

Chapter Three

DEMOGRAPHIC CHARACTERISTICS

This chapter summarizes the demographic characteristics of the Township and analyzes how these characteristics influence land use, community facilities, and circulation patterns. Since decennial census data is the best source of information for this type of analysis, and new information will not be available until 2001, estimates are used where applicable to supplement the 1990 data. Although the 1990 data is now nearly ten years old, it should still be reviewed and evaluated in order to establish benchmarks and identify demographic trends. Preparations for the year 2000 census are underway and once it is available, the data can be used to confirm or adjust the conclusions reached in this chapter. Comparisons between West Pikeland Township and the surrounding municipalities are made in order to offer a regional prospective.

This chapter is divided into three sections. The section on population characteristics discusses the size and composition of the population in terms of age, sex, and household composition. The economic characteristic section discusses resident employment, while the final section addresses housing characteristics. The planning implications are presented at the end of the chapter.

POPULATION CHARACTERISTICS

West Pikeland's population has grown steadily in the last half of this century increasing by 1,640 persons since 1950 to reach 2,323 residents as of the 1990 US Census. The 1990 Census reported that 1,146 persons, or 49%, were male and 1,177 persons, or 51% were female. The greatest rate of increase occurred during the decade of 1960-1969, when the population grew by over 80%. The rates of increase were lower in subsequent decades, but the absolute numbers of population increase was the highest between 1980 and 1989, when population increased by almost 800 people. The average increase per decade from 1950 to 1990 was approximately 39 percent. Chester County averaged roughly 24% over the same period of time.

Population Change

West Pikeland is located in an area near the Pennsylvania Turnpike that, overall, has seen substantial growth over the past few decades. The I-76 interchange and development in Uwchlan Township and the Route 100 corridor have had considerable impact on West Pikeland in terms of pressure for residential construction. Development in Montgomery County to the northeast has also impacted the number of people moving into the immediate area.

Because West Pikeland had such a low base population beginning in 1950, these increases are a considerable concern. While the most current increase is not the highest in terms of percentage, it is the largest numerically. The 1997 Chester County estimate for West Pikeland shows only an 18% increase, yet the numerical figure of 437 persons is the third largest in Table 3-1. If this trend is maintained, the population could continue to grow in large proportions.

**TABLE 3-1
POPULATION CHANGE
West Pikeland Township (1950 - 1990)**

YEAR	POPULATION	NUMBER INCREASE	PERCENT INCREASE
1950	683	-	-
1960	782	99	14.5%
1970	1,420	638	81.6%
1980	1,536	116	8.2%
1990	2,323	787	51.2%
1997*	2,750	427	18.4%

*1997 Estimate, Chester County Planning Commission Planning Data Sheet #55
Source: US Census Bureau

Population Estimates

An estimate is an assessment of population based on calculation of current or past times. The Chester County Planning Commission annually produces estimates for all Chester County communities. The methodology used to produce the estimates is based on analysis of birth rates, death rates, and migration patterns for individual municipalities as well as analysis of building permits and real estate data.

Between 1990 – 1997, the population of West Pikeland is estimated to have risen by 427 people. This represents an increase of 18.4% over this seven-year period. While this number is higher than the estimated County growth rate of 13.5%, it is the lowest among the surrounding municipalities. For example, nearby Uwchlan and Upper Uwchlan Townships had estimated increases of 23.9% and 44.9% respectively. While West Pikeland will continue to grow, it is likely that the rate of growth will moderate and the large spikes in population seen in the past are unlikely to reoccur. Table 3-2 compares the estimated population of the municipalities surrounding West Pikeland Township.

**TABLE 3-2
POPULATION ESTIMATES
West Pikeland Township and Surrounding Municipalities (1991-1997)**

TOWNSHIP	1990*	1991	1992	1993	1994	1995	1996	1997
WEST PIKELAND	2,323	2,400	2,480	2,590	2,620	2,640	2,660	2,750
Charlestown	2,754	2,780	2,800	2,840	2,880	2,930	3,120	3,270
East Pikeland	5,825	5,980	6,170	6,300	6,440	6,570	6,700	6,930
Upper Uwchlan	4,396	4,550	4,690	5,010	5,360	5,810	6,060	6,370
Uwchlan	12,999	13,490	13,950	14,450	14,880	15,260	15,640	16,100
West Vincent	2,262	2,280	2,320	2,390	2,440	2,500	2,600	2,710

*Actual US Census figures.
Source: US Census Bureau (1990); Chester County Planning Commission Population Estimates (1991-1997)

Population Projections

Population projections differ from estimates in that projections extend past growth trends into the future to assess future population sizes. These figures can then be used to determine demand for certain types of land uses, and project facility and infrastructure needs. Projections serve as indicators only because accurately determining future population is extremely difficult. New, unanticipated developments in and around the Township reduce the usefulness of the projections and hinder planning efforts.

Three separate techniques have been used to provide a range of population projections for West Pikeland Township. Since many variables can affect population projections, no single method can be viewed as an entirely accurate method on which to base the future land use plan. Three methods are described as follows each contributing to the range of growth possibilities. The results of these three techniques are summarized in Table 3-3.

Arithmetic Technique: This technique establishes a constant numeric change among past data used to project changes in the future. An average gain of 410 persons per decade was experienced by West Pikeland between 1950 to 1990. Using this technique, the total population projected for the year 2020 is 3,553 or a gain of 1,230 since 1990.

Geometric Technique: This technique uses the average rate of change for the existing data and projects this rate into the future. The average rate of increase for the decades 1950 to 1990 was 38.9 percent. This method projects a high rate of growth and the results indicate a total population of 6,221 in 2020 or a gain of 3,898 since 1990.

Chester County Technique: The third projection method was assembled by the Chester County Planning Commission. It takes into consideration a number of variables such as adjusted 1990 Census data and regional transportation information not often available to municipalities. The first step involves calculation of unadjusted 1990 Census data. The second step further adjusted these figures based on variables such as past population trends, existing land use, known development proposals, transportation access, and multiple other factors. This projection is considered to be the most accurate available for planning purposes.

**TABLE 3-3
POPULATION PROJECTION TECHNIQUES
West Pikeland Township (1990-2020)**

PROJECTION TECHNIQUE	1990*	2000	2010	2020
Arithmetic Technique	2,323	2,733	3,143	3,553
Geometric Technique	2,323	3,226	4,480	6,221
Chester County Technique	2,323	2,890	3,240	3,510

*Actual US Census figures.

Source: Chester County Planning Commission Planning Bulletin #45, US Census Bureau (1990)

The population in West Pikeland is also impacted by the population of the surrounding municipalities as shown in Table 3-4. The data in the following table suggests that the demand for housing in West Pikeland Township, and the surrounding municipalities, will likely continue well into the next century. West Pikeland has the second lowest population density in the region (behind Charlestown), suggesting that it is less developed than its neighbors, another trend that will likely continue based on these figures.

**TABLE 3-4
REGIONAL PROJECTED POPULATION AND DENSITY
West Pikeland Township and Surrounding Municipalities (1990 – 2020)**

MUNICIPALITY	1990 Census	2000 Projection	2010 Projection	2020 Projection	1990 Persons Per Square Mile
WEST PIKELAND	2,323	2,890	3,240	3,510	232.3
Charlestown	2,754	2,990	3,190	3,410	220.3
East Pikeland	5,825	6,070	6,520	6,910	661.9
Upper Uwchlan	4,396	6,010	6,720	7,350	407.0
Uwchlan	12,999	15,580	16,210	16,470	1,249.9
West Vincent	2,262	3,110	3,750	4,340	127.8
Chester County	376,396	425,800	460,200	489,300	497.9

Source: Chester County Planning Commission Planning Bulletin # 45: Population Projections 1995-2020.

Population by Age

Analysis of the population by age categories is important for predicting future demand for community services, facilities, and housing. The two age categories that had the most significant change were in the ages of 35-44 and those under the age of five. Additionally the percentage of persons 15 and older who are married rose by almost 6 percent from 1980 to 1990. This suggests there is a growing number of new families in the Township and that there may be a higher demand for schools in the future as well as recreational facilities.

The median age in West Pikeland Township in 1990 was higher than the median age of the County as a whole and higher than in neighboring municipalities. The median age has been increasing, although West Pikeland’s median age has not increased as much as the region as a whole or as much as Chester County. This suggests that the population will be at the age where housing is needed more for families rather than for individuals.

Educational Attainment

Thirty seven percent of West Pikeland residents were college graduates and 18 percent had graduate or professional degrees. Chester County as a whole had figures of 22 and 12 percent, respectively. Another indicator that aids in measuring economic prosperity is the number of automobiles per household. West Pikeland households averaged 2.23 automobiles per household in comparison with 1.89 for the County.

Average Household Size and Number of Households

Trends in household size can indicate potential demand for housing type and size and for community facilities such as schools and parks. The average household size decreased slightly over the decade of 1980 to 1990 from 3.03 to 2.95 persons per household. The County average in 1990 was 2.73 persons per household as a comparison. The lower County figure may be due the fact that the County average contains multi-family housing and smaller homes that are not characteristic of a rural Township such as West Pikeland. Decreasing household sizes reflect both regional and national trends. Factors contributing to smaller household sizes include couples having fewer children, young adults postponing marriage, more single parent households, and older people living independently.

West Pikeland experienced a large amount of residential growth from 1980 to 1990. The US Census data indicates that the number of housing units rose during that time by 292 units or by an additional 35 percent. Single family homes represented 92 percent of all units in 1990. During the period between 1990 and 1997, an additional 352 units were added comprised of 254 single family units and 98 townhouse units. The building permit data indicates that single family units comprised 72 percent of all units between 1990 and 1997.

ECONOMIC CHARACTERISTICS

This section describes characteristics of West Pikeland’s labor force and includes analysis of occupations, income, and means of travel to work. The data is based on the 1990 US Census.

Labor Force by Occupation and Industry

The 1990 Census indicates that over 85 percent of West Pikeland’s residents are engaged in managerial and professional specialty occupations, and in technical, sales, and administrative support. No other class of occupation represents over five percent of the total. This suggests that the vast majority of the Township’s workers are engaged in a variety of professional occupations.

In analyzing the breakdown of employment by industry, there is little deviation when comparing the County and the Township as indicated in Table 3-5. However, there is a significant difference when comparing the occupational statistics of the Township and the County as a whole, as indicated in Table 3-6. While the County has high percentages in the Managerial and Professional Occupations, and the Technical, Sales, and Administrative categories, the Township had higher numbers in both categories. Because these two categories of occupations traditionally offer higher incomes than the remainder, these figures help explain the higher median income reported in the Township as contrasted with the County. The Township’s median household income of 76,480 dollars was 30,838 higher than the County figure of 45,642 dollars as indicated by the 1990 Census.

**TABLE 3-5
LABOR FORCE BY INDUSTRY
West Pikeland Township (1990)**

INDUSTRY	1990	PERCENT OF TOTAL	CHESTER COUNTY
Agriculture, Forestry, Fisheries	39	3.4%	3.8%
Construction	74	6.5%	6.3%
Manufacturing	282	24.8%	19.7%
Transportation	24	2.1%	3.4%
Communications/Public Utilities	17	1.5%	2.7%
Wholesale Trade	104	9.1%	5.6%
Retail Trade	137	12.0%	14.5%
Finance, Insurance, Real Estate	106	9.3%	8.5%
Business & Repair Services	61	5.4%	5.7%
Personal & Recreational Services	23	2.0%	3.2%
Health Services	55	4.8%	8.4%
Educational Services	90	7.9%	8.4%
Other Professional Services	115	10.1%	8.1%
Public Administration	11	1.0%	1.8%
TOTAL EMPLOYMENT	1,138	100.0%	100.0%

Source: US Census Bureau (1990)

**TABLE 3-6
LABOR FORCE BY OCCUPATION
West Pikeland Township (1990)**

OCCUPATION	PERSONS	PERCENT OF TOTAL	COUNTY
Managerial and Professional	577	50.7%	34.6%
Technical, Sales, Administration	400	35.1%	32.8%
Service	54	4.7%	9.7%
Farming Forestry, Fisheries	32	2.8%	2.7%
Production, Craft, Repair	32	2.8%	9.4%
Machine Operators, Assemblers	24	2.1%	4.6%
Transportation, Material Moving	0	0.0%	2.9%
Handlers, Laborers	19	1.7%	3.2%
TOTAL EMPLOYEES	1,138	100.0%	100.0%

Source: US Census Bureau (1990)

Employment Location and Means of Travel to Work

Residents of West Pikeland have an interesting variety of travel patterns. The Township had slightly higher percentage of people working outside the County than most Townships and also a higher than average percentage working in center city Philadelphia. These percentages may be due in part, to West Pikeland’s northeastern location and proximity to Philadelphia and to Montgomery County. Access to the Pennsylvania Turnpike and SEPTA rail transit in Malvern and Paoli allows West Pikeland residents to easily commute to Philadelphia and locations beyond.

The commuting patterns of West Pikeland residents were typical of the County as a whole. A full 76 percent drove alone in a single automobile while approximately 5 percent used public transportation (slightly higher than the County average). This figure could be related to the number of residents commuting by rail to center city Philadelphia. Additionally the percentage of West Pikeland residents working out of their homes was substantially higher than the County average. Ten percent of West Pikeland residents worked out of their home as opposed to nearly 4 percent for the County.

Income Statistics

Income statistics are indicators of how well a community is doing economically in relation to the region and the County as a whole. Household and family income levels, as well as per capita income levels, are all useful standard of living comparisons. Income per capita results when the aggregate income of an area is divided by the number of residents. In 1990, West Pikeland had the highest per capita income of the neighboring municipalities.

**TABLE 3-7
INCOME STATISTICS
West Pikeland Township and Surrounding Municipalities (1990)**

ENTITY	MEDIAN INCOME			PER CAPITA
	HOUSEHOLD	FAMILY	NON-FAMILY	
WEST PIKELAND	\$76,480	\$78,200	\$42,434	\$30,990
Charleston	\$63,909	\$74,725	\$31,786	\$21,737
East Pikeland	\$50,079	\$55,254	\$32,045	\$18,898
Upper Uwchlan	\$65,409	\$66,278	\$36,667	\$22,100
Uwchlan	\$57,483	\$64,039	\$34,186	\$21,815
West Vincent	\$52,352	\$56,564	\$45,556	\$23,969
Average for Townships	\$60,952	\$65,843	\$37,112	\$23,252
Chester County	\$45,642	\$52,325	\$25,677	\$20,601
State	\$29,069	\$34,856	\$15,099	\$14,068

Source: US Census Bureau (1990)

HOUSING CHARACTERISTICS

Municipalities are responsible for monitoring housing as part of the overall responsibility to protect the health, safety and welfare of residents. The following data provides an overall assessment of homes in West Pikeland Township and evaluates the form, composition, and value of the dwellings as a whole. It also projects the number of new housing units required in order to accommodate the Township's projected population.

Composition of Housing Units

In 1990, West Pikeland Township's housing included 837 dwellings, comprising 771 single family detached dwellings (92 percent), 56 attached dwellings (6.7 percent), and 10 mobile homes (1.2 percent). For the purposes of this Plan, the current ratio of single to multi-family dwellings has been applied to future population: approximately 92 percent single-family dwellings, seven percent attached dwellings, and one percent mobile homes. Home ownership in 1990 stood at 90 percent. The comparable figure for the County was 74.5 percent.

The number of dwellings is influenced by the average household size. The 1990 census counted an average of 2.95 persons per household. However, if the average household size decreases without commensurate decreases in total population, the number of dwellings needed by these households will increase. Despite decreasing size of households, the size of the units continues to remain stable or even increase slightly. In 1990 the largest percentage of homes in West Pikeland Township (52.8 percent) had 4 bedrooms per unit. The number of units having 5 or more bedrooms totaled 14 percent of all residences. In comparison, the largest percentage of homes in the County overall (37.5 percent) had 3 bedrooms per unit. Only 6 percent of the homes in Chester County had 5 or more bedrooms.

The median year for housing built in West Pikeland was 1978, the comparable figure for the County was 1954. This analysis indicates that a large proportion of West Pikeland's residential units has been constructed in the recent past. During the period from 1990 to 1997, 352 residential units were added according to Township building permit data, with most of these being single family detached units. According to the residential building permit data collected by Chester County Planning Commission, the average for the 73 municipalities in the County for the same time period was 262 units while the surrounding five townships had a surprising average of 523 units. While West Pikeland continues to grow at a more moderate rate than the surrounding area, development pressure is increasing.

Median Housing Value

The median value of housing within the Township, based on actual sales, in 1990 was \$242,000. The County average value was \$149,000. The 1990 Census further reported a median housing value of \$257,900 for West Pikeland and \$155,900 for Chester County as a whole. The Chester County Housing Cost Profile (1996) indicates that the median sales price for homes in West Pikeland in 1996 was 214,894 dollars as compared to 156,250 for Chester County as a whole.

Housing Projections

Population projections and numbers of dwellings (derived from average household size, which is anticipated to slightly decline) for West Pikeland Township are as follows:

**TABLE 3-8
PROJECTED POPULATION
West Pikeland Township Household Size and Total Dwellings (1990 – 2020)**

YEAR	POPULATION	INCREASE	PERSONS PER HOUSEHOLD	PERCENT INCREASE	TOTAL DWELLINGS
1990*	2,323	--	2.95	--	837
2000	2,890	567	2.84	24.4%	1,018
2010	3,240	350	2.83	12.1%	1,145
2020	3,510	270	2.80	8.3%	1,254

*Actual 1990 Census Figure

Source: US Census Bureau (1990), Chester County Planning Commission Planning Bulletin # 45.

The data in Table 3-8 indicates that the Township will continue to grow into the next century, with 417 additional dwellings estimated to be constructed between 1990 and 2020, or almost a 50 percent increase in the total number of dwellings. The rate of population increase is projected to slow, although obviously total population will continue to increase. If the historic growth rates of almost 39 percent were to continue to the year 2020, then population would be well over 6000 people instead of 3510.

**TABLE 3-9
PROJECTED NUMBERS OF UNITS
West Pikeland Township (1990 –2020)**

DWELLING TYPE	1990	2000	Net Change 1900-2000	2010	Net Change 1990-2010	2020	Net Change 1990-2020
Total Population	2,323	2,890	567	3,240	917	3,510	1,187
Persons per Dwelling	3	3	0	3	0	3	0
SFD (92%)	771	936	165	1,053	282	1,154	383
Attached (7%)	56	71	15	80	24	88	32
Mobile Home (1%)	10	10	0	11	1	13	3
Total Dwellings*	837	1018	181	1145	308	1254	417

* Does not equal total, due to rounding.

Source: US Census Bureau (1990), Chester County Planning Commission Planning Bulletin # 45.

This data suggests that the Township can anticipate an increased number of dwellings. An additional 417 dwellings are anticipated by the year 2020. While this number may not be large in an absolute sense, it represents an increase of almost 50% of the number of dwellings in 1990, which is a relatively-large increase in development for a rural municipality. These projections are estimates only, but represent a continuation of past trends and a significant challenge for the Township.

The population and housing increases that are projected above could consume a significant amount of land. The Township must ensure that it provides an adequate opportunity for this future population to be accommodated by designating appropriate amounts of land for future residential development. The new units projected should be planned for those areas best able to accommodate such development in terms of infrastructure, and in a manner that is less land consumptive than the standard 2 acre lot subdivisions.

Housing Affordability

One manner of calculating the affordability of housing is to compare the total monthly household income to total monthly housing costs. A common definition of affordable housing is when total costs are less than or equal to 28 percent of an owner's gross income. The index is calculated by dividing 28 percent of monthly median household income by monthly home ownership costs. An affordability index of 100 or higher is considered affordable to a household income of 57,965, the estimated median household income for Chester County in 1996. These figures are based on a number of items including home closing costs and housing information collected by the Chester County Planning Commission.

West Pikeland's 1996 housing affordability index was 78.3 as compared to 105.9 for all of Chester County. The figures are considered as estimates and are used as a guide for housing affordability in Chester County and are not intended to represent actual costs or affordability for any individual.

Fair Share

This issue of population growth refers to the concept of "fair share" in terms of planning for future development. "Fair share" is considered to be the municipality's legal responsibilities for accommodating a variety of housing types and the people who are anticipated to move into the Township. The concept of fair share also relates to a municipality's responsibility for accepting commercial and industrial development. Pennsylvania's courts have clearly indicated that all municipalities that are in the path of growth must accept their fair share of regional growth. This means that they must allow new housing to be constructed and permit basic forms of housing.

The desire to protect the Township's environment and rural character necessarily involves the balancing of competing interests, which are all valid if viewed individually. The protection of the environment is a legitimate governmental responsibility as is providing for a reasonable amount of housing opportunities. Conflict arises when the desire to protect the rural character results in a full exclusion of necessary development. New development thus needs to be accommodated in those locations where it can best be supported. The Pennsylvania Supreme Court stated that "Zoning provisions may not be used ... to avoid the increased responsibilities and economic burdens which time and natural growth invariably bring." The Court also stated that "...protecting the character - really the aesthetic nature - of the municipality is not sufficient justification for an exclusionary zoning technique." *Girsh Appeal*, 437 Pa. 237, 263 A.2d 466, 468 (1975). West Pikeland seeks to meet its obligation to accept its fair share of new development through land use policies that focus new development in areas that have infrastructure available and can support new construction from an environmental perspective.

The "fair share" test was originally expressed in 1974 by the Commonwealth Court in the case of *Surrick v. Zoning Hearing Board of Upper Providence Township*, 11 Pa. Commonwealth Ct. 607, 314 A.2d 565 (1974), and has become the standard used by Pennsylvania courts to determine if a particular municipality has provided for its fair share of land for the development of housing (principally multi-family dwellings), and is not unlawfully excluding a particular type of housing. The test includes assessments of whether a municipality is in the path of development and whether it is a logical place for development and population growth. It evaluates the present level of development in the municipality, including population density and assesses the level of undeveloped land and the amount of land available for development as well as other issues.

Based on these issues, West Pikeland Township's growth responsibilities are limited as reflected in this Plan, for the following reasons:

1. The Township is in the path of growth. Past development data suggest that there is a continuing demand for housing in West Pikeland. This housing growth has primarily taken the form of single-family detached dwellings, with only a few attached homes or mobile homes.
2. The Township is a logical place for development. This is a matter worthy of discussion because the Township has a significant amount of environmentally sensitive areas. However, given the recent amount of development in West Pikeland, it should be concluded that there is a level of development that is appropriate for the Township.
3. The Township has a relatively low population density. When compared to its region, West Pikeland's population density is the lowest except for Charlestown. This reflects the Township's rural character.

West Pikeland's fair share of additional growth includes single-family detached and attached dwellings, as well as other forms of housing. This growth will best be accommodated in areas of the Township most suited for new development in terms of access to existing infrastructure. Cluster development that conserves open space and lowers high land consumption rates is consistent with the Township's desire to protect natural resources, support the agricultural industry and preserve the overall rural character.

Current zoning practices permit residential development on large lots throughout most of the Township, contributing to the potential for sprawl. Current options for clustering promote the protection of moderate amounts of open space. While certain design procedures in the Ordinance have the effect of limiting net density, such provisions still facilitate sprawl. The Township's future land use policies should discourage sprawl and direct development to appropriate areas, while simultaneously preserving open space, environmentally sensitive areas and agricultural lands. This may mean that small lots should be used in conjunction with community-based sewage disposal systems reducing the number of individual on-lot sewage disposal systems.

Many areas of the Township are used for agricultural purposes and some areas (the villages) are appropriate for mixed uses. Residential uses should be directed away from prime farmland and environmentally sensitive areas and towards areas that can provide adequate roadway access and will not involve the creation of more sprawl or environmental degradation. Flexible housing policies, such as those regarding cluster developments and the adaptive reuse of older dwellings, can expand the housing stock without (or minimizing) the construction of new buildings.

Due to the level of environmental constraints in West Pikeland, the Township must be very cautious when reviewing proposals to develop property on a lot-by-lot basis. Such incremental development is often conducted by landowners that do not wish to convey all of their holding at one time. This incremental development can result in the creation of long strips of house lots along the road frontages. Development without the benefit of a long-term plan can limit opportunities for improved design and can cause environmental damage. The Township should encourage development to occur with the benefit of a comprehensive site development plan.

PLANNING IMPLICATIONS

- West Pikeland has experienced significant growth pressure over the past ten years and this pressure is likely to continue to a certain degree, creating additional demand for housing.

- ❑ The average household size has been declining and is expected to decline further. This suggests that there may be an increased demand for dwellings for smaller families.
- ❑ The Township has, based on raw acreage figures, available acreage for additional development. The population density is also among the lowest of the municipalities in the region. An adequate amount of land area is available to accommodate the projected population.
- ❑ The median household income in West Pikeland is relatively high, suggesting that the population may continue to demand single-family detached dwellings as the preferred housing type.
- ❑ The Township has an obligation to provide for the opportunity for future growth and seeks to accommodate its future population in appropriate areas.