



Cumberland County Planning Department

2017 Growth Trends Report

Cumberland County Planning Commission
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GROWTH TRENDS DATA

The Cumberland County Planning Department (CCPD) tracks growth in the county through final subdivision and land developments plans and an annual building permit survey. The data included in this report reflects the accuracy and quality of the documents provided to the CCPD for inclusion in this report.

All subdivision and land development plans in Cumberland County are submitted to the CCPD for review. The final plan submissions are used to monitor proposed new dwellings and businesses.

Final plan submission data includes:

- Proposed new dwellings
- Proposed new businesses
- Proposed acreage developed
- Proposed acreage of open space preserved

The CCPD conducts an annual building permit survey that provides a count of new dwellings and businesses that have been approved and are ready for construction.

Building permit data includes:

- New dwellings
- New commercial / industrial establishments
- Improvements to commercial / industrial establishments
- New public / semi-public uses
- Improvements to public / semi-public uses

PLAN SUBMISSIONS

Final Plan Submissions – 2017

Upper Allen Township has had the highest number of proposed dwelling units for the last 2 years. It has been in the top 3 for most of the last 5 years. Silver Spring Township has been one of the top 3 for proposed commercial/industrial uses for the last 5 years.

Proposed multi-family and townhouse units comprise 75% of the total proposed dwelling units in 2017. This continues the trend from 2016, which also had 75% of the units as multi-family and townhouses.

Municipal Proposed Growth Leaders 2017			
Municipality	# Proposed Residential Units	Municipality	# Proposed Commercial Industrial Units
Upper Allen Township	331	Silver Spring Township	6
Lower Allen Township	303	Carlisle Borough	4
Hampden Township	276	East Pennsboro Township	4
South Middleton Township	184	Middlesex Township	4
Silver Spring Township	154	South Middleton Township	4

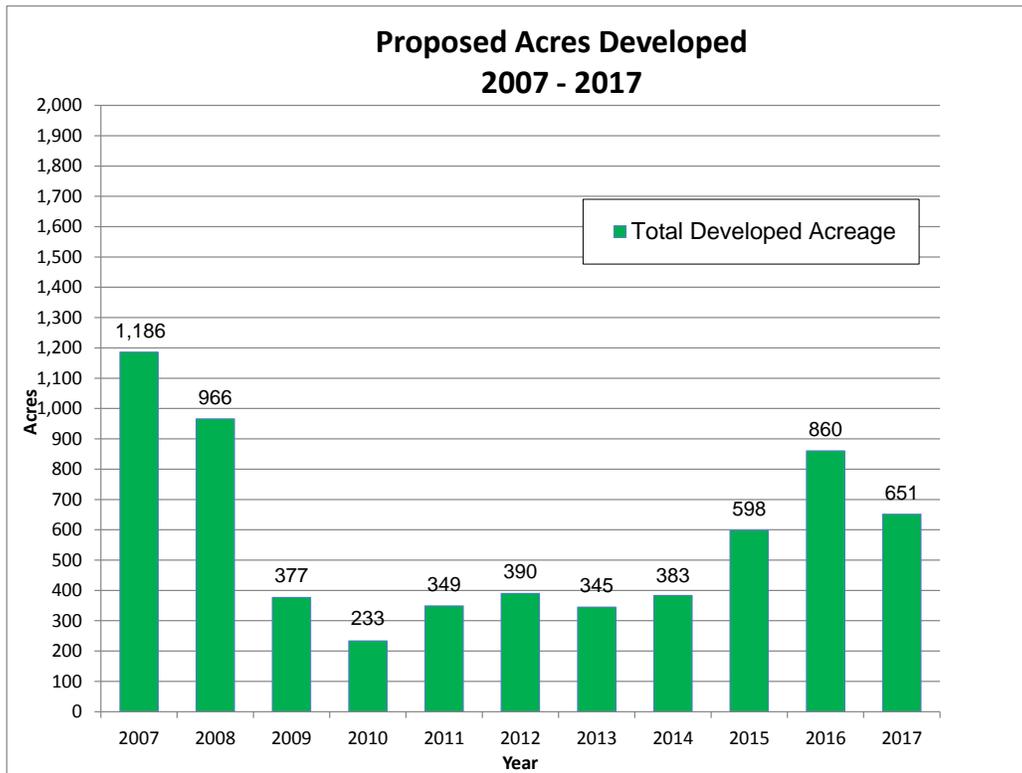
Proposed Lots/Units by Land Use Type in 2017 (Final Plans)										
MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	ACREAGE*
Camp Hill Borough	2	2	0	0	0	0	0	0	0	1.53
Carlisle Borough	16	1	12	74	3	1	0	2	6	38.08
Cooke Township	0	0	0	0	0	0	0	0	0	0.00
Dickinson Township	5	3	0	0	0	0	0	0	2	6.09
East Pennsboro Township	12	6	40	0	4	0	0	0	1	20.52
Hampden Township	16	2	268	6	3	0	0	3	7	81.73
Hopewell Township	16	3	0	0	0	0	2	1	10	64.16
Lemoyne Borough	2	0	0	0	0	1	0	1	0	2.22
Lower Allen Township	44	8	282	18	2	0	0	5	7	37.87
Lower Frankford Township	0	0	0	0	0	0	0	0	0	0.00
Lower Mifflin Township	8	4	0	0	0	0	4	0	0	219.84
Mechanicsburg Borough	1	0	0	0	0	0	0	1	0	4.84
Middlesex Township	21	16	0	0	3	1	0	0	1	18.25
Monroe Township	35	24	20	4	0	0	0	0	7	134.36
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0.00
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0.00
Newburg Borough	0	0	0	0	0	0	0	0	0	0.00
Newville Borough	4	0	0	0	0	0	0	1	3	2.37
North Middleton Township	3	2	0	0	1	0	0	0	2	46.49
North Newton Township	4	1	0	0	1	0	1	0	1	5.40
Penn Township	6	0	0	0	0	3	0	0	1	333.95
Shippenburg Borough	1	1	0	0	0	0	0	0	0	0.40
Shippenburg Township	7	1	0	0	0	1	0	0	5	129.12
Shiremanstown Borough	1	0	0	7	0	0	0	0	0	0.51
Silver Spring Township	172	100	0	54	4	2	0	0	11	92.88
South Middleton Township	53	7	140	37	2	2	0	5	2	70.07
South Newton Township	2	0	0	0	0	0	0	0	2	1.77
Southampton Township	49	44	0	0	1	1	1	0	2	32.02
Upper Allen Township	164	154	137	40	1	0	0	1	2	123.14
Upper Frankford Township	1	1	0	0	0	0	0	0	0	1.00
Upper Mifflin Township	0	0	0	0	0	0	0	0	0	0.00
West Pennsboro Township	15	5	0	0	2	1	0	1	6	51.37
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0.00
COUNTY TOTALS	660	385	899	240	27	13	8	21	78	1,519.98

SF=Single Family, Mu-F=Multi-Family, TH=Townhouse, CM=Commercial, IND=Industrial, AG=Agriculture, P/SP=Public/Semi-public, ADD=Lot Addition
 *Includes total acreage of all final subdivisions and land developments

Developed Acreage – 2017

Approximate number of acres proposed for development each year. The graph below illustrates the high number of acreage proposed for development before the recession of 2008, and the subsequent drop in acreage. From 2014 - 2016, the county showed an increasing trend in acres proposed for development.

In 2017, the trend reversed and there was 24% less acreage proposed for development than in 2016. This is partly the result of fewer plans submitted in 2017 than 2016. Also, 2017 had fewer large residential developments and industrial sites/warehousing proposed than in 2016. The proposed development of two Cumberland Valley school buildings in Hampden and Silver Spring townships also contributed to the high acreage in 2016.



BUILDING PERMITS

Building Permits Issued in 2017

Silver Spring and Hampden Townships have consistently issued the most residential building permits for the last several years. Carlisle Borough issued the most Commercial/Industrial permits for the 8th year in a row. Building permits for multifamily and townhouse units comprised 50% of the residential permits issued in 2017. In 2016 these types of units comprised 53%.

Municipal Building Permit Leaders 2017			
Municipality	# Residential Building Permits Issued	Municipality	# Industrial/Commercial Building Permits Issued
Silver Spring Township	238	Carlisle Borough	34
Hampden Township	165	Hampden Township	7
South Middleton Township	135	South Middleton Township	7
Upper Allen Township	124	Silver Spring Township	6
Carlisle Borough	75	Middlesex Township	3

Building Permits Issued 2017																
New Residential Units																
Municipality	Single Family	Semi-Detached	Multi-Family Apts.	Town-houses	Apartment Conversions	Mobile homes	Rehabilitated Dwellings	Total New Residential	Dwellings Demolished	Net Total Residential	New Commercial	Improve Commercial	New Industrial	Improve Industrial	New Public	Improve Public
Camp Hill Borough	2	0	0	0	0	0	3	5	0	5	1	3	0	9	0	1
Carlisle Borough	5	4	56	6	3	0	1	75	3	72	34	93	0	2	1	22
Cooke Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dickinson Township	7	0	0	0	0	3	0	10	2	8	0	0	0	12	0	0
East Pennsboro Township	8	4	0	10	1	0	8	31	4	27	0	33	0	0	0	2
Hampden Township	24	136	0	0	0	5	0	165	4	161	7	59	0	0	1	0
Hopewell Township	4	0	0	0	0	1	0	5	0	5	0	0	0	0	0	0
Lemoyne Borough	2	2	0	0	0	0	0	4	0	4	0	14	0	0	1	0
Lower Allen Township	34	0	14	0	0	0	0	48	4	44	1	31	0	8	0	2
Lower Frankford Township	3	0	0	0	0	2	0	5	1	4	1	0	0	0	0	0
Lower Mifflin Township	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanicsburg Borough	1	0	0	0	1	0	3	5	1	4	1	3	0	4	0	0
Middlesex Township	12	0	0	0	0	0	0	12	1	11	2	13	1	4	0	0
Monroe Township	27	0	0	0	0	1	1	29	1	28	0	0	0	0	0	0
Mt. Holly Springs Borough	1	0	0	0	0	1	0	2	3	-1	0	0	0	0	0	0
New Cumberland Borough	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	3
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newville Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Middleton Township	20	12	0	3	0	5	0	40	3	37	2	0	0	3	0	3
North Newton Township	3	0	0	0	0	0	0	3	0	3	0	2	0	1	0	0
Penn Township	6	0	0	0	0	0	0	6	0	6	0	0	0	4	0	0
Shippensburg Borough	2	0	0	6	0	0	0	8	1	7	1	9	0	0	0	3
Shippensburg Township	3	0	2	0	0	2	0	7	0	7	0	8	0	0	1	0
Shiremanstown Borough	0	0	0	7	0	0	0	7	0	7	0	0	0	0	0	0
Silver Spring Township	161	20	0	54	0	3	0	238	4	234	6	45	0	0	1	3
South Middleton Township	28	0	88	6	0	13	0	135	11	124	6	23	1	10	0	2
South Newton Township	2	0	0	0	0	1	0	3	0	3	0	0	0	0	0	0
Southampton Township	38	0	0	0	0	1	1	40	5	35	1	2	0	2	0	1
Upper Allen Township	46	0	0	78	0	0	0	124	1	123	1	26	0	0	0	0
Upper Frankford Township	2	0	0	0	0	6	0	8	0	8	0	0	0	0	0	0
Upper Mifflin Township	2	0	0	0	0	1	0	3	0	3	0	0	0	0	0	0
West Pennsboro Township	3	0	0	0	0	0	0	3	0	3	1	0	1	1	1	1
Wormleysburg Borough	0	0	0	0	0	0	0	0	1	-1	1	4	0	0	0	0
COUNTY TOTALS	448	178	160	170	5	45	17	1,023	52	971	66	368	3	60	6	43

SOURCE: Municipal Building Permit Survey 2017

Residential Building Permits – 11 Year Trend

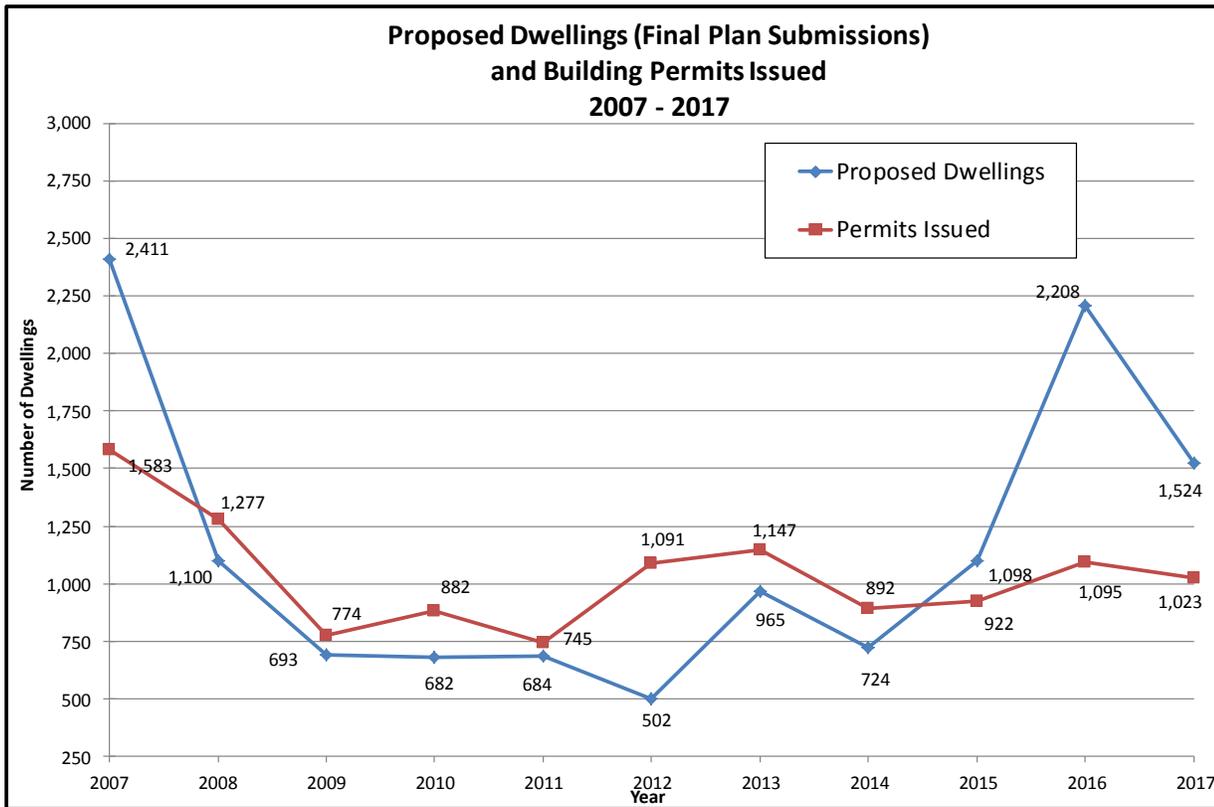
In the past 11 years, over 11,000 building permits for new dwellings have been issued by municipalities in Cumberland County. Cumberland County has the fastest growth rate statewide, 6.2%, from the 2010 to 2017 time frame. The high number of building permits issued in the past 11 years reflects the county's high growth rate. Silver Spring Township led the county in the number of building permits issued and also has one of the highest municipal growth rates in the state.

Municipal Residential Building Permit Leaders 2007-2017	
Silver Spring Township	2,322
Hampden Township	1,798
Upper Allen Township	1,338
Lower Allen Township	941
South Middleton	777

Building Permits for New Dwellings 2007 - 2017												Total 2007- 2017
MUNICIPALITY	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Camp Hill Borough	17	31	1	6	1	6	0	2	2	2	5	73
Carlisle Borough	27	82	102	94	10	9	17	80	3	32	75	531
Cooke Township	1	0	0	0	0	3	2	1	0	1	0	8
Dickinson Township	18	15	9	16	7	12	7	11	13	9	10	127
East Pennsboro Township	56	40	45	13	116	110	119	26	13	25	31	594
Hampden Township	253	188	132	123	129	189	146	131	87	255	165	1,798
Hopewell Township	10	9	9	6	7	2	5	12	11	4	5	80
Lemoyne Borough	18	20	0	11	33	0	11	7	2	1	4	107
Lower Allen Township	78	34	20	23	23	186	172	93	129	135	48	941
Lower Frankford Township	7	2	2	3	3	2	2	15	11	4	5	56
Lower Mifflin Township	9	6	3	4	5	6	5	1	0	0	0	39
Mechanicsburg Borough	2	4	4	2	10	25	3	1	6	14	5	76
Middlesex Township	57	44	6	41	31	39	6	9	25	15	12	285
Monroe Township	16	18	18	22	7	20	19	22	27	16	29	214
Mt. Holly Springs Borough	5	6	1	3	0	0	0	1	2	1	2	21
New Cumberland Borough	7	3	16	5	4	2	0	3	1	2	2	45
Newburg Borough	2	0	0	0	0	0	0	0	0	0	0	2
Newville Borough	2	3	2	2	7	10	2	4	2	2	0	36
North Middleton Township	75	43	40	46	21	30	41	32	40	37	40	445
North Newton Township	16	11	14	5	4	5	7	4	3	0	3	72
Penn Township	10	12	5	2	5	8	5	1	2	4	6	60
Shippensburg Borough	14	3	12	30	1	20	0	1	0	6	8	95
Shippensburg Township	194	114	4	4	4	3	6	4	5	6	7	351
Shiremanstown Borough	1	0	0	0	0	0	0	0	4	0	7	12
Silver Spring Township	151	203	127	173	183	253	276	227	267	224	238	2,322
South Middleton Township	112	66	59	49	41	35	62	54	55	109	135	777
South Newton Township	2	3	4	5	3	3	1	3	2	0	3	29
Southampton Township	199	152	49	69	9	17	29	21	32	32	40	649
Upper Allen Township	184	124	71	93	66	82	190	110	156	138	124	1,338
Upper Frankford Township	13	10	12	13	6	7	6	7	12	6	8	100
Upper Mifflin Township	8	3	4	5	1	1	5	2	5	5	3	42
West Pennsboro Township	19	17	3	13	6	6	1	5	5	9	3	87
Wormleysburg Borough	0	11	0	1	2	0	2	2	0	1	0	19
COUNTY TOTALS	1,583	1,277	774	882	745	1,091	1,147	892	922	1,095	1,023	11,431

RESIDENTIAL DEVELOPMENT TRENDS

Comparison of Plan Submissions and Building Permits



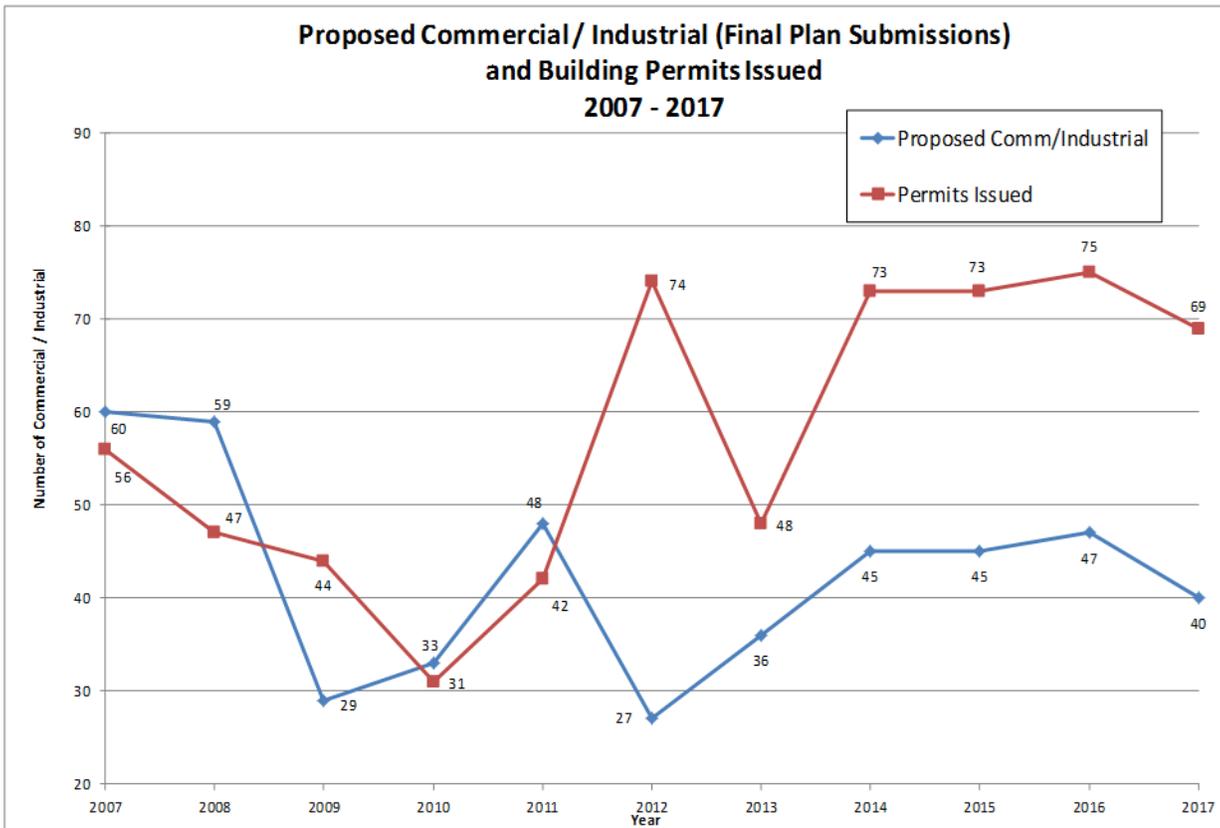
2017 showed a 30% decrease from 2016 in proposed dwellings, but still maintained a level comparable to before the recession of 2008.

The 2016 spike in proposed dwellings may be a growth trends anomaly. Several large phased projects, in process for years including Legacy Park in Mechanicsburg, Oakwood Hills in Upper Allen, and Grayhawk Landing in Silver Spring were submitted in 2016.

The number of building permits issued for new dwellings remained stable. Since 2007, 68% of the proposed units and 62% of the building permits have occurred in the same 5 municipalities-Upper Allen, Silver Spring, Hampden, Lower Allen, South Middleton. During this period, Upper Allen had the highest number of proposed units and Silver Spring had the highest number of building permits issued.

COMMERCIAL/INDUSTRIAL DEVELOPMENT TRENDS

Comparison of Plan Submissions and Building Permits



Proposed commercial / industrial establishments in plan submissions decreased slightly in 2017 from 2016.

The high building permit numbers from 2012-2017, compared to plan submissions, are partly due to new businesses opening in existing buildings within boroughs. For example, Carlisle Borough has issued the most commercial/industrial permits for new facilities for several years and indicates a trend in redevelopment of existing buildings.

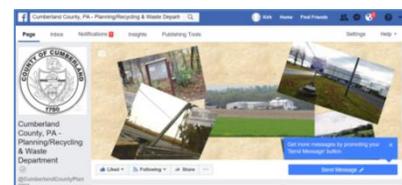
Generally, the number of proposed establishments and permits issued has remained fairly stable for the last 4 years. During this period, Hampden Township had the highest number of proposed commercial/industrial units and Carlisle Borough had the highest number of commercial/industrial building permits issued.

FOR MORE INFORMATION

The CCPC's website and social media accounts provide more detailed information on the activities of the CCPC as well as a wealth of data on County and municipal growth trends. The images below have live links to the CCPC webpage and Facebook account.



CCPC Website



CCPC Facebook Page