Planning Decisions, Inc.

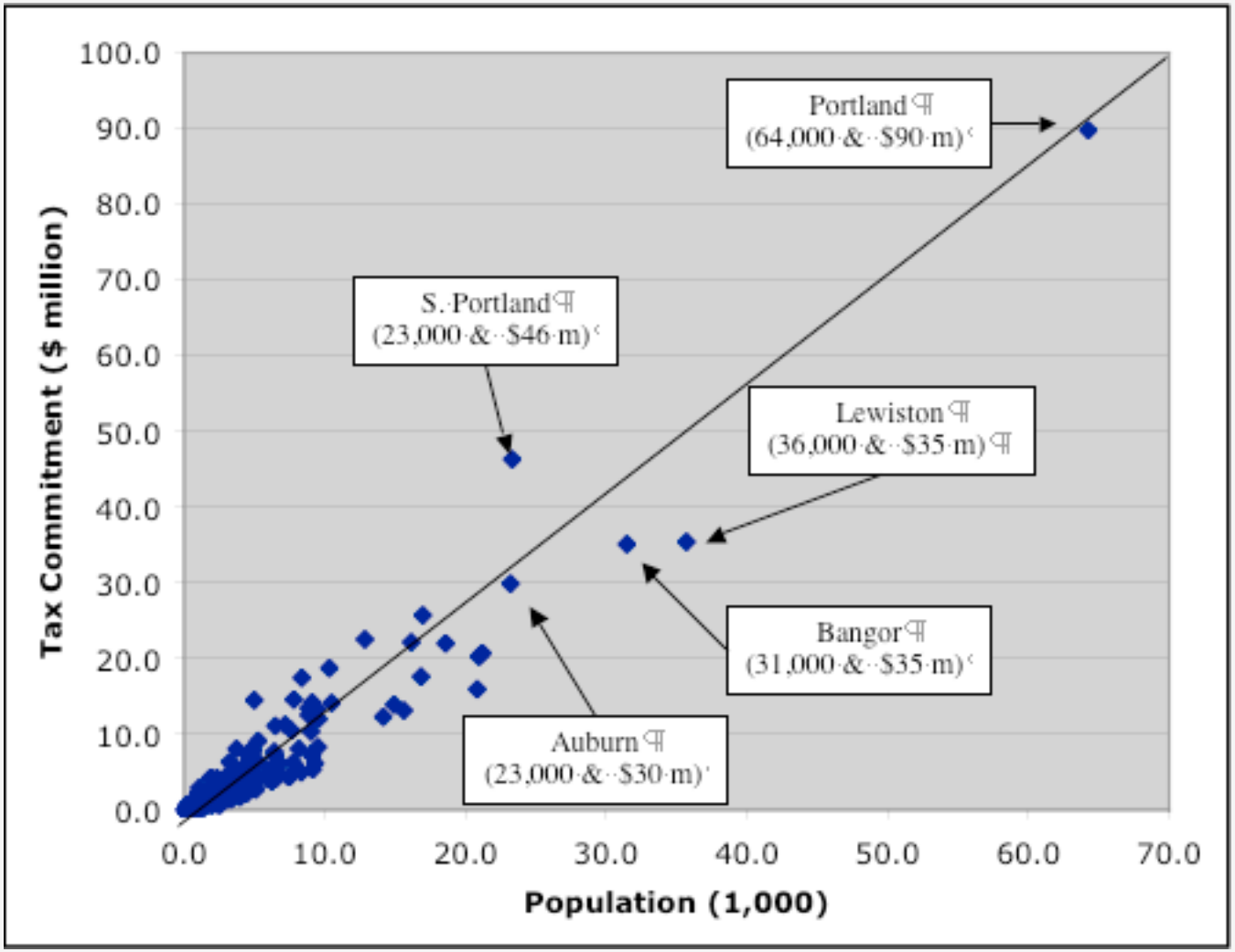
Cape Elizabeth
Fiscal Impact of Open Space
December 2011

Report Summary

1. Fiscal Findings
2. Geographic Context
3. Application to the Future

PLANNING DECISIONS

In General, More People = More Spending

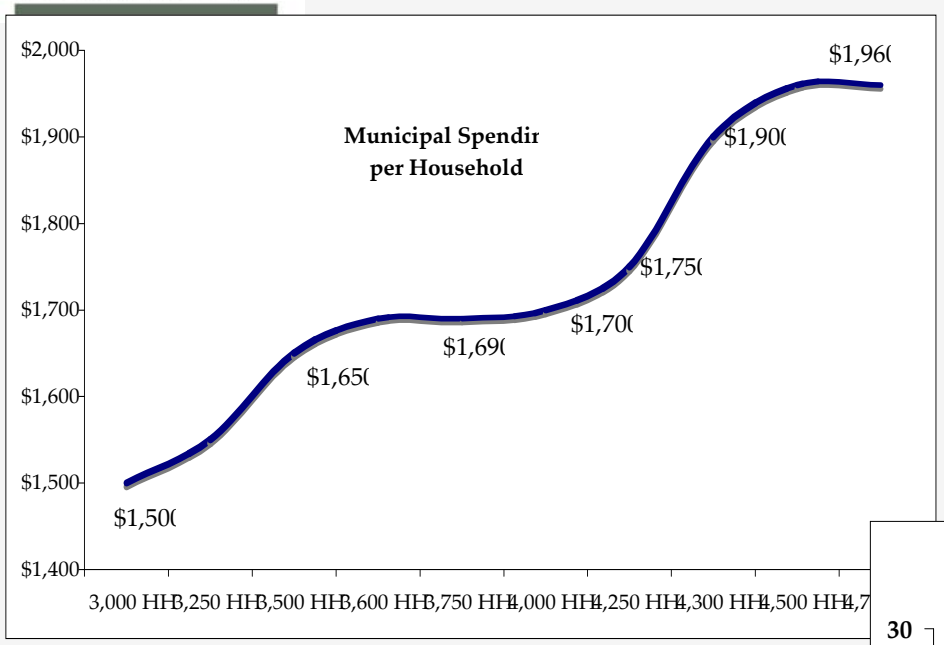


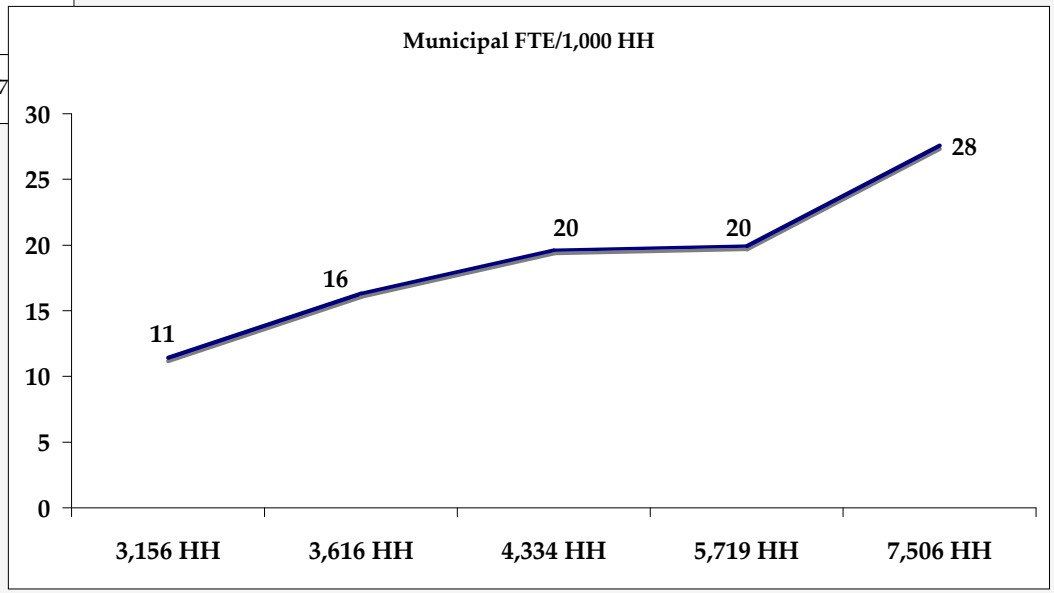
In Smaller Ranges of Variation Different Patterns Emerge

Municipality	2010 Population	2010 Households	Municipal FTE/1,000 HH	Municipal Pay/ HH
GRAY	7,761	3,156	11.4	$1,366
CAPE ELIZABETH	9,015	3,616	16.3	$1,694
FALMOUTH	11,185	4,334	19.6	$1,977
GORHAM	16,381	5,719	19.9	$1,935
SCARBOROUGH	18,919	7,506	27.6	$2,986

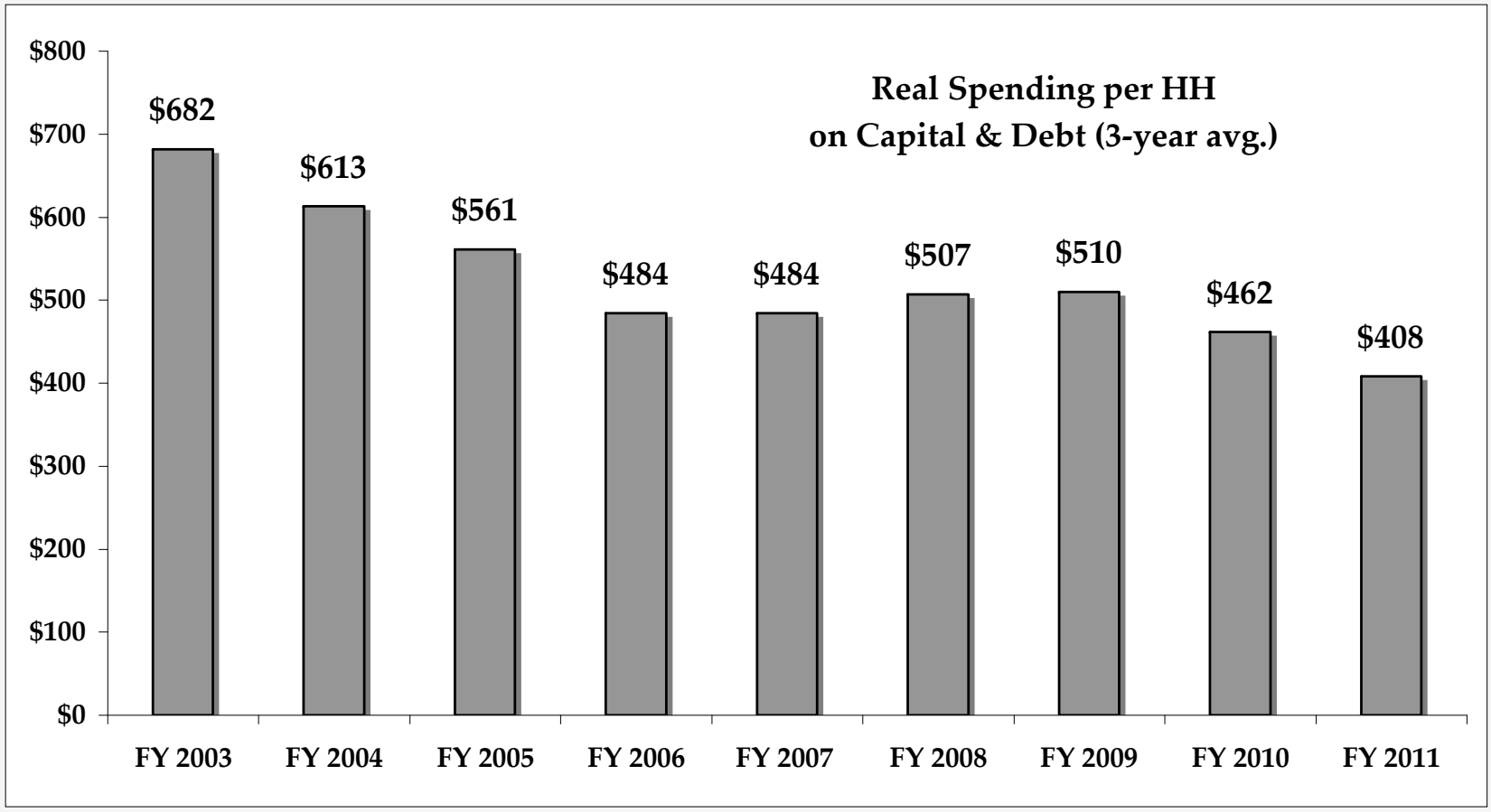
Data from Census Survey of Public Employment and Payroll

The Curves are S Shaped





“Lumpy” Capital Spending and Creative Management



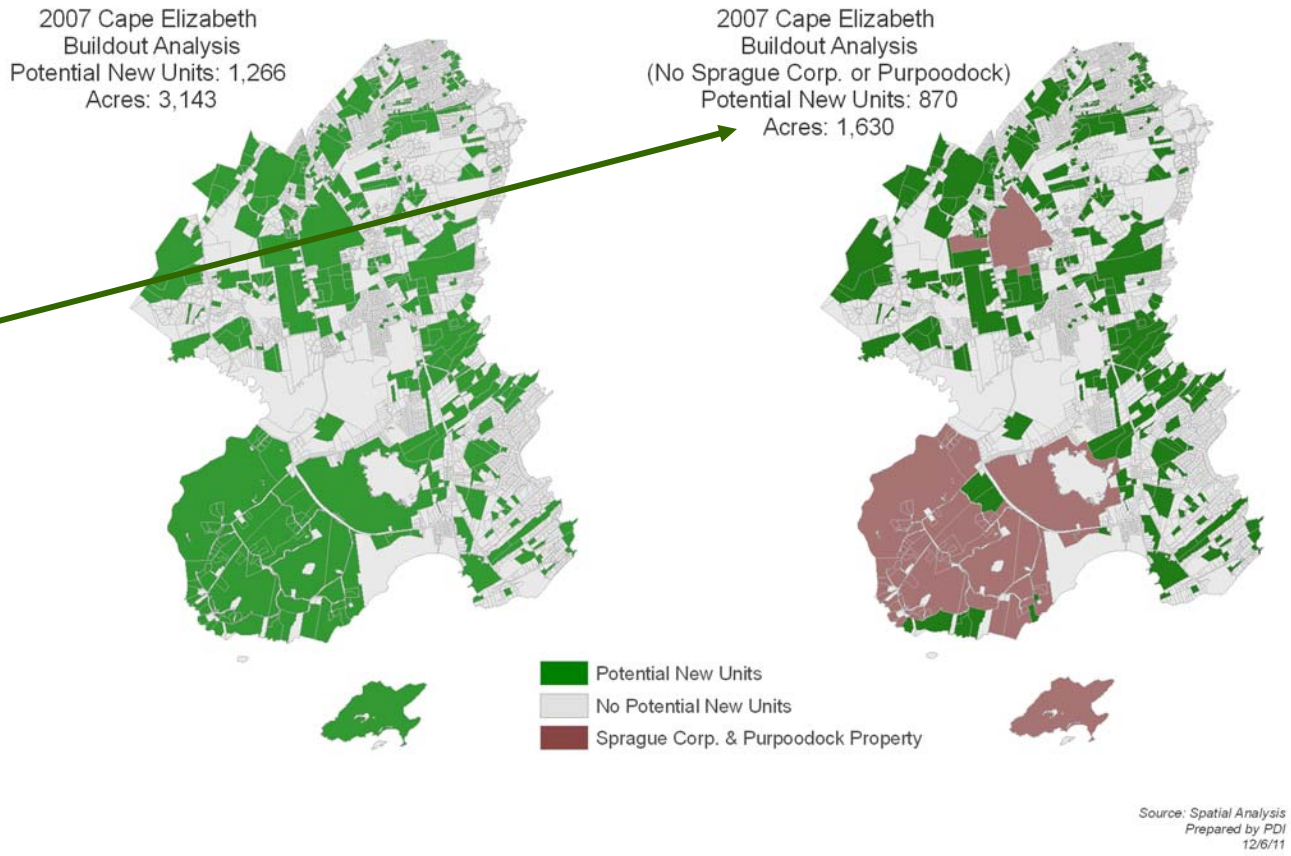
Management = Maintain Service Within Staffing & Capital Capacities

Common themes from Interviews:

1. Demand for services is not formulaic, X new homes = Y spending
2. Demand for service is changing with:
   - population structure: older population, more health related demand; fewer volunteers;
   - older neighborhoods: trees are mature, require care;
   - technology--more fraud, identity theft, detective work;
   - regulations--more highly trained rescue personnel; more time required per call for hospital regulations.
3. Maintaining service is a management allocation challenge:
   - mechanic also plows roads;
   - new road/neighborhood means reassigning routes to maintain clearing time;
   - safety costs are higher in beginning--more theft in nearly empty development; less as density and activity grows.
   - School has capacity for +/- 200 students
   - At 0.47 student/HH = +/- 400 homes

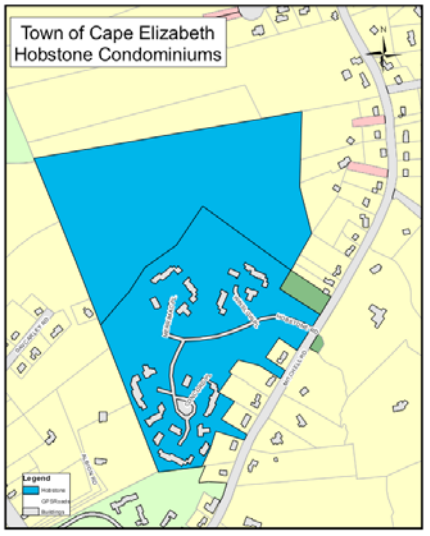
Geographic Context

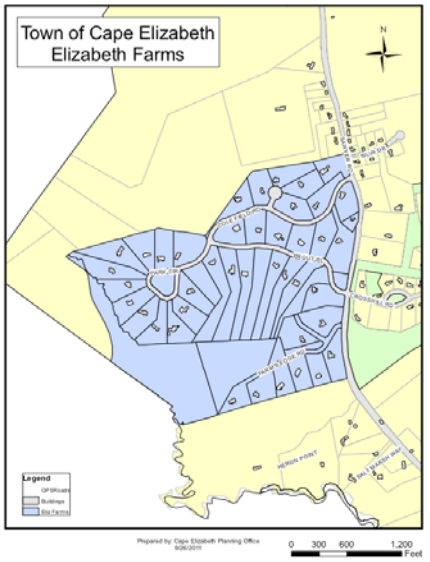
+/- 1,600 acres,
+/- 870 HU

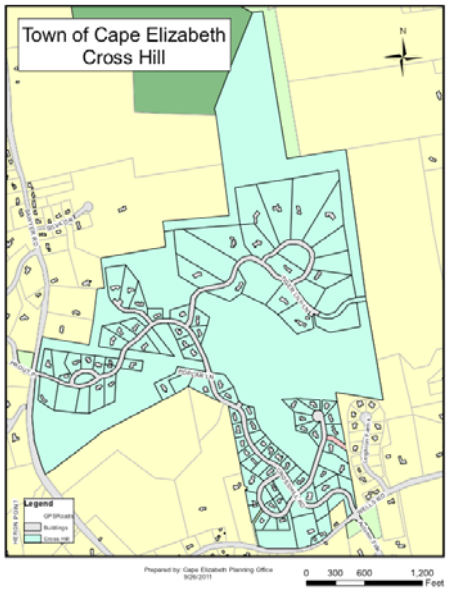


PLANNING DECISIONS

Neighborhood Types







PLANNING DECISIONS

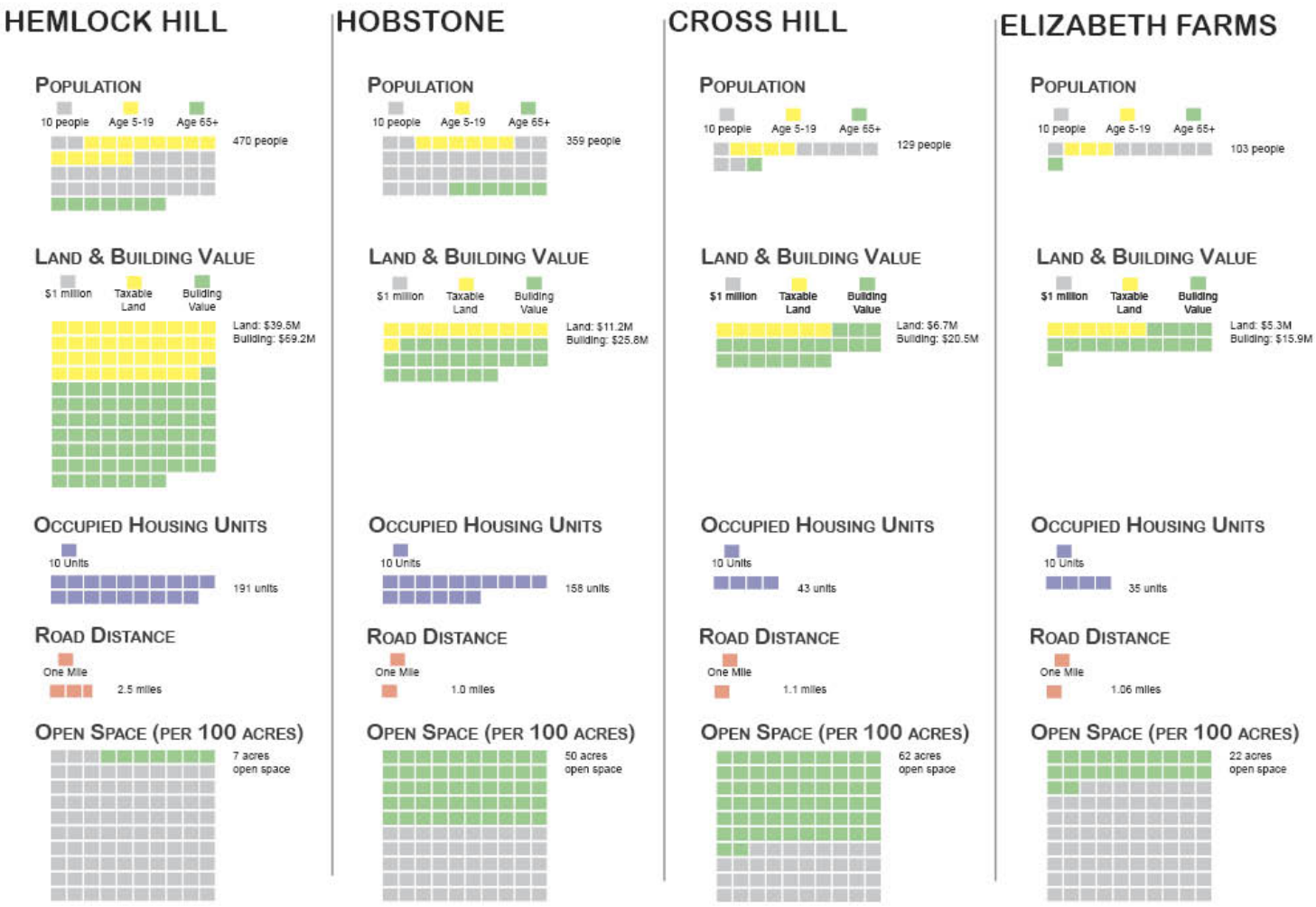
Neighborhoods @ 100 Acres

Standards per 100 acres	Hemlock Hill	Elizabeth Farms	Cross Hill	Hobstone
Acres of Open Space	7	22	62	49
Occupied Housing Units (HH)	191	35	43	158
Population 0-4	16	7	10	15
Population 5-19	124	25	37	62
Population 20-64	264	63	67	225
Population 65+	66	8	14	57
Population Total	470	103	129	359
Road Distance (feet)	13,247	5,587	5,793	5,265
Land Value	$39,531,250	$5,582,300	$6,804,852	$11,194,345
Taxable Land Value	$38,423,542	$5,289,168	$6,665,101	$11,194,345
Building Value	$69,223,958	$15,879,661	$20,492,611	$25,785,286
Total Value	$107,647,500	$21,461,961	$27,157,712	$36,979,631
Full Development				
Developable land	1,600	1,600	1,600	1,600
New Open Space	108	354	994	788
New Housing Units	3,056	557	684	2,531
New Taxable Value	$1,722,360,000	$343,391,376	$434,523,398	$591,674,095
New HH Total	6,672	4,173	4,300	6,147

PLANNING DECISIONS

Neighborhoods @ 100 Acres

DEVELOPMENT SCENARIOS (EXPANDED TO 100-ACRE STANDARD)



Application to the Future

Variable	Cross Hill 2
Developable land	1,600
New Open Space	994 to 1,294
New Housing Units	684 to 586
more acres open space	300
fewer HU	128
cost per HU @ 4,100	$6,500
cost per HU @ 4,300	$8,000
savings per HU	$1,500
revenue/HU	$9,644

Look to long term, large scale

Identify spot along the S curve

Don't expect expenses "saved" to exceed revenue "lost"