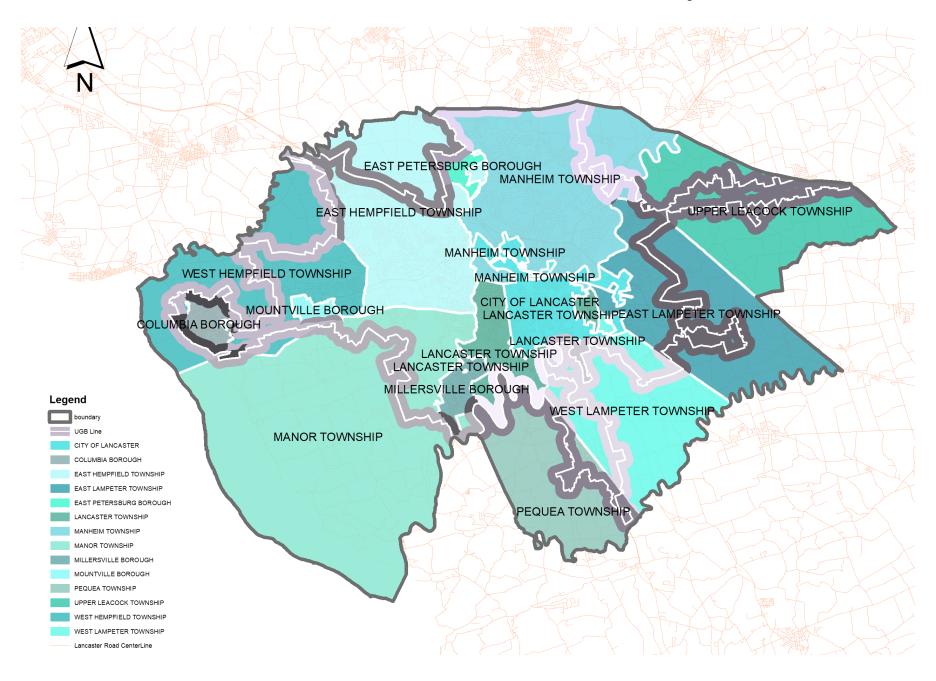


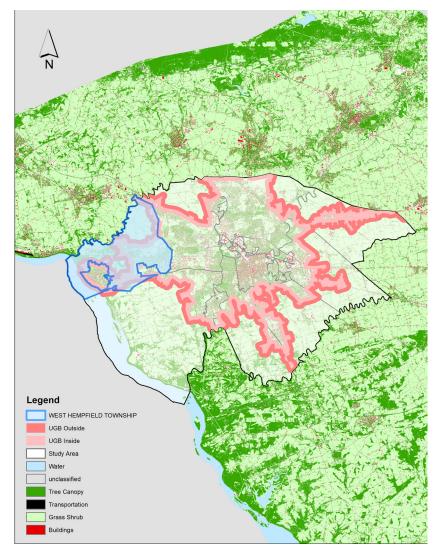
Buffer Inside and Outside UGB & Municipalities



Why West Hempfield Township the Best to Develop?

	Mean Sq Ft of Buildings			Density of Buildings (Sq Ft/Acres)			Grass Shrub Land in proposed UGB
MUNICIPALI	Inside	Outside	Difference	Inside	Outside	Difference	extension (Acres)
CITY OF LANCASTER	1570.4	0.0	1570.4	721.1	0.0	721.1	0.13
COLUMBIA BOROUGH	2594.6	3575.0	-980.3	3205.8	13337.9	-10132.1	0.53
EAST HEMPFIELD TOWNSHIP	5544.4	3074.0	2470.3	3852.5	805.1	3047.4	1592.13
EAST LAMPETER TOWNSHIP	4143.9	3412.1	731.8	4031.5	1181.5	2850.0	2243.98
EAST PETERSBURG BOROUGH	2089.7	0.0	2089.7	4420.6	0.0	4420.6	0.10
LANCASTER TOWNSHIP	1926.2	0.0	1926.2	1158.6	0.0	1158.6	0.01
MANHEIM TOWNSHIP	2687.8	2799.3	-111.5	2122.4	434.5	1687.9	843.94
MANOR TOWNSHIP	2722.6	2438.3	284.3	2024.1	572.5	1451.7	1703.71
MILLERSVILLE BOROUGH	3378.5	NULL	NULL	3578.6	NULL	NULL	NULL
MOUNTVILLE BOROUGH	3125.1	NULL	NULL	8134.3	NULL	NULL	NULL
PEQUEA TOWNSHIP	2276.9	1686.3	590.6	1809.0	589.4	1219.6	2271.67
UPPER LEACOCK TOWNSHIP	4035.6	2576.5	1459.0	5990.4	678.9	5311.5	2599.66
WEST HEMPFIELD TOWNSHIP	2240.7	1857.3	383.5	3253.6	441.6	2812.1	3318.68
WEST LAMPETER TOWNSHIP	2330.2	3505.2	-1175.0	3426.9	573.9	2853.0	2180.29
	Sum of Daily VMT			Mean SqFt of Parking			Grass Shrub Land
				Lots			
					Lots		in proposed UGB
MUNICIPALI	Inside	Outside	Difference	Inside	Outside	Difference	in proposed UGB extension (Acres)
MUNICIPALI CITY OF LANCASTER	Inside 22575.0	Outside 0.0	Difference 22575.0	Inside 11539.7		Difference 11539.7	
					Outside		extension (Acres)
CITY OF LANCASTER	22575.0 366055.0	0.0	22575.0	11539.7 34024.8	Outside 0.0	11539.7	extension (Acres)
CITY OF LANCASTER COLUMBIA BOROUGH	22575.0 366055.0 474555.0	0.0 2193.0	22575.0 363862.0	11539.7 34024.8	Outside 0.0 0.0	11539.7 34024.8	extension (Acres) 0.13 0.53
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP	22575.0 366055.0 474555.0	0.0 2193.0 316466.0	22575.0 363862.0 158089.0	11539.7 34024.8 74753.3	Outside 0.0 0.0 114756.4	11539.7 34024.8 -40003.1	0.13 0.53 1592.13
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP	22575.0 366055.0 474555.0 306092.0	0.0 2193.0 316466.0 177483.0	22575.0 363862.0 158089.0 128609.0	11539.7 34024.8 74753.3 79679.0	Outside 0.0 0.0 114756.4 97680.7	11539.7 34024.8 -40003.1 -18001.7	0.13 0.53 1592.13 2243.98
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH	22575.0 366055.0 474555.0 306092.0 78186.0	0.0 2193.0 316466.0 177483.0 23341.0	22575.0 363862.0 158089.0 128609.0 54845.0	11539.7 34024.8 74753.3 79679.0 14947.2	Outside 0.0 0.0 114756.4 97680.7 65111.0	11539.7 34024.8 -40003.1 -18001.7 -50163.8	extension (Acres) 0.13 0.53 1592.13 2243.98 0.10
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0	extension (Acres) 0.13 0.53 1592.13 2243.98 0.10 0.01
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP MANHEIM TOWNSHIP	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0 320915.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0 406544.0	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0 -85629.0	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0 23383.7	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0 56367.4	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0 -32983.7	extension (Acres) 0.13 0.53 1592.13 2243.98 0.10 0.01 843.94
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP MANHEIM TOWNSHIP MANOR TOWNSHIP	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0 320915.0 68735.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0 406544.0 85389.0	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0 -85629.0 -16654.0	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0 23383.7 18039.2	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0 56367.4 65345.1	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0 -32983.7 -47305.9	0.13 0.53 1592.13 2243.98 0.10 0.01 843.94 1703.71
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP MANHEIM TOWNSHIP MANOR TOWNSHIP MILLERSVILLE BOROUGH	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0 320915.0 68735.0 17134.0 11435.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0 406544.0 85389.0 NULL	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0 -85629.0 -16654.0	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0 23383.7 18039.2 19428.1	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0 56367.4 65345.1 NULL	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0 -32983.7 -47305.9 NULL	0.13 0.53 1592.13 2243.98 0.10 0.01 843.94 1703.71 NULL
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP MANHEIM TOWNSHIP MANOR TOWNSHIP MILLERSVILLE BOROUGH MOUNTVILLE BOROUGH	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0 320915.0 68735.0 17134.0 11435.0 100466.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0 406544.0 85389.0 NULL NULL	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0 -85629.0 -16654.0 NULL	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0 23383.7 18039.2 19428.1 78291.0	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0 56367.4 65345.1 NULL NULL	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0 -32983.7 -47305.9 NULL NULL	extension (Acres) 0.13 0.53 1592.13 2243.98 0.10 0.01 843.94 1703.71 NULL NULL
CITY OF LANCASTER COLUMBIA BOROUGH EAST HEMPFIELD TOWNSHIP EAST LAMPETER TOWNSHIP EAST PETERSBURG BOROUGH LANCASTER TOWNSHIP MANHEIM TOWNSHIP MANOR TOWNSHIP MILLERSVILLE BOROUGH PEQUEA TOWNSHIP	22575.0 366055.0 474555.0 306092.0 78186.0 53799.0 320915.0 68735.0 17134.0 11435.0 100466.0 191625.0	0.0 2193.0 316466.0 177483.0 23341.0 16058.0 406544.0 85389.0 NULL NULL 110806.0	22575.0 363862.0 158089.0 128609.0 54845.0 37741.0 -85629.0 -16654.0 NULL NULL -10340.0	11539.7 34024.8 74753.3 79679.0 14947.2 18941.0 23383.7 18039.2 19428.1 78291.0 42414.6	Outside 0.0 0.0 114756.4 97680.7 65111.0 0.0 56367.4 65345.1 NULL NULL 28416.4	11539.7 34024.8 -40003.1 -18001.7 -50163.8 18941.0 -32983.7 -47305.9 NULL NULL 13998.2	extension (Acres) 0.13 0.53 1592.13 2243.98 0.10 0.01 843.94 1703.71 NULL NULL 2271.67

1) The first reason I chose **WEST HEMPFIELD TOWNSHIP** is that the **Sum** of **Daily VMT** and **Mean Square Foot of Parking Lots** outside are both largest, which means that some fundamental but quite significant facilities, in this context, roads and parking space, have spread over these areas. Therefore, future development can be carried out more easily based on existing infrastructure instead of from scratch.

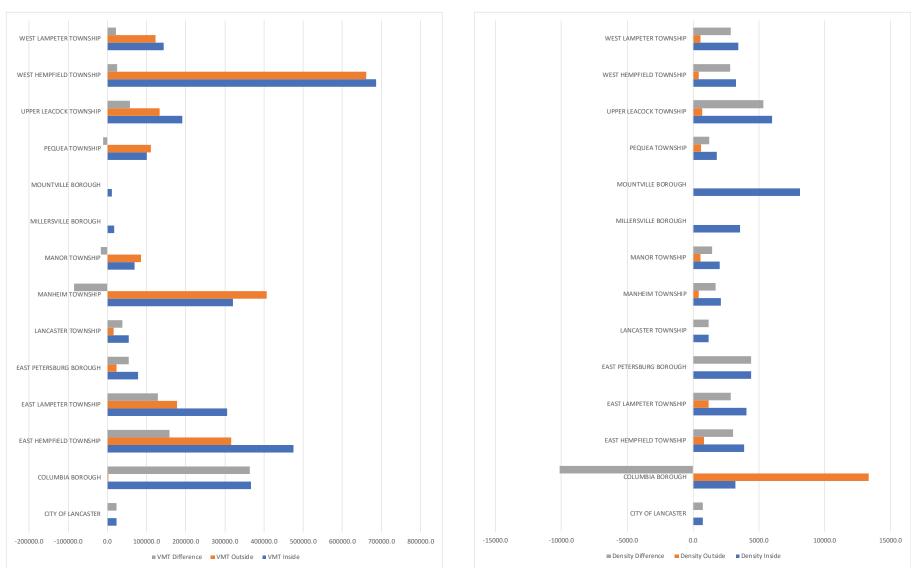


2) i. Second, it has the 5th largest difference between inside *Density of Buildings* and outside. The great difference means that areas outside the UGB within this town has expansive land waiting to be exploited, considering that only a small proportion of land is covered with buildings. ii. Meanwhile, unlike some towns' outside density of buildings remaining 0, which occurs to me that perhaps some negative factors hinder locals from exploiting these areas, some construction activities have been carried out successfully.

The Most Important Variables

Daily VMT of Mulicipality (Inside, Outside & Difference)





WEST HEMPFIELD TOWNSHIP has the largest **Sum of Daily VMT** and **Mean Square Foot of Parking Lots** in all towns.

WEST HEMPFIELD TOWNSHIP has the fifth largest difference between inside *Density of Buildings* and outside.