

Report Outline

A. Demographic Description.

The analysis must identify the demographic market the project intends to serve, including:

- [1] type of family;
- [2] average family size;
- [3] number and ages of children; and
- [4] anticipated time period to fill all units or lots.

Note: Associated data, such as anticipated income levels, type of employment, and projected housing costs may also be presented to support projections associated with the above demographic description.

B. Community Impact Analysis.

Utilizing the above demographic data, the applicant shall conduct analyses of the following:

- [1] Estimated impact of traffic systems, including the impact of projects trips on flow characteristics and the impact of traffic on the immediate, existing road structures;
- [2] Estimated impact on the school system;
- [3] Estimated impact on public safety providers;
- [4] Estimated impact on the public works department, including solid waste disposal;
- [5] Estimated impact on existing storm water management systems including flow and water quality;
- [6] Estimated impact on the recreation resources and provision of methods to meet proposed needs;
- [7] Estimated impact on wildlife habitat areas;
- [8] Impact on the stated goals and objectives of the Comprehensive Plan;

A. Demographic Description.

The analysis must identify the demographic market the project intends to serve, including:

[1] type of family;

The families occupying this development will be retirees, families with children as well as second homeowners. Most of the parents will be either one or two professionals or business executives.

[2] average family size;

According to the latest data available (2010 US Census Bureau, 2019 Cape Elizabeth Comprehensive Plan) the average size of a Cape Elizabeth family is 2.49 members. Given the aging population of Cape Elizabeth there are many individuals that would like to sell their current homes, live in a maintenance free condominium, and be still able to stay in the community. It is projected that 60% of the condominiums in Carr Woods will be occupied by households made up of retirees with either 1 or 2 members in their family. It is estimated that 15% of the condominiums will be second homes and the remaining 25% of the condominiums will be occupied by families with one or two children.

[3] number and ages of children; and

Enrollment in the Cape Elizabeth School Department for the 2018/2019 school year was as follows K – 4 525 students, 6 – 8 517 students, 9 – 12 534 students, for a total of 1576 students. The latest Cape Elizabeth Comprehensive Plan indicates that in 2015 the total population of Cape Elizabeth was 9157. Basically, there is one student for every 5.8 citizens.

If all condominiums were occupied by the average size family in Cape Elizabeth, that would result in 7.7 additional students added to the school system. Based on the Comprehensive report 2.5 of those students would be between 5 -9 years old, 2.5 would be 10 - 13 years of age and the rest would attend High School.

However, it is likely that the many of the condominiums at Carr Woods will be occupied by retirees or individuals who occupy them as a second home. Therefore, the impact on the school system is likely to be considerably less than the 7.7 students indicated above.

For purposes of comparison two other condominium developments were evaluated to calculate the number of children that would be populating the development/attending school e.g. Eastman Meadows and Maxwell Woods. The only information which was available through the School Department was the number of students picked up school

bus Routes in each condominium subdivision. While compiling this study we interviewed the Transportation Director, Chris Storer, for the Cape Elizabeth School systems.

Reported number of students by school are as follows:

EASTMAN MEADOWS (46 Units)

Elementary (K-4)	2	
Middle School (5-8)	1	
High School (9-12)	<u>1</u>	
Total	4	Students/Household .09

MAXWELL WOODS (46 Units)

Elementary (K-4)	9	
Middle School (5-8)	6	
High School (9-12)	<u>5</u>	
Total	20	Students/Household .43

The total number of condominiums in the two above subdivisions are 92 and the number of students in the Cape Elizabeth School system from these figures is 24. Averaged together, the number of students per household would be .26. It is likely that 5 additional students in these developments are either are dropped off by their parents or drive themselves to school. Therefore, this would bring the number of students per household to .31.

Applying this ratio to the 18 new condominiums proposed in Carr Woods the resulting number of new students anticipated would be approximately 5. However, given the number of retirees and second homes who will purchase these units it is likely that number will be considerably less than five students.

[4] anticipated time period to fill all units or lots.

It is anticipated that these condominiums will be very popular given their desirable location and high quality finishes. Many will be pre-sold and the construction is anticipated to be completed within two years of commencement.

There is significant comparable sales data that support that the individual condominiums in Carr Woods will be marketable at between \$975,000 and 1,300,000 depending on the configuration and location of the individual condominium. Given that, it is likely that buyers of these properties will need to be in the top 16% of wage earners (\$200,000 or over) in Cape Elizabeth. Most will be professionals or retired individuals

B. Community Impact:

[1] Traffic systems;

The impact of Carr Woods Condo Development on the existing road system is detailed in a separate Traffic Impact Study prepared by William Bray, P.E. The proposed private road will connect to Shore Road at a location across the street from the Fort Williams entrance and provides sight distance far in excess of the town requirements. The analysis concludes that the proposed additional traffic will result in a Level of Service (LOS) of "A" at all times during the day. This is the highest rated level for traffic safety.

[2] School system;

The most recent census data indicates that Cape Elizabeth has a population of roughly 9,300 within 3,800 households. Based on the school department website, the town currently has 1,605 students in the school system in grades K-12.

This results in a ratio of 0.42 students per household. With 18 new residential units within the Carr Woods Condo Development approximately 8 students may be introduced into the school system. However, given the analysis above, number of retirees and second homes who will purchase these units it is likely that number will be considerably less than eight students.

For Fiscal Year (FY) 2016 the Town spent roughly \$25.5 million on the school system which included 1,620 students. This equals an average rate of \$15,740 per student. The data also indicates a year over year increase of roughly 6.5% from FY 2007 through FY 2016. Using this rate of increase it will cost the town roughly \$22,800 per student in FY 2022 for a total impact of \$183,000 for the additional 8 students proposed.

From 2007 to 2016, the town lost an average of 21 student per year. The possible addition of 8 new students will not detrimentally increase any burden on the system, and will likely have a more positive effect on Cape schools by increasing enrollment in the schools that were designed for accommodate a far greater number of students.

[3] Public safety providers;

Rescue: Based on the 10-year period from 2007 to 2016 the town statics show rescue calls averaged 585 per year while the town had an average population of 8,887, a rate of 0.064 calls per person. At a rate of 2.5 persons per household, the 18 new units within the Carr Wood Condo Development will result in 2-3 calls per year.

Fire: The average number of fire calls was 313 over the same period, resulting in a rate of 0.035 calls per person. This results in, rounding up, 2 calls per year to the Carr Woods Condo Development.

Police: The average number of police investigations resulting from complaints was 530 per year, a rate of 0.059 investigations per person. This results in just under 3 investigations from the anticipated 45 new residents within this development.

[4] Public works department;

Roads: Carr Woods will add just under 1,800 linear feet of private road. This road will not be the responsibility of the Public Works Department to maintain in any way. The Condominium Association (CA), once in place, will oversee the property maintenance including all road infrastructure maintenance.

Solid Waste: The CA will be responsible for all waste hauling on the property, including Cape Elizabeth's practice of having individual homeowners being responsible for hauling all invaluable graded solid waste to the Transfer Station.

Until the CA takes control of the property, the developer will be responsible for all maintenance and upkeep outlined in the CA documents, along with conditions within the approvals of the development's state and local approvals.

[5] Existing storm water management systems;

The Stormwater Management Plan, prepared by Northeast Civil Solutions, Inc. is included within the submission materials. The stormwater quantity will be controlled by underground detention structures in conjunction with outlet control structures to ensure post-development peak flows are lower than pre-development conditions. In addition, stormwater quality will be designed to meet the most current rules of the Maine Department of Environmental Protection Chapter 500 rules and regulations. A stormwater law permit will be obtained from the state for this development.

[6] Recreation resources;

The development is located across the street from Fort Williams Park, 90 acres of land owned and operated by the Town of Cape Elizabeth along Casco Bay.

A town owned baseball field and park is located directly adjacent to this development.

The development will provide three separate yet connected blocks of Open Space that will be fully accessible to all CA residents. These areas will provide passive recreation within an undisturbed forested area space within the development.

Additionally, the development will provide an access easement to the public that will allow foot and bicycle traffic to and from Shore Road and Fort Williams for access to the town owned land and the greenbelt trail system to the west of the property. The town owned land currently had limited access and no official public access points in the vicinity.

[7] Wildlife habitat areas;

The property is not located within any documented areas of significant wildlife or plant habitats identified within the Town's Comprehensive plan. In addition, the State Department of Inland Fisheries and Wildlife (IF&W) does not identify this property as containing any significant plant or wildlife areas.

No vernal pools are identified on the property.

The property does contain several small areas of RP2 classified wetlands. A wetland report, prepared by Albert Frick Associates, is included within the submission materials and goes into detail about the wetlands on site and their significance. All wetland boundaries are located on the plans and the development has been designed to reduce impacts to the greatest extent practicable. All remaining wetland areas on the property are located within the undisturbed open space areas on the property, forever preserving their current functions and values.

[8] Goals and objectives of the Comprehensive Plan;

Open Space: The development will retain 50.2% of its land as conserved open space. Increasing the amount of open space in the town is a stated goal of the Comprehensive Plan.

Affordable Housing: The development will provide two units as affordable housing per the rules within the ordinance.

Residential Development: The site will provide the town with needed residential units within the Town's designated growth area. A 2017 survey of Town residents indicated that they were in favor of development within the town at a 49% favorable to 42% unfavorable rate. Additionally, the preference was for single family and townhouse style condo units over multi-family apartment style buildings.

TOWN STATISTICS

	FY 1	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
BIRTHS		63	61	50	45	49	43	46	56	64	60
DEATHS		44	63	76	66	62	46	47	62	83	70
MARRIAGES		65	43	65	43	51	55	62	101	75	67
TOWN COUNCIL MEETINGS		13	18	17	26	21	26	28	28	24	28
TOTAL VALUATION (MILLIONS)	\$	1,296.3	\$ 1,311.7	\$ 1,323.2	\$ 1,334.8	\$ 1,349.5	\$ 1,653.0	\$ 1,652.7	\$ 1,659.3	\$ 1,668.7	\$ 1,682.9
TOTAL TAX RATE	\$	16.16	\$ 16.46	\$ 17.44	\$ 17.54	\$ 17.86	\$ 15.18	\$ 15.84	\$ 16.28	\$ 16.80	\$ 16.88
TOWN TAX RATE	\$	3.59	\$ 3.67	\$ 4.05	\$ 4.03	\$ 4.01	\$ 3.37	\$ 3.37	\$ 3.54	\$ 3.54	\$ 3.80
SCHOOL TAX RATE	\$	11.58	\$ 11.79	\$ 12.34	\$ 12.54	\$ 12.89	\$ 10.98	\$ 11.50	\$ 11.70	\$ 12.19	\$ 11.94
SEWER MIN. MONTHLY CHARGE	\$	34.50	\$ 34.50	\$ 34.84	\$ 36.25	\$ 37.70	\$ 40.00	\$ 43.00	\$ 46.00	\$ 48.00	\$ 49.50
MUNICIPAL SPENDING	\$	9,964,594	\$ 10,471,759	\$ 9,885,784	\$ 9,288,023	\$ 9,863,490	\$ 10,360,816	\$ 11,295,379	\$ 9,978,370	\$ 10,839,595	\$ 11,305,945
SCHOOL SPENDING	\$	18,035,452	\$ 18,624,631	\$ 18,858,306	\$ 18,833,280	\$ 19,339,877	\$ 20,184,134	\$ 21,247,797	\$ 24,269,794	\$ 24,363,115	\$ 24,485,518
STATE REVENUE SHARING	\$	702,395	\$ 740,197	\$ 667,238	\$ 599,840	\$ 610,263	\$ 631,898	\$ 649,052	\$ 457,856	\$ 439,951	\$ 456,950
STATE EDUCATION FUNDING	\$	2,655,082	\$ 2,836,183	\$ 2,654,038	\$ 1,250,711	\$ 1,953,465	\$ 2,297,953.0	\$ 1,828,806	\$ 2,620,194	\$ 2,482,137	\$ 3,403,682
EXCISE TAX INCOME	\$	1,767,055	\$ 1,745,840	\$ 1,654,447	\$ 1,629,716	\$ 1,637,278	\$ 1,674,638	\$ 1,733,151	\$ 1,799,956	\$ 1,961,487	\$ 2,082,448
MOTOR VEHICLE REGISTRATIONS		8,913	8,764	8,509	8,749	8,825	8,849	8,924	9,045	9,138	9,158
ONLINE MOTOR VEHICLE REGS		1,085	1,159	1,283	1,322	1,428	1,494	1,622	1,626	1,716	1,782
% VEHICLES REGISTERED ONLINE		12.2%	13.2%	15.1%	15.1%	16.2%	16.9%	18.2%	18.0%	18.8%	19.4%
REGISTERED VOTERS			6,947	7,441	7,654	7,507	7,886	7,865	7,681	7,736	7,819
UNDESIGNATED FUND BALANCE	\$	2,093,201	\$ 2,151,825	\$ 2,164,739	\$ 3,061,548	\$ 2,787,407	\$ 2,938,357	\$ 3,139,462	\$ 2,828,826	\$ 3,238,780	\$ 3,534,177
TOTAL DEBT OWED	\$	25,939,635	\$ 26,297,164	\$ 24,093,100	\$ 22,067,420	\$ 19,998,958	\$ 18,122,786	\$ 16,053,815	\$ 13,807,003	\$ 17,247,295	\$ 15,569,641
COMM SVCS PROGRAMS		674		717	687	709	748	994	830	823	799
LIGHTHOUSE VOLUNTEER HRS.		2,824	2,884	2,860	2,836	2,853	2,820	2,880	2,898	2,925	2,994
PTLD HEAD LIGHT GIFT SALES	\$	479,987	\$ 508,334	\$ 458,200	\$ 501,919	\$ 519,281	\$ 505,801	\$ 518,855	\$ 509,824	\$ 511,314	\$ 562,577
NEW SINGLE FAMILY HOMES		10	8	11	12	16	12	3	19	15	14
SINGLE FAMILY HOMES REPLACED		1	3	2	1	1	4	1	3	6	2
NEW CONDOMINIUMS		-	-	-	0	0	0	7	5	10	8
POLICE ARRESTS		106	96	64	95	98	74	87	66	68	68
POLICE COMPLAINTS INVESTIG.		675	535	488	534	477	491	546	529	474	559
SUMMONSES		636	492	438	787	830	614	592	526	535	455
PARKING TAGS		206	111	149	118	103	224	120	94	119	194
RESCUE CALLS		485	477	443	445	422	613	617	733	699	751
FIRE CALLS		570	270	357	305	248	252	261	253	309	298
VEHICLE CRASHES		106	118	94	69	77	96	83	92	92	87
WETTEAM CALLS		27	20	20	15	8	11	13	20	10	17
FIRE/ POLICE UNIT CALLS		95	95	108	115	144	137	130	135	153	131
REGISTERED MOORINGS		95	103	96	84	89	76	67	41	36	57
SILVER BULLET BIN RECYCLING		760	1,037	1,146	1,160	1,262	1,147	1,130	1,152	1,159	1,198
TONS OF SOLID WASTE		3,978	3,275	2,877	2,626	2,603	2,523	2,493	2,473	2,422	2,188
MILES OF TOWN ROADS		62.36	62.36	62.36	62.36	62.36	62.36	62.36	62.36	62.71	62.71
INCHES OF SNOW PLOWED		55	103	81.1	37	78.7	74.2	98	81.8	94.5	51.8
MILES OF ROADS RESURFACED		2.09	2.25	2.75	2.48	1.93	2.06	0.35	2.28	3.61	6.12
SCHOOL POPULATION		1,813	1,784	1,738	1,708	1,705	1,683	1,670	1,675	1,647	1,620
FULL TIME EQUIV. TEACHERS		160	160	161	159	159	158	160	162	163	162.5
FULL TIME MUNICIPAL EMPLOYEES		57	55	54	53	50	48	48	48	48	48
LIBRARY CIRCULATION		135,483	138,338	157,352	156,948	149,590	150,267	152,657	143,719	126,244	128,962
PLANNING BOARD AGENDA ITEMS		24	27	18	35	20	28	18	33	33	23
PB WORKSHOP AGENDA ITEMS		20	27	21	23	26	20	21	32	35	29
ZONING BOARD AGENDA ITEMS		6	3	4	3	2	3	12	26	13	23