



Cumberland County Planning Department 2019 Growth Trends Report

Cumberland County Planning Commission
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PLAN SUBMISSIONS

The Municipalities Planning Code (MPC) requires municipalities to forward all subdivision and land development plans to the Cumberland County Planning Commission (CCPC) for review and comment. The CCPC uses the residential, commercial and industrial proposals shown on final plan submissions to assess future growth potential in the County. Summary conclusions from 2019 plan submissions are included below.

- 2019 saw a large percentage of proposed multi-family units and townhouse units. The demand for multi-family housing reflects national demographic and socioeconomic trends where consumers are showing preferences for smaller, lower maintenance housing opportunities in developing areas. In 2016-2017 the county saw similar growth with over 50% of the residential proposals coming from multi-family units and townhouse units.
- Single family dwelling units accounted for only 31.4% of the total number of proposed units in 2019. Multi family units accounted for 53.7% and townhouses accounted for 14.8% of the proposed residential units. In 2018, more than 70% of the proposed units were single family dwellings.
- Over 85% of the proposed residential units were located in just 5 municipalities.
- 804 multi family units were proposed in Upper Allen Township, Hampden Township and Carlisle Borough. This figure represents 53.7% of the total proposed residential dwelling units in Cumberland County in 2019. In 2018, only 36 multi-family units were proposed.
- Commercial development proposals (70) outpaced industrial development proposals (6). The most common commercial development proposals in 2019 included uses such as medical offices and healthcare facilities, restaurants, hotels and storage units. Industrial proposals in 2019 included warehousing and truck parking facilities.

Municipal Proposed Growth Leaders 2019			
Municipality	# Proposed Residential Units	Municipality	# Commercial/Industrial Proposed Units
Hampden Township	502	Lower Allen Township	13
Carlisle Borough	292	Hampden Township	8
Upper Allen Township	255	Silver Spring Township	7
Silver Spring Township	119	South Middleton Township	6
Lower Allen Township	107	Carlisle Borough Upper Allen Township	5 (each)
Total (Countywide)	1,495	Total (Countywide)	76

2019 Proposed Development Activity

Proposed Lots/Units by Land Use Type in 2019 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	COM	IND	AG	P/SP	ADD	ACREAGE*
Camp Hill Borough	7	0	0	0	1	0	0	4	0	12.9
Carlisle Borough	19	1	242	49	3	2	0	1	5	60.7
Dickinson Township	8	0	0	0	0	1	1	0	2	81.0
East Pennsboro Township	6	0	0	0	3	0	0	2	0	117.6
Hampden Township	237	9	385	108	8	0	0	1	1	186.4
Hopewell Township	16	6	0	0	0	0	3	0	2	540.3
Lemoyne Borough	2	0	0	0	1	0	0	0	0	7.6
Lower Allen Township	23	107	0	0	13	0	0	3	2	152.0
Lower Frankford Township	3	1	0	0	0	0	1	0	0	145.2
Lower Mifflin Township	2	0	0	0	0	0	0	0	1	125.8
Mechanicsburg Borough	9	1	0	0	2	0	0	1	0	193.5
Middlesex Township	28	10	0	0	4	0	3	2	5	618.6
Monroe Township	4	38	0	0	1	0	0	0	0	101.3
Mt Holly Springs Borough	4	0	0	0	0	0	2	0	0	51.0
New Cumberland Borough	5	0	0	0	0	0	0	0	1	3.1
North Middleton Township	36	25	0	0	2	0	3	0	0	403.5
North Newton Township	15	0	0	0	1	0	2	0	5	243.1
Penn Township	17	0	0	0	0	2	4	0	6	507.4
Shippensburg Borough	1	0	0	0	1	0	0	0	0	0.2
Shippensburg Township	4	0	0	0	4	0	0	0	0	34.4
Silver Spring Township	136	119	0	0	7	0	0	6	0	339.6
South Middleton Township	68	55	0	0	6	0	2	0	1	253.5
South Newton Township	4	1	0	0	0	0	0	0	2	154.8
Southampton Township	74	40	0	0	3	1	10	0	1	501.6
Upper Allen Township	30	13	177	65	5	0	0	2	1	443.2
Upper Frankford Township	179	41	0	0	0	0	0	0	0	55.0
Upper Mifflin Township	7	2	0	0	4	0	0	0	4	39.4
West Pennsboro Township	3	0	0	0	1	0	0	0	1	38.5
COUNTY TOTALS	947	469	804	222	70	6	31	22	40	5410.9
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										

BUILDING PERMITS

The CCPC conducts an annual building permit survey with the 33 municipalities in the County. The CCPC requests information on the number, type and value of building permits issued by each municipality in that year. The information collected from the building permit survey provides an indication of expected near term development. Summary conclusions are included below.

- The Cumberland County Comprehensive Plan estimates that approximately 630 new dwelling units are needed each year from 2015 through 2040 to keep up with our projected population growth. 2019 saw a total of 993 residential building permits suggesting strong residential market demand.
- Single family detached units comprised only 42% of the 993 building permits that were issued for new residential units in 2019. More than half of the building permits issued consist of multi-family units, semi-detached units and townhouses. This continues the building permit trends from 2018 which saw approximately 58% of the building permits issued for multi-family dwellings and townhouses.
- A total of 84 permits were issued for commercial/ industrial building permits. This is the highest figure in the last 20 years, reflecting a strong economic climate.
- Carlisle Borough issued 29 commercial/industrial permits in 2019, accounting for nearly 35% of the total number of permits issued in the County. This is the tenth year the Borough has had the most commercial/industrial permits.

Municipal Building Permit Leaders 2019			
Municipality	# Residential Building Permits Issued	Municipality	# Commercial/Industrial Building Permits Issued
Upper Allen Township	204	Carlisle Borough	29
Silver Spring Township	174	Hampden Township	13
Hampden Township	130	Shippensburg Borough	7
North Middleton Township	85	South Middleton Township	7
Lower Allen Township	62	Silver Spring Township	6
Total (Countywide)	993	Total (Countywide)	84

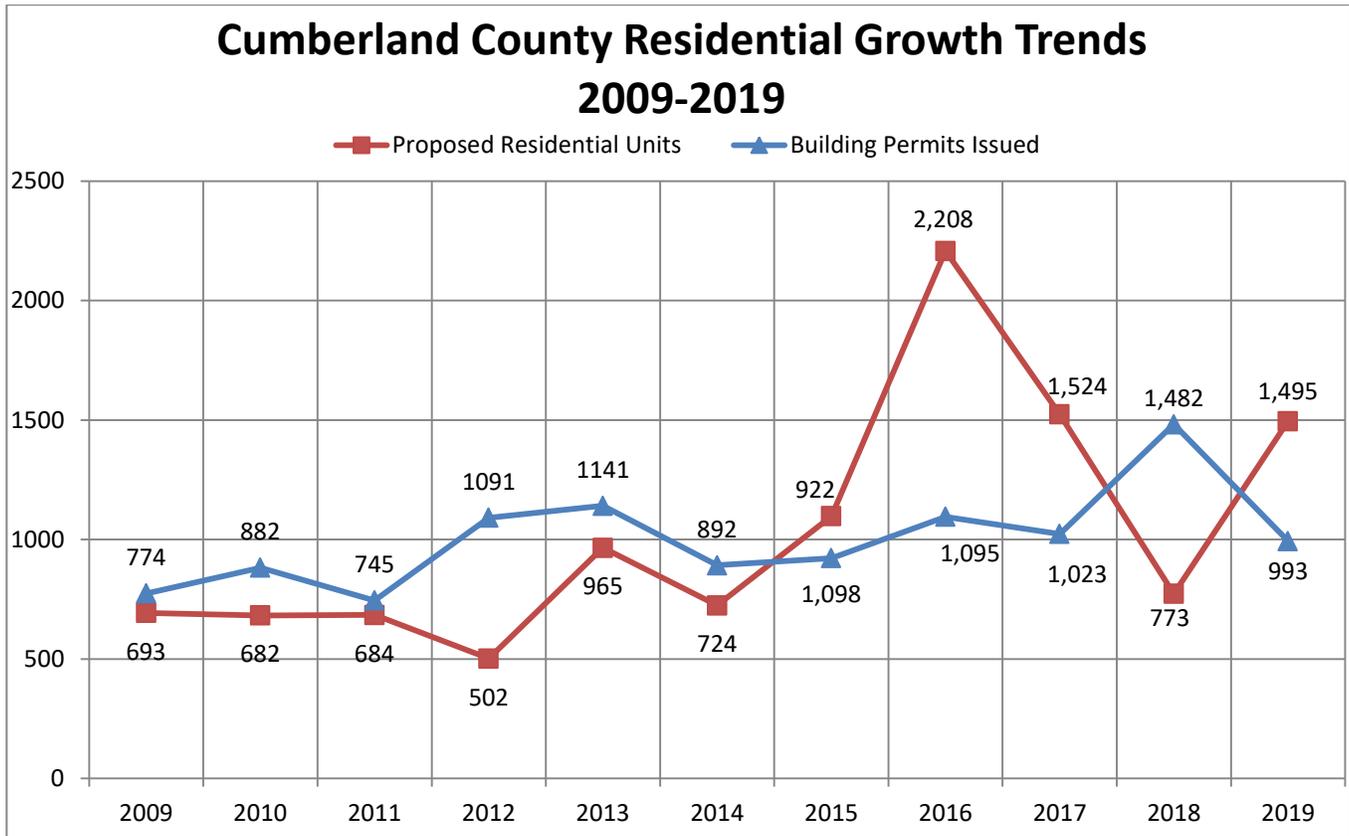
BUILDING PERMITS ISSUED 2019

Municipality	Residential										Nonresidential					
	Single Family	Semi-Detached	Multi-Family Apts.	Tow n-houses	Apartment Conversions	Mobile homes	Rehab Dw ellings	Total New Residential	Dw ellings Demolished	Net Total Residential	New Commercial	Improve Commercial	New Industrial	Improve Industrial	New Public	Improve Public
Camp Hill Borough	0	0	0	0	0	0	1	1	0	1	0	12	0	2	0	6
Carlisle Borough	7	0	42	11	0	0	1	61	1	60	28	69	1	2	0	15
Cooke Township	2	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0
Dickinson Township	7	0	0	0	0	0	0	7	0	7	0	0	0	8	0	0
East Pennsboro Township	5	0	0	0	0	1	0	6	4	2	3	32	0	0	0	10
Hampden Township	17	16	25	67	0	5	0	130	3	127	13	62	0	0	0	0
Hopewell Township	2	0	0	0	0	4	0	6	0	6	0	0	0	0	0	0
Lemoyne Borough	1	0	0	0	0	0	0	1	0	1	1	11	0	0	0	0
Lower Allen Township	10	0	10	42	0	0	0	62	5	57	4	39	0	2	1	1
Lower Frankford Township	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	0
Lower Mifflin Township	2	0	0	0	0	2	0	4	0	4	0	0	0	0	0	0
Mechanicsburg Borough	4	0	0	2	2	0	0	8	0	8	0	0	0	0	0	2
Middlesex Township	10	0	0	23	0	2	0	35	16	19	0	14	2	5	0	0
Monroe Township	40	0	0	8	0	0	0	48	0	48	1	1	0	0	0	0
Mt. Holly Springs Borough	0	0	0	0	0	0	2	2	0	2	0	0	0	0	0	0
New Cumberland Borough	0	0	0	0	1	0	0	1	0	1	0	1	0	0	0	0
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	1	0	1	2	-1	0	0	0	0	0	0
North Middleton Township	12	6	48	16	0	3	0	85	1	84	3	3	0	0	2	0
North Newton Township	5	0	0	0	0	2	0	7	7	0	0	1	0	1	0	2
Penn Township	3	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0
Shippensburg Borough	0	0	0	0	0	0	0	0	0	0	7	10	0	0	0	7
Shippensburg Township	0	0	0	0	0	2	0	2	0	2	2	6	0	0	0	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Silver Spring Township	134	12	0	26	0	2	0	174	13	161	6	50	0	0	0	0
South Middleton Township	44	0	0	3	0	8	0	55	6	49	6	30	1	14	1	0
South Newton Township	3	0	0	0	0	0	0	3	2	1	0	0	0	0	0	0
Southampton Township	35	0	0	7	0	2	3	47	2	45	3	1	0	1	1	1
Upper Allen Township	64	0	95	45	0	0	0	204	5	199	2	48	0	0	0	2
Upper Frankford Township	0	0	0	0	0	6	0	6	0	6	0	0	0	0	0	0
Upper Mifflin Township	2	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0
West Pennsboro Township	6	0	0	0	0	2	0	8	1	7	0	0	1	0	0	0
Wormleysburg Borough	2	0	0	19	0	0	0	21	1	20	0	0	0	0	0	0
COUNTY TOTALS	417	34	220	269	3	43	7	993	70	923	79	390	5	35	5	47

SOURCE: Municipal Building Permit Survey 2019

RESIDENTIAL DEVELOPMENT TRENDS 2009-2019

Comparison of Final Plan Submissions and Building Permits

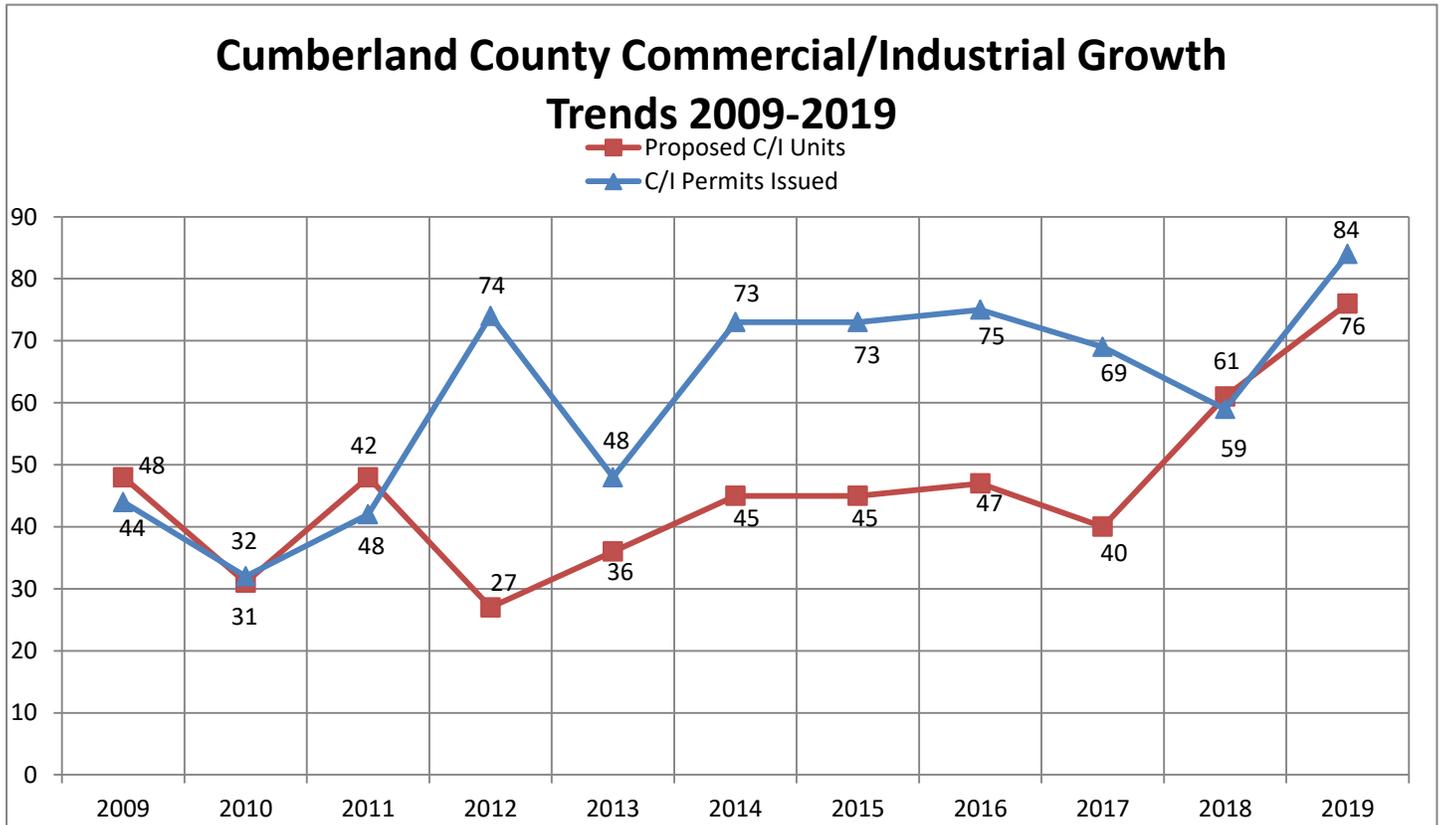


Municipal Residential Building Permit Leaders 2009-2019		Municipal Residential Proposals Leaders 2009-2019	
Silver Spring Township	2,333	Upper Allen Township	2,533
Hampden Township	1,622	Hampden Township	2,024
Upper Allen Township	1,494	Silver Spring Township	1,787
Lower Allen Township	1,247	Lower Allen Township	1,361
South Middleton Township	825	South Middleton Township	665
Total (Countywide)	11,040	Total (Countywide)	11,397

- The 2016 spike in proposed dwellings is a one year anomaly attributable to several large phased projects including Legacy Park in Mechanicsburg, Oakwood Hills in Upper Allen, and Grayhawk landing in Silver Spring that were submitted in 2016.
- The number of proposed residential units exceeds the number of building permits in 2019. The future building permit information will likely reflect the construction of these proposed dwellings. Based upon the proposed units discussed above, the amount of multi-family and townhouse permits will be more than double the amount of single family permits.
- The number of building permits issued since 2009 closely mirrors the number of residential proposals during the same timeframe, which indicates a strong residential market in the County where proposed units have moved quickly to construction to meet demand.
- The municipalities leading in residential building permits issued from 2009-2019 are the same municipalities that lead the County in numeric population growth since 2010.

COMMERCIAL/INDUSTRIAL DEVELOPMENT TRENDS 2009-2019

Comparison of Final Plan Submissions and Building Permits



Municipal Commercial/Industrial Building Permit Leaders 2009-2019		Municipal Commercial/Industrial Proposals Leaders 2009-2019	
Carlisle Borough	223	Hampden Township	80
Silver Spring Township	98	Silver Spring Township	65
South Middleton Township	65	South Middleton Township	54
Hampden Township	52	Lower Allen Township	48
Lower Allen Township	28	Carlisle Borough	39
Total (Countywide)	673	Total (Countywide)	504

- 2019 commercial/industrial proposals and building permits are both the highest since 2009. This is likely due to a stronger economy and low interest rate loans available.
- The top 5 municipalities for commercial/industrial building permits account for 69.2% of the entire commercial/industrial growth that has occurred in the entire County since 2009.
- Commercial/industrial permits have exceeded proposals nearly every year from 2009-2019. This trend is due to new businesses opening in existing buildings and do not require construction of a new building. The high number of building permits in Carlisle Borough underscores this trend.

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