

Land Use Assumptions Report Summary

This report was developed to project the future residential and non-residential development that is anticipated to occur within East Cocalico Township over the next 25 years. The accompanying mapping also outlines the general locations in which the development is anticipated to occur. A general summary of key aspects of the report are outlined below:

1. 1,500 dwelling units are anticipated over the next 25 years.
 - A. An average of 20 units are anticipated to be added over each of the next five years, allowing time for the housing market to rebound and water infrastructure to be put in place.
 - B. An average of 70 units are anticipated to be added over each of the following 20 years from 2015 to 2034.
 - C. The Township is already in the process of reviewing or has approved development plans for 959 residential units.
 - D. There are 541 new residential units anticipated (beyond those currently under review). The associated mapping shows the general location in which these future units are to be developed.
2. 148,655 square feet of retail development is anticipated, not including the approved 455,000 square foot Cocalico Commons shopping center.
3. 84,000 square feet of office space is anticipated, not including the 3,600 square feet related to the WJ Crossroads plan currently under review.
4. 3,250,000 square feet of industrial space is anticipated, not including the approved 117,000 square feet Kasun warehouse, nor the 76,500 square feet for Pen-Ren phases 1 and 2 currently under review.
5. 4,000 square feet of stand-alone restaurant space is anticipated above the restaurant space included within the retail projections.
6. 240 additional hotel rooms are anticipated in three new hotels.
7. 30,000 square feet of new places of worship are anticipated as a part of new or expanded facilities.
8. 20,000 square feet of new school building facilities are anticipated.