposes of this study, it was assumed each Phases 1 & 2 would take three years to complete, and then Phase 3 would take two years.

**Laurel Forge** – This subdivision is on Lindsey Road, west of Forge Road. It consists of 43 lots. The first Phase was recently approved by the Township. For the projection, it was assumed the

first phase would take three years to complete, followed by the second phase completed in two years.

**Georgetowne** – This plan is currently under consideration for approval, and consists of 196 lots being constructed according to the following phasing schedule:

- Phase 1 – 24 lots – 2021
- Phase 2 – 15 lots – 2022
- Phase 3 – 22 lots – 2023
- Phase 4 – 18 lots – 2024
- Phase 5 – 13 lots – 2025
- Phase 6 – 16 lots – 2026
- Phase 7 – 21 lots – 2027
- Phase 8 – 16 lots – 2028
- Phase 9 – 19 lots – 2029
- Phase 10 – 14 lots – 2030
- Phase 11 – 18 lots – 2031

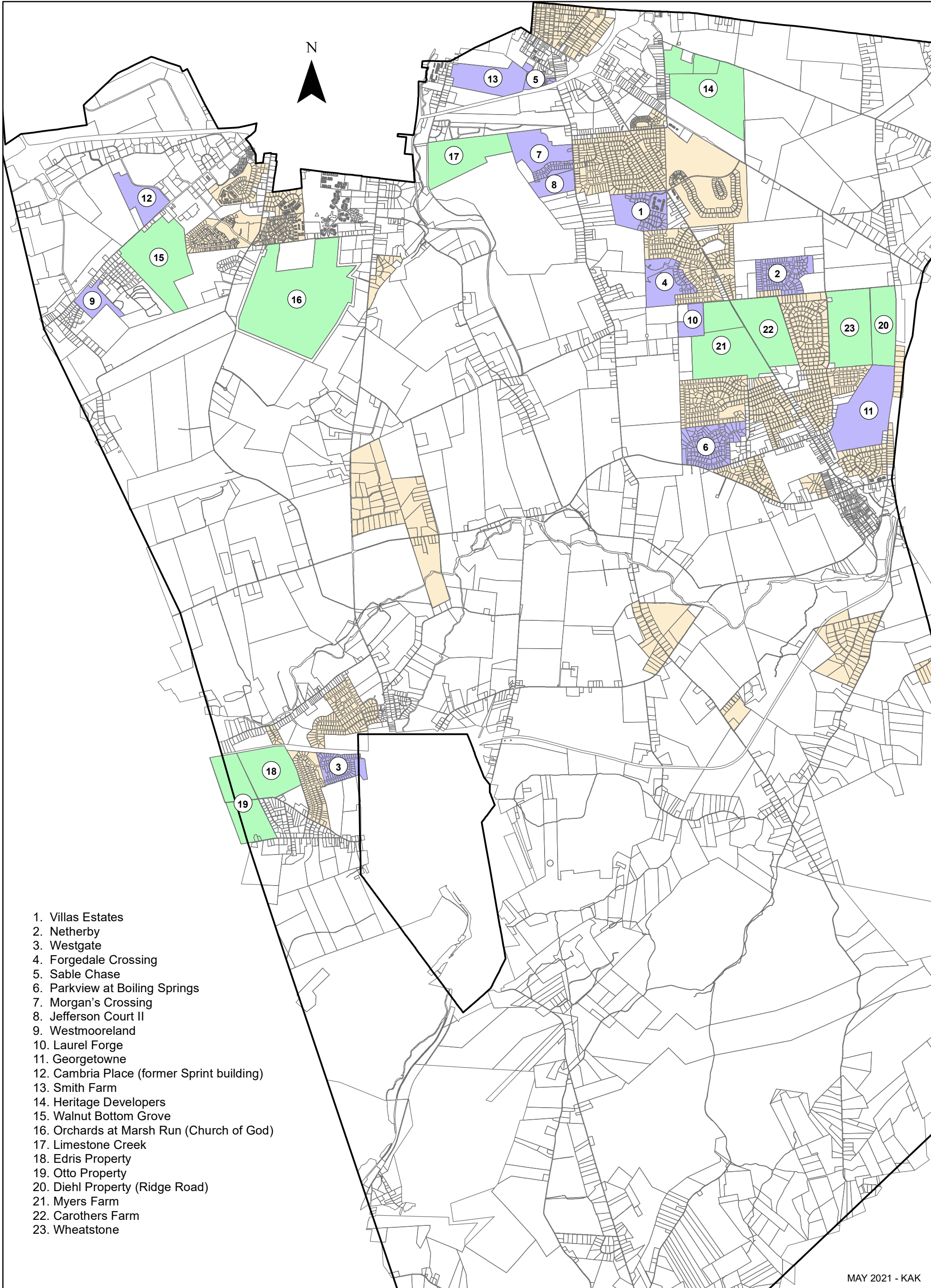
**Cambria Place** – Cambria Place consists of 60 3-Story Townhomes and 336 Apartments in 7 different buildings. Subdivision and Land Development plans have been submitted and are in the approval process, with ground-breaking anticipated in July 2021. The rest of the property is proposed for commercial uses.

**Zenith Apartments (Smith Farm)** – This project involves 250 apartment units (Multi-Family) located in 22 buildings. The project is located along South Spring Garden Street, just north of I-81 and south of the Giant Food Store and recently constructed Carlisle United Methodist Church. It is anticipated that the project will begin construction in 2022 and three buildings a year will be built.

**Smith Farm Townhomes** – The remainder of the Smith Farm contains 50 one-bedroom townhomes, 51 units in a nursing home, 84 single family townhomes (4 buildings of six, and 12 buildings of 5). The one-bedroom housing units are to be transitional care units and not impact student enrollment. It was assumed the remaining townhomes would begin construction in 2023 and proceed with about a quarter of them being built in the subsequent years.

# APPENDIX B

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MAY 2021 - KAK



# South Middleton Township Residential Development Projects

## Legend

Status	
	Active
	Existing
	Potential