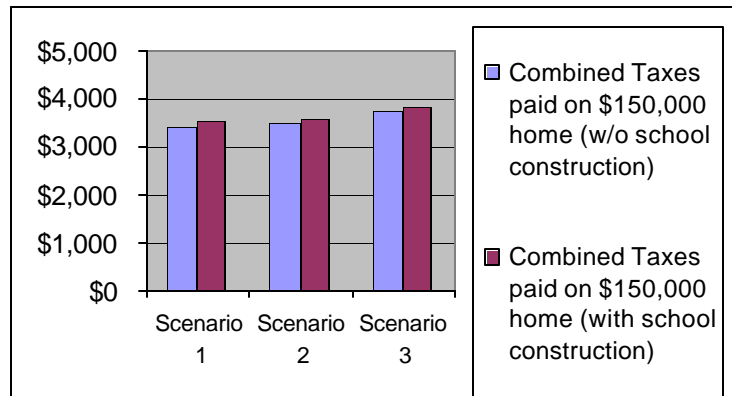


## City of Saratoga Springs Fiscal Model & Analysis

In 2001, Behan Planning Associates, LLC completed the City of Saratoga Springs Fiscal Model and Analysis on behalf of the city council as a component of the city's open space planning process. The fiscal analysis was designed to predict the relative impact of three future land use scenarios on the property taxes paid by Saratoga Springs' residents.

The project stemmed from the city's interest in planning for the future land use of the remaining 4,000 acres of land in the city – to ensure that the future growth of this undeveloped land results in developed land that is an asset, not a burden to its citizens. The City of Saratoga Springs has experienced remarkable economic renewal and increase in population over the last decade. Construction is advancing at a steady rate, and the city is anticipating a point of complete build-out in the near future.



***The fiscal model predicted the relative impact of three future land use scenarios on taxes.***



***Off-street walking and biking paths were recently created in the City of Saratoga Springs.***

environmental quality, housing policy, and economic policy), while forming a policy and program to consider the benefits and costs of increased local investment in open space conservation.

The initial findings indicated that from a fiscal point of view, the choice between a high level of development of the remaining lands or a mix of development and permanently protected open space is approximately equivalent in the property tax direct costs to the taxpayers.

With these results, the decision makers can focus on the non-fiscal elements of the future land use recommendations for the city (e.g., traffic management,