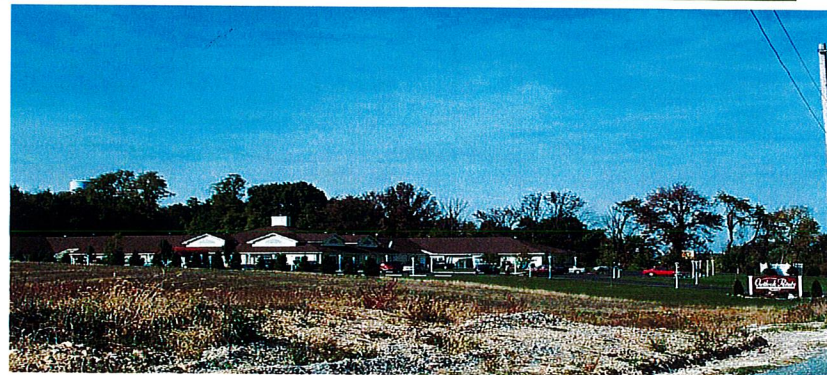
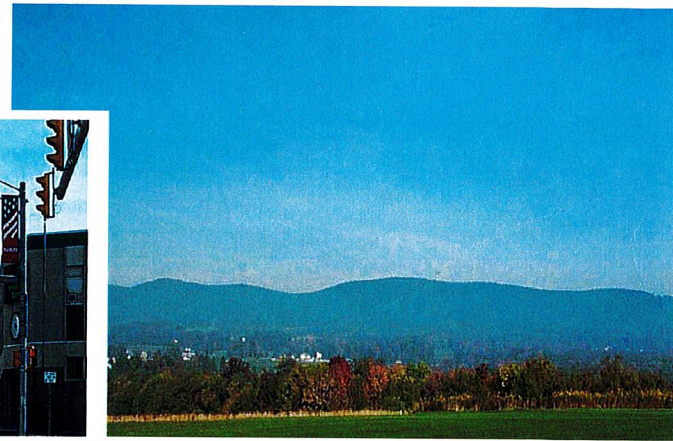
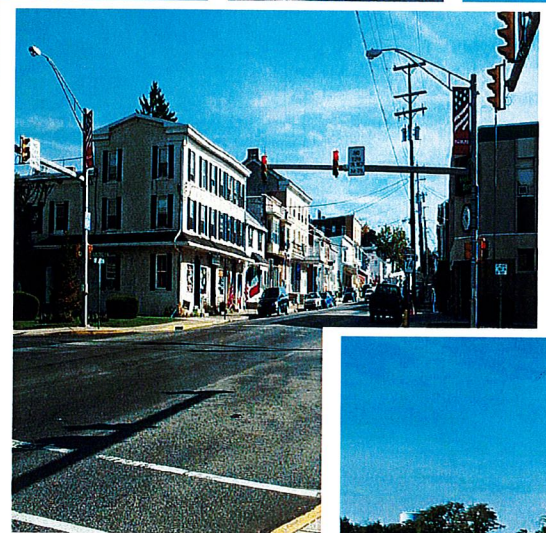
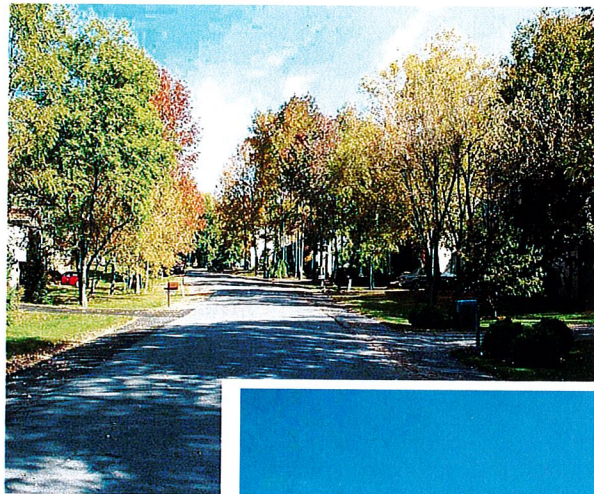
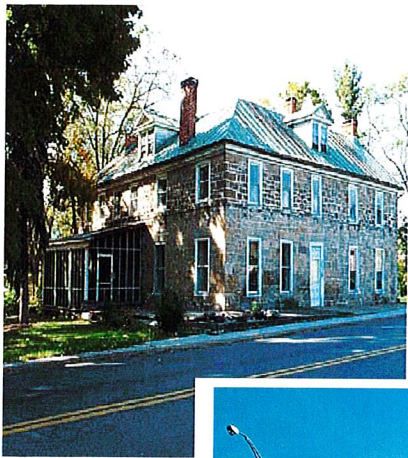


# **The Northern York County Region Comprehensive Plan**



**Policy and  
Action Plan**

**January 2005**

## **Northern York County Region Comprehensive Plan Transportation Amendment**

Adopted by Franklinton Borough Council resolution - October 6<sup>th</sup>, 2010

Richard Blouch  
Tony Vasco  
Alan Rosenberger  
Sharon Blouch  
Rodney Stein  
Benjamin Shea  
Douglas Isenberg  
James Adams, Mayor

Adopted by Dillsburg Borough Council resolution – October 12<sup>th</sup>, 2010

Jeff Griffin  
Hal Anderson  
David Baldwin  
John Richardson  
Matt Fawber  
Henry Snyder, Mayor

Adopted by Franklin Township Board of Supervisors resolution – October 13<sup>th</sup>, 2010

Donald Lerew  
John Shambaugh  
Naomi Decker  
Gary Brown  
Edward Campbell

Adopted by Carroll Township Board of Supervisors resolution – November 8<sup>th</sup>, 2010

Nancy Livingston  
Paul Walters  
William Turner  
Mark McCurdy  
Bruce Trostle

These actions amend the Northern York County Region Comprehensive Plan, dated September 2004 and amended in January 2008, to include the Transportation Amendment dated November 2010 as an addition to the Northern York County Region Comprehensive Plan. The Transportation Amendment and Appendices are separate documents.

## **Northern York County Region Comprehensive Plan**

Adopted by Carroll Township Board of Supervisors resolution - September 21,  
2004

Calvin E. Hipp  
Jeffrey T. Murphy  
Jere E. Rutherford  
Robert L. Schopfer  
Kevin A. Zinn

Adopted by the Dillsburg Borough Council resolution – September 14, 2004

Hal Anderson  
David Baldwin  
Jeff Griffin  
Nancy Grove Nichols  
Mark Ryder  
Mike Whitzel  
Kathryn Zeiders  
Darwin Moyer, Mayor

Adopted by Franklin Township Board of Supervisors resolution – November 18,  
2004

Edward Balsavage  
Naomi Decker  
Larry Lambert  
Don Lerew  
John Shambaugh

Adopted by Franklintown Borough Council Resolution– February 2, 2005

Richard Blouch  
Sharon Blouch  
Lorraine McGee  
Dennis Palmer  
Leon Rudy  
David Trump  
Katrina Zies

Robert Wolfe, Mayor

Action taken by Monaghan Township Board of Supervisors to not adopt the plan  
on November 8, 2004 – Monaghan Township Year 2000 Comprehensive Plan  
supercedes any information in this Plan regarding the Township.

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# Introduction

The Northern York County Region Comprehensive Plan is the end result of a twenty-four month cooperative planning effort between Dillsburg and Franklintown Boroughs and Carroll, Franklin, and Monaghan Townships. The Plan is the ending point of the planning process but, more importantly, it is the beginning point for action and implementation.

The Comprehensive Plan Advisory Committee (CPAC) has been instrumental in coordinating and guiding the process. The CPAC (a group of more than thirty representatives from the region's governing bodies, planning commissions, school district, and community-at-large) steadfastly steered the process through monthly work sessions and special activities. The final work of the CPAC, development of the action plan and schedule, sets the stage for the next community effort, implementation.

The future of the Northern York County Region is not outlined in the pages of this Plan. The future of the region will be determined by the dedication of its citizens to bring this Plan to life. The commitment of the CPAC members and involvement of the community during the planning process are a demonstration of the region's capacity to work cooperatively. In the years to come the region must continue to follow the path of intergovernmental cooperation if it truly desires to reach its common goals, objectives, and vision.

The governing bodies of the Northern York County Region acknowledge the exceptional contributions of the CPAC member:

Frank Krammer, Chair	Larry Klase
Linda Hansen, Sec.	Harry Kochenderfer
Ed Balsavage	Mike Lavin
Richard Blouch	Rolla Lehmen
Charles Bowers	David March
Don Bowers	Allyn Meyers
Charles Diller	Andy Miliken
Roy Fuss	Allen Reeves
Jeff Griffin	Leon Rudy
Mark Hagenbuch	Norm Shelly, Jr.
Ed Hartman	Bob Shopfer
Patrick Hepfner	Brian Small
Allen Hoffman	Jon Spoulding
Carla Ice	Jim Starner
Mervin Ice	Larry Therit, Jr.
Cynthia Jones	George A. Tjiattas

# The Planning Process

The strategic, comprehensive planning process integrated the elements of the comprehensive plan as required by the Pennsylvania Municipalities Planning Code (PAMPC) with selected principles of strategic planning.

The Plan meets the required MPC elements, but is not limited to these elements. Comprehensive plan elements included:

- A statement of goals and objectives and a plan for land use, housing, transportation, and community facilities and utilities.
- A statement of the interrelationship between plan elements.
- A discussion of short- and long-range implementation strategies.
- A statement indicating the relationship of the plan to planning in surrounding municipalities.
- A statement indicating that the existing and proposed development is generally consistent with the objectives of the County Comprehensive Plan.

Strategic elements included:

- Effective, focused information gathering.
- Extensive communication and participation.
- Accommodation of divergent interests and values.
- Development and analysis of alternatives.
- Understanding of the future implications of present policy.
- Discovery of policy changes to achieve desired futures.
- Focused, reasonable, and orderly decision making.
- Development of a plan of action.

For the Northern York County Region this integrated planning process began with the community's answers to important questions during Phase 1 - Understanding the Community (focus groups) and Phase 2 - Envisioning the Future (visioning forum)

***“What do you like most about the Northern York County Region?”***

***“What do you like least about the Northern York County Region?”***

***“What are your expectations for the planning process?”***

***“How will our current region look and feel in twenty years?”***

***“How would our ideal region look and feel in twenty years?”***

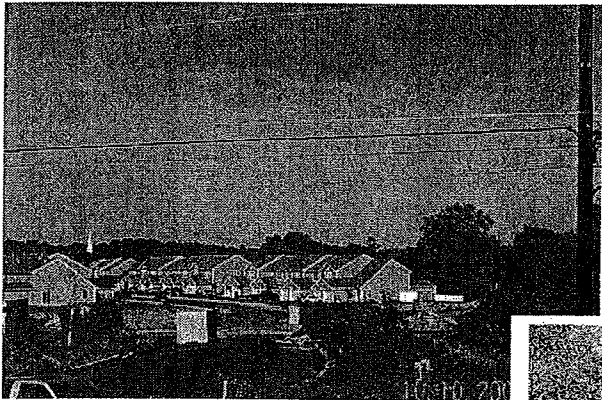
The Phase 1 activities led to the development of the Background Profiles for demographics and socioeconomics, land use and housing, natural resources and environmental features, transportation, wastewater and water utilities, and community services and facilities.

Synthesizing the information collected in Phase 1 was the focus of Phase 2. Beginning with the "probable future," (i.e., the region's future direction given the continuation of existing conditions and public policies) a community dialogue led to a preferred future in statements of the vision and regional goals and objectives.

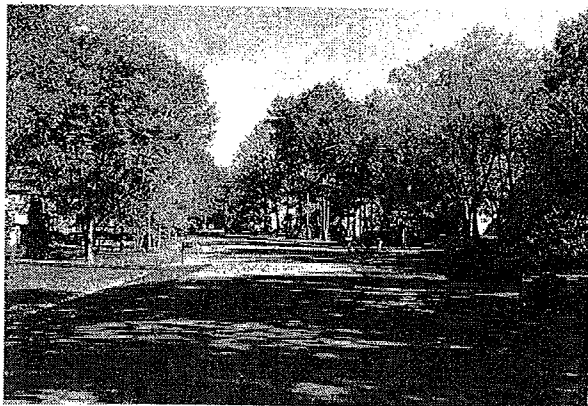
Dramatic results were achieved as each phase built on the activities of the previous phase. The focus of Phase 3 – Developing the Technical Analysis and the Strategic Action Plan - was to explore the means to attain the region's goals and objectives. Strategies were organized into six initiatives: growth management, transportation, environmental and transportation protection, economic development, historic preservation, and community services and facilities.

These strategies were compiled into the Comprehensive Plan's Policy Plan. Creating a sound program for implementation of the strategies was the focus of the final phase. The program factored in time commitments, budget constraints, staff requirements, service delivery programs, and regional priorities for the Northern York County Region.

**The Vision and Statements of Regional Goals and Objectives**



**Well Planned –  
Balanced Land Use, Not  
Suburban Sprawl**



**The Vision:**

In the future, growth will be well planned, providing a regional mix of residential and non-residential uses that discourage sprawl development patterns and strengthen the region's economic tax base.

**Goal:** To plan for growth and to manage sprawl by guiding development to areas in the region targeted for growth and infill and to provide these areas with adequate sewer, water, and transportation infrastructure.

**Objectives:**

- ❑ Develop a regional, multi-faceted, growth management strategy.
  - ◆ Provide public education on the meaning of growth management policies, its advantages and limitations.
- ❑ Develop a land use plan that clarifies the specific categories of use and style of development.
  - ◆ Provide areas for residential, commercial, industrial, office, institutional, recreational, and mixed-use development within the targeted growth area.
  - ◆ Encourage and promote residential development patterns in rural areas that preserve open space.
  - ◆ Target new development in locations where infrastructure services are currently available or planned.
  - ◆ Promote high quality design techniques such as integrating land uses, mixing housing types, protecting open spaces, creating pedestrian oriented environments, and governing the design and placement of cellular towers so as to minimize their visual impact on the surrounding community character.
- ❑ Support the growth management strategy with land use regulations and design criteria.
  - ◆ Perform an audit on existing ordinances to assess their compatibility with growth management objectives and desired growth patterns.
  - ◆ Explore specific design tools that support the region's character and encourage the use of these tools in new development.
- ❑ Continue to promote integrated regional planning and encourage collaboration by forming a regional group that has equal representation from all municipal interests.

**People Oriented Neighborhoods**

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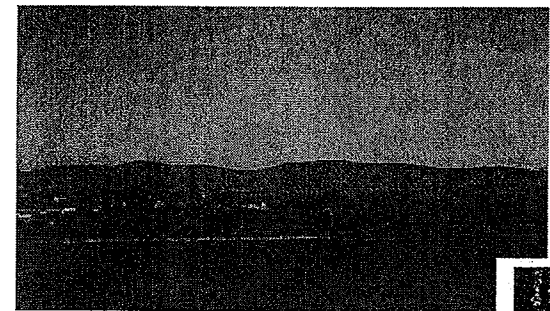
**The Vision:**

In 2020, the region's residential neighborhoods will be a key component of the overall health of the region, places where residents feel a strong connection to their neighbors and value opportunities to work together for the betterment of all. They will be designed with a pedestrian orientation and offer a variety of housing styles to meet the needs of all age and income groups.

**Goal:** To design new neighborhoods and enhance existing neighborhoods with a pedestrian focus that will increase the potential for interaction of residents and connections to neighborhood businesses and to augment the neighborhood's character through landscaping, aesthetic enrichment, and housing diversity.

**Objectives:**

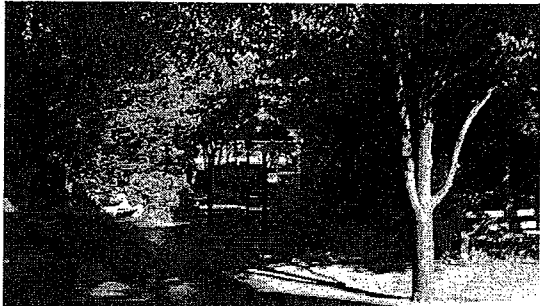
- ❑ Promote standards for streetscape elements in new residential developments that include sidewalks (where appropriate), street trees, and environmentally friendly lighting.
- ❑ Adopt residential street design standards that are appropriate for the community's living environment and avoid the over-design of streets.
- ❑ Provide a range of residential development styles, including preservation of existing historical buildings, infill development, subdivisions in suburban settings and new mixed-use developments.
- ❑ Provide a range of housing types, values and styles to meet the needs of existing and future residents of the region.
- ❑ Invest in rehabilitation of older housing stock while preserving its architectural integrity.



**Abundant Rural Open  
Space, Green Space and  
Recreation Areas**

**The Vision:**

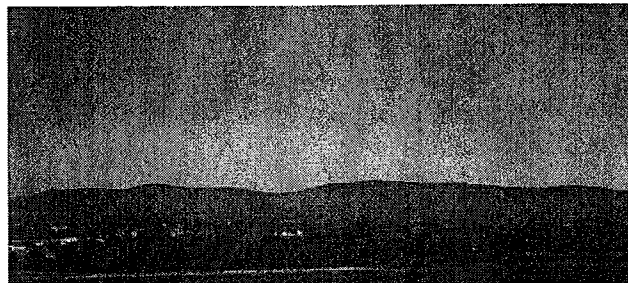
The region's future will be replete with recreation and open space, including bike and walking paths, linear parkways along streams, public common space in downtown, street trees and urban landscaping.



**Goal:** To develop both passive and active recreational opportunities for all age groups, to preserve the rural open space, and to promote the greening of the urban environment (commercial centers) through landscaping and aesthetics.

## Objectives:

- ❑ Provide a regional approach to recreation, including the use of facilities and programming.
  - ◆ Coordinate efforts for the development of recreational opportunities with the promotion of the region's historic resources.
  - ◆ Provide a broad range of recreational programs for all ages including sports, cultural activities, informal gatherings, and community festivals / celebrations.
  - ◆ Provide the administrative structure and support to implement the regional recreation approach.
- ❑ Identify high priority open space areas for preservation or conservation, including areas of prime agriculture soils, and promote and educate the community on the economic benefits of open space preservation (see objectives Protect Sensitive Environmental Resources).
  - ◆ Provide financial support for land acquisition of open space lands that provide either recreational opportunities or natural resources protection.
  - ◆ Increase incentives for preserving open space in new residential developments.
  - ◆ Promote the use of street trees for new residential development and landscaping standards for new, non-residential development and redevelopment.
  - ◆ Incorporate street tree landscaping standards into land use ordinances.
  - ◆ Adopt measures to retain and conserve trees in areas subject to development.
  - ◆ Increase the percentage of tree cover on private residential and business lands.



## **Protected, Sensitive Environmental Resources**

---

### **The Vision:**

**In the future, natural resources that provide protection for the region's water supply, habitat for wildlife, and recreational benefits to the community will be preserved and protected.**

**Goal:** To protect the region's most valued resources including the forested lands of South Mountain, the Yellow Breeches Creek, important rural open spaces, and the State Gamelands.

**Objectives:**

- ❑ Adopt an open space protection plan (also see objectives for Abundant Rural Open Space, Green Space, and Recreation Areas).
  - ◆ Develop criteria for identifying and prioritizing the region’s open areas based on the presence and relative value of the area’s natural and environmental resources.
  - ◆ Create a development review process to assure that there is accessible, well-maintained open space provided, where possible, in all new residential developments.
  - ◆ Explore management options for resource protection, including farmland/woodland preservation, conservation easements, land acquisition, etc.
- ❑ Provide regional financial support for acquisition of priority open space lands that provide natural resources protection.
- ❑ Protect agriculture resources.
  - ◆ Explore the enhancement of the agricultural preservation program by providing regional financial support to buy farmers’ development rights.
  - ◆ Promote community-supported agriculture as a means to assist in sustaining the agricultural base in the region. Target a minimum of 25% participation by local area farmers in a farmer’s market.
  - ◆ Continue to educate farmers regarding agriculture security areas and programs (e.g., Clean & Green) and the use of conservation easements as important measures for the protection and preservation of agricultural lands.
- ❑ Adopt regulations that provide protection for sensitive natural resources, including slopes over 25%, groundwater recharge areas, wetlands, and floodplains.
- ❑ Promote stormwater best management practices (BMPs).
- ❑ Support conservation education.
- ❑ Support and actively participate in environmental, nongovernmental organizations, such as the Yellow Breeches Watershed Association.

**Clean Air, Quality Water  
and Dark Skies**

**The Vision:**

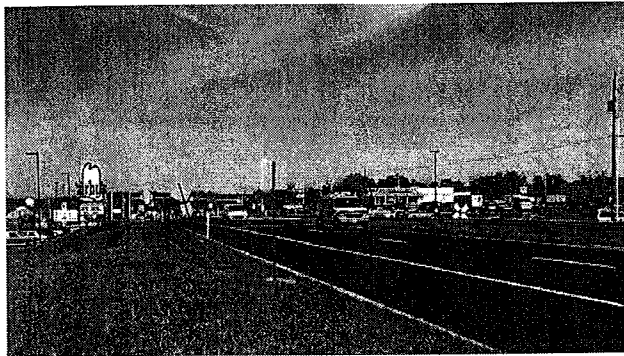
In the future, water resources will be clean and plentiful, air quality will not be degraded, light pollution will be limited and adequate protection will be provided to sustain resources for future generations.

**Goals:** To conserve water resources, to protect the quality of important water supply and air, and to prevent light pollution.

**Objectives:**

- ❑ Review land use regulations and update to achieve the following priorities:

- ♦ Reduce the impact of new development on stormwater runoff by reducing the overall percent of impervious surfaces created by new development.
- ♦ Promote stormwater BMPs for new development.
- ♦ Continue to implement and expand the wellhead protection program initiated in the region by the Dillsburg Area Authority.
- ♦ Address the use of efficient light types such as LPS (Low Pressure Sodium) and HPS (High Pressure Sodium), light trespass standards, and limits on illumination expressed as maximum, average foot-candles per square foot.
- Participate in educational and program activities of area and countywide watershed associations, such as the Yellow Breeches Watershed Association and the Watershed Alliance of York.



## **Better and Safer Transportation Network**

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### **The Vision:**

**In 2020, every resident of the region has access to a diverse multi-modal transportation system to travel easily to jobs, businesses, and recreational and cultural activities. Increased public transit and alternative transportation provide local and regional travel that is safe, accessible, efficient and environmentally sound.**

**Goal:** To provide a transportation system that addresses Route 15 corridor improvements; traffic control; improved roadways with coordinated landscape, lighting, sidewalks and bus stops; public transportation; and bicycle and pedestrian friendly streets.

### **Objectives:**

- Continue to be actively involved with the PENNDOT Highway Development Process for Route 15 Improvements to ensure that the design of transportation solutions integrates the community's values and local land use decisions.
  - ♦ Work with PENNDOT to produce a transportation alternative that incorporates context sensitive design and environmental enhancements.
  - ♦ Resolve safety and operational deficiencies on Route 15 south of Range End Road associated with left turns and crossing traffic and with poor pavement and shoulder conditions.
- Create a functional classification system for the Northern York Region, incorporating roadway design and access management criteria.
- Identify and prioritize network deficiencies of a regional impact and work together with York County MPO to plan and implement the resolution of these deficiencies.
- Implement traffic calming measures on Baltimore Street to resolve safety and operational issues.

- ❑ Continue the roadway maintenance program, where currently established, and develop a roadway maintenance program in jurisdictions without a program. The maintenance program would include both municipal and PENNDOT Maintenance Programs.
- ❑ Highlight program areas where regional cooperation is a preferred option.
- ❑ Increase investment in public transit to expand services in the region, exploring funding options, such as a regional gas tax.
  - ♦ Develop a transportation center, connecting automobile and bicycle commuters with public transit and bikeways.
  - ♦ Explore regional rail service as a viable alternative to automobile transportation.
- ❑ Provide opportunities for safe bicycle and pedestrian traffic, both in the urbanizing areas and in suburban neighborhoods, with pathways to schools, businesses, and recreation areas.

## **Strong Local Economy**

### **The Vision:**

**In the future the Northern Region will sustain a healthy local economy where residents will be able to earn a living wage. The region will have full employment and a full range of social services, and a range of housing that will match demand and family incomes.**

**Goal:** To sustain livable-wage jobs and to provide opportunities for job training and education and social supports to meet the needs of the labor force.

### **Objectives:**

- ❑ Develop an adequate tax base to pay for community services and facility needs by balancing residential growth with non-residential growth (commercial, office and industrial).
  - ♦ Designate areas for employment centers within the region's targeted areas for growth.
  - ♦ Enhance older, established business areas and promote their assets, especially in the region's urban area of Dillsburg.
  - ♦ Coordinate the location of new employment centers with access to a variety of transportation types.
  - ♦ Increase local ownership of and support for local businesses.
- ❑ Develop a clear definition of the characteristics of businesses allowed within homes and implement uniform regulations for the development of home businesses based on the definition and Pennsylvania Municipalities Planning Code requirements.
- ❑ Update the region's statistical database with 2000 census information and reports in order to better understand changes that have occurred in industry and employment

sectors, income and educational levels, and the correlation between these data and the socioeconomic well-being of the region.

- ❑ Provide continuing education opportunities to prepare area residents for new work environments (see Quality Facilities and Services objectives).
- ❑ Increase the availability of high-quality childcare options that are affordable and accessible to all residents.
- ❑ Expand the membership and services of the Dillsburg Area Business Association to include broad region-wide support.
- ❑ Expand transportation opportunities for low-to-moderate income individuals through the Ways-to Work project and Welfare-to-Work program.



## **Respected Historic and Cultural Resources**

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### **The Vision:**

**In the future, the community has identified, promoted and protected important cultural and historical assets to effectively preserve the character of the community and support economic activity associated with heritage tourism. Additionally, historic resources are tied into an overall regional greenway system.**

**Goal:** To preserve local landmarks, buildings, cultures, and traditions that make the Northern York Region unique.

### **Objectives:**

- ❑ Define the public's role in the preservation of special places and celebrate the contribution of businesses, organizations, and individuals.
- ❑ Identify and preserve appropriate adaptive reuse for historic landmark structures.
  - ◆ Complete a detailed historic building survey for the region that prioritizes property for preservation planning purposes.
  - ◆ Support efforts under way to preserve and restore the Dillsburg Tavern.
  - ◆ Promote historic preservation and the region's downtown in Dillsburg.
  - ◆ Consider adoption of an historic preservation district in Dillsburg to provide protection for valued historical structures.

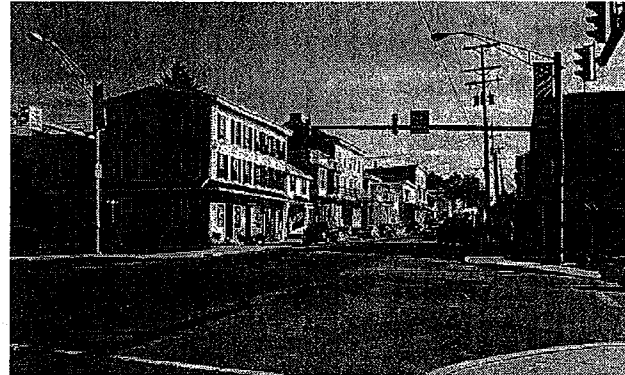
- ❑ Improve pedestrian and bicycle access that will connect the region's urban center to surrounding historical and cultural areas, including neighborhoods, parks, schools, recreation facilities and rural open spaces.

## **A Vibrant Downtown**

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### **The Vision:**

In 2020, development in the region's urban center of Dillsburg will enhance the quality of life in adjacent neighborhoods and will contribute to a healthy regional economy. The downtown's community character will be preserved with reduced levels of traffic and noise and increased pedestrian activity.



**Goal:** To enhance the region's urban core (downtown Dillsburg) through downtown revitalization that will address commercial development and promotion, on-street and off-street parking, the pedestrian environment, heritage tourism, and quality of life issues.

### **Objectives:**

- ❑ Promote the rehabilitation and maintenance of buildings and structures through a variety of techniques and incentives, and establish an acceptable set of property maintenance standards.
- ❑ Develop and implement a streetscape plan for both Dillsburg and Franklintown Boroughs.
- ❑ Develop and promote design guidelines for new non-residential development that is in keeping with historic character of the existing downtown.
- ❑ Implement the existing Dillsburg Revitalization Plan in the designated area contiguous to the downtown.
- ❑ Consider adoption of historic district zoning to bolster commercial revitalization and business investment and to increase tourism.
- ❑ Evaluate the benefits of Pennsylvania's Main Street program and consider program development.
- ❑ Promote and provide incentives for infill development in targeted areas.
- ❑ Expand the number of businesses in the downtown that offer goods and services to the region, including recreation-oriented businesses (e.g., movie theater).

## **Engaged Community and Responsive Government**

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### **The Vision:**

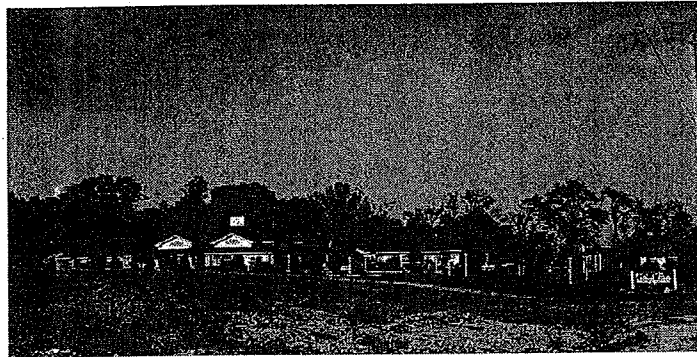
**In the future, municipal administrative services will be expanded to provide adequate staffing for administering plans, programs, facilities and enforcing ordinances. Strong community volunteerism and support of events and activities will be the norm. Citizen advisory committees will continue to be utilized to gain public input on plans, services and policies.**

**Goal:** To provide opportunities for continued citizen involvement in community and volunteer events and activities and to ensure the responsiveness of municipal organizations and government administration to its citizenry.

### **Objectives:**

- ❑ Explore opportunities for cooperating on administrative tasks and sharing staff to provide municipal services.
- ❑ Explore methods to improve community volunteerism and build financial support for municipal organizations, including volunteer fire companies.
  - ◆ Provide public education regarding the services of the fire and emergency medical service providers and the need to support these efforts through monetary contributions and volunteer efforts.
  - ◆ Explore various options to enhance emergency services coverage and response time throughout the region, including enhancement of existing services and provisions for coordination among emergency service providers.
- ❑ Explore the possibility of a county-level, social service and government, resource center in the Northern York County Region.

## **Quality Facilities and Services**



### **The Vision:**

**In the future, the region's youth will continue to be provided with high quality education and social support. Lifelong learning opportunities will be available to all. The region's services and facilities will keep up with the pace of growth.**

**Goal:** To provide high quality education at all levels, youth to adult, and community services and facilities, including government, emergency, and health-care / social services and library resources.

**Objectives:** (see Engaged Community and Responsive Government for objectives on emergency and government services).

- Work with the Northern York School District to coordinate the District's long-range and strategic planning efforts with the planning activities of the region and its municipalities.
  - ♦ Continue to promote vocational career opportunities at the high school level.
  - ♦ Develop an educational learning complex that offers job retraining programs in the region and coordinates services with higher learning institutions for new business and job development.
  - ♦ Communicate development and planning activities with the School District and work together to resolve common issues and/or problems.
- Provide library services and staffing to keep pace with service demands.
  - ♦ Work to provide high speed internet access to the library, senior center, and schools.
  - ♦ Work closely with the library to offer programs to help educate children.
- Offer a fuller range of senior services, including home-based senior care, small care facilities located within neighborhoods, and senior center activities.

## **Policy and Action Plan**

The Policy and Action Plan sets the direction for growth and development over the next twenty years. The Plan introduces six policy initiatives built around the themes of growth management, transportation, environmental and natural resources protection, economic development, historic preservation, and community services and facilities. Each initiative includes a series of strategies. The strategies reflect projects, programs and organizational structure needed to meet the region's vision and goals and objectives. An integral part of each initiative is the action plan. The action plan provides a framework for achievement through its prioritized listing of strategies, assignments of responsibility

for strategy initiation and primary implementation, benchmarked activities, preliminary cost estimates and potential funding sources.

### **Statement of the Relationship Between Planning Elements**

Cross references throughout the policy plan and action plan tie the strategies and initiatives together. These references are too numerous to list; however, the following statements provide a brief listing of the type of relationships that are integrated throughout the policy and action plan.

- ❑ In general, the connection between land use and the development of infrastructure is of primary importance to the region's efforts to manage growth.
- ❑ The implementation of the roadway standards program, access management standards, and roadway network maintenance/improvement program will ensure that the region's transportation system supports the future land use scenario by focusing the majority of infrastructure dollars within the primary and secondary growth areas.
- ❑ The environmental and natural resources initiative supports the rural resource elements of the growth management plan by emphasizing the management of the region's watersheds through environmental site planning standards, the stormwater best management practices program, the agricultural preservation/forestry conservation program, and environmental education opportunities.
- ❑ The economic development initiative focuses on the Dillsburg redevelopment area and downtown revitalization program. Sustaining a healthy business environment requires a direct interface with future land use and transportation plus the active involvement and promotion of the business community and training of the workforce.
- ❑ An interrelated economic development initiative is the historic preservation initiative which seeks to build a local heritage management action plan and preserve historic resources in an effort to promote the region as an interesting place to visit and work.
- ❑ The community services and facilities initiative relates to the quality of life of the region by addressing recreation, senior, governmental and library services and includes methods for communicating with the community and soliciting community volunteers..

### **Statement of the Relationship to Contiguous Municipalities and the County**

The Policy and Action Plan sets forth strategies that have the potential to affect adjoining municipalities. The majority of these strategies are related to land use. For this reason, it is necessary not only to provide the opportunity for the contiguous municipalities to review the Plan, but also to complete a consistency review. The contiguous municipalities', existing land use, comprehensive plans and zoning ordinances were reviewed. Inconsistencies occurring in the region with other municipalities are separated by the Yellow Breeches Creek, which acts as a natural buffer to separate incompatible uses.

- ❑ Latimore Township, Adams County: The Township adopted its comprehensive plan in 2000 and subsequently updated its zoning in 2002. The region borders Latimore Township at Franklin Township's southwestern boundary. The future land use designation in this area is "rural conservation," which is consistent with Latimore's zoning designation "agriculture conservation".

- ❑ Washington Township, York County: The Township does not have a recent (more than 20 years old) comprehensive plan. The region borders Washington Township at Franklin Township's southeastern boundary. The future land use designation in this area is "rural conservation" and "public", associated with the State Gameland, which is consistent with Washington Township's zoning designation "rural residential/agriculture" and "woodland preservation."
- ❑ Warrington Township, York County: The Township's comprehensive plan is at least ten years old; zoning reflects the plan's future land use designations. The region borders Warrington Township at Carroll and Monaghan Township's southern boundary. The future land use designation in this area is "rural conservation," which is consistent with Warrington Township's zoning designation "rural agriculture" and "conservation."
- ❑ Fairview Township, York County – The Township's adopted comprehensive plan is reflected in the Township's zoning ordinance. The region borders Fairview Township at Monaghan Township's eastern boundary. The future land use designation is "rural conservation," which is consistent with Fairview Township's zoning designation "residential rural."
- ❑ Upper Allen Township, Cumberland County – The Township recently adopted its comprehensive plan and is in the process of updating its zoning ordinance. The region borders Upper Allen Township at the Monaghan and Carroll Townships' northern boundary. The future land use for the area is "rural conservation" with the exception of the area along Old Gettysburg Road, which is "highway commercial." The entire area is separated by the Yellow Breeches Creek, which forms a natural barrier between land uses. The area in Upper Allen Township is designated "rural living," "village center," "public/semi-public," and "low density residential." The only inconsistency would be the location of the "highway commercial" area in the region next to the "low-density residential" area in Upper Allen along the Old Gettysburg Pike. The location of the Creek in this vicinity will soften the impact as well as design guidelines set forth in this Regional Plan.
- ❑ Monroe Township, Cumberland County: The Township's comprehensive plan was completed in 1994. The Township's current zoning is based on the comprehensive plan. The region borders Monroe Township along Franklin and Carroll Townships' northern boundary. The future land use for the area is "rural conservation" and "public land." The area in Monroe Township is zoned "conservation" along South Mountain, "agriculture" in the lowland areas, and "suburban residential" east of Williams Grove Road. The only inconsistency occurs where the region's "rural conservation" area would abut the "suburban residential" zone; however, the Yellow Breeches Creek is a natural buffer in this location.

The Plan is consistent with the York County Growth Management Plan and other elements of the York County Comprehensive Plan. Members of the York County Planning Commission Staff have been present at each CPAC meeting and at events throughout the planning process. Frequent coordination with specific staff members has occurred to confirm consistency and positions.

# Growth Management Initiative

## Growth Area and Rural Resource Area Delineation:

The focus of the strategy is to determine the best locations for new growth and development based on existing and planned housing and business subdivision activity, public utilities, roadways, zoning, community facilities, and environmental features. The guiding principle is to direct the majority of development into urban settings (Boroughs and developing areas) and away from the countryside. The growth area and rural resource area delineation influences the future land use scenario.

### Key Components:

- Base the designation of growth and rural resource areas on definitions from the Pennsylvania Municipalities Planning Code (MPC – Act of 1969, P.L. 805, No. 247, as amended):
  - *Designated growth area: a region within a county or counties described in a municipal or multi-municipal plan that preferably includes and surrounds a city, Borough or village, and within which residential and mixed-use development is permitted or planned for at densities of one unit to the acre or more; commercial, industrial and institutional uses are permitted or planned for, and public infrastructure services are provided or planned.*
  - *Future growth area: an area of a municipal or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services.*
  - *Public infrastructure services: services that are provided to areas with densities of one or more units to the acre, which may include sanitary sewers and facilities of the collection and treatment of sewage, water lines and facilities for pumping and treating of water, parks and open space, streets and sidewalks, public transportation and other services that may be appropriate within a growth area.*
  - *Rural resource area: an area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages.*

- *Village: an unincorporated settlement that is part of a township where residential and mixed-use densities of one unit to the acre or more exist or are permitted and commercial, industrial or institutional uses exist or are permitted. A hamlet is a smaller version of a village, usually located at a crossroads with a concentration of homes and neighborhood commercial.*

### **Assumptions for Determining the Designation of Primary and Secondary Growth Areas:**

- Base the delineation of the growth areas on the following set of assumptions (guiding principles). Unlimited and uncontrolled growth is not sustainable (i.e., if growth is uncontrolled, the municipalities of the region will not be able to maintain the balance between economy, environment, and community).
  - The majority of the growth in the next twenty years will be directed into the designated primary or secondary growth areas, at least 80% of housing and 95% of business. Over the next twenty years the region's population is expected to grow to 17,250 persons, an increase of 3,300 persons.<sup>1</sup> The region should reevaluate this numbers with new projections from the York County Planning Commission (YCPC) when it becomes available.<sup>2</sup> Assuming an average household size of 2.5 persons per housing unit, approximately 1,320 additional units would be expected in the next twenty years. The region's growth areas would be expected to absorb approximately 1,050 new units.
  - The primary and secondary growth areas will encompass the region's existing Boroughs and villages.
  - The primary growth area will accommodate a variety of uses: residential (housing of various densities, styles and value), commercial, industrial, office, institutional, recreational and mixed-use. Areas designated as a secondary growth area will have a more limited range of use. New housing will be balanced with new business to preserve the tax base.
  - The primary growth area will have a full range of community services (identified in the background profiles report) – parks, emergency, administrative, libraries, schools, etc. It is assumed secondary growth areas will not have this diversity of community services.
  - The primary growth area will be served by a transportation network that is coordinated to manage the traffic impact of surrounding land uses and will include arterials, major and minor collectors, local roadways and it will provide for transit, bicycles, and pedestrian movements (sidewalks). The ultimate transportation network will take into account the short- and long-term improvements to the US Route 15 Corridor.

<sup>1</sup> Based on escalation of the York County Planning Commission population projections derived from the 1990 Census.

<sup>2</sup> York County Planning Commission has developed draft population projections; however, these projections need to be reviewed prior to finalization. When this information becomes available the growth and absorption rates should be readjusted.

- The primary growth area will have a full range of public infrastructure in addition to those services listed as community services and transportation. This infrastructure will include public water, sanitary sewers, and stormwater facilities. Secondary growth area will not have the same level of public services as the primary growth area, including the Boroughs and surrounding area.
- Environmentally sensitive areas (floodplains, wetlands, surface waters, steep slopes, woodlands, and vistas) that are interspersed throughout the primary and secondary growth areas will be protected through the use of open space planning and conservation subdivision techniques.

### **Designation of Primary and Secondary Growth Areas**

- ❑ Designate Dillsburg Borough and the immediate area surrounding the Borough as the region's primary growth area (see Map 1). The area includes all of Dillsburg Borough and land in Carroll and Franklin Townships adjacent to the Borough and in the general vicinity of the Route 15 corridor.
- ❑ Designate secondary growth areas (see Map 1) for Franklinton Borough and its immediate are and the villages of Siddonsburg and Mount Pleasant in Monaghan Township. These secondary areas take on the form of historic villages in the region.
  - Franklinton Borough is the only incorporated area of the three secondary growth areas. The growth area includes the developed areas of the Borough plus the vacant parcels in the area of South Street, Church Street and Long Avenue. Franklinton has both public water and public sewer.
  - The Siddonsburg / Mount Pleasant villages in Monaghan Township were identified in the Monaghan Township Comprehensive Plan. The villages are linear, following the York Road. The major crossroad is located at Siddonsburg Road. The area does not have public water and public sewer.

### **Assumptions for Determining the Designation of Rural Resource Areas**

- ❑ Base the delineation of the rural resource areas on the following set of assumptions.
  - The rural resource areas will be designated in areas with large expanses of natural and environmentally sensitive features, farmland, and rural residential development.
  - The land use in the rural resource areas will be limited to maintain its rural character. Acceptable land uses will be natural resource and game preserves; farms and associated agriculture activities; open space housing developments (see design guidelines strategy for further description); estate lots (lots in excess of four acres); greenways and passive recreation areas; woodlands and associated activities; and geographically-dispersed home-based businesses, farm-support enterprises and institutions to maintain a rural lifestyle. The expected increase in residential units in these areas would be 264 new units in open space housing developments and estate lots.

- The rural resource area will be served by a limited roadway network with the majority of the roadways being locally supported by several collector roadways to connect these remote locations to the growth areas and other locations outside the region.
- The rural resource area will be serviced by private on-lot water, wastewater and stormwater systems. In the case of the open space subdivisions, small-community systems may be appropriate. In some locations, with a preponderance of deficiencies or malfunctioning systems, public systems may need to be extended; however, in these cases this does not mean the growth area is being extended and in all such cases the public system will not be sized to accommodate future growth.
- Recognize the area outside the growth areas as the rural resource area. Land use characteristics include farms; large lot subdivisions; natural areas associated with mountainous areas, creeks and streams; and scattered businesses. The majority of the area does not have public water or public sewer. Several subdivisions do exist with public sewer and public water; however, these residential communities are in remote locations surrounded by open space, farms or natural areas. The Plan recognizes these areas as an existing feature of the rural resource area. Their relative size, character and proximity to the designated growth areas would prohibit them from being included in a growth area.

#### **Designation of Future Growth Areas**

- Recognize two future growth areas. These areas include:
  - The first future growth area is located in the eastern half of Franklinton Borough. The expectation is that the South Street and Church Street areas in the secondary growth area will develop before these future areas since the grid street system is in place.
  - An area in Monaghan Township in the vicinity of Memphord Estates and the Yellow Breeches Creek is slated for residential development; however, it is currently limited in its development potential due to lack of public water and public sewer and environmental constraints. The expectation in the future is that as the growth area in Carroll Township fills and when public sewer and/or public water become available, this area would be opened for higher densities of residential growth.
- Determine the residential development potential within the growth areas based on density calculations from the future land use scenario, vacant parcels, and environmental constraints (see the Future Land Scenario for these calculations).

# Multi-Municipal Future Land Use Scenario

The future land use scenario focuses on a multi-municipal approach. This approach provides the opportunity for the five municipalities to determine collectively the best locations for specific classes of land uses across the region. The context for the future land use scenario is the delineation of growth and rural resource areas (see the Growth Area and Rural Resource Area Delineation strategy). These locations are shown on Map 1.

## Key Components:

- ❑ Base the region's land use classification system on the following definitions and descriptions:
  - **Rural Conservation:** This class is one of two classes reserved for rural resource areas. Very low-density development is the key characteristic. In rural conservation areas the average density would be one housing unit per two acres or an average of two acres for business activities.

The best approach in these areas for preserving the rural character of the community is to promote open space style development. The open space development methodology (conservation subdivisions) is a design technique that promotes the protection of environmental features and conserves open space by integrating greenways and wide expanses of undeveloped lands with concentrated areas of development. The corner stone of the technique is optional development scenarios that take form as cluster development (large portions of the area remaining in open space), estate lots, and country properties/farms. This approach provides design flexibility and creativity (see the Design Features and Guidelines Strategy and the Open Space Protection Strategy for more information).

The rural conservation class assumes housing, agricultural activities, and open space / natural areas will be the predominant land uses. A reasonable mix of home-based or small businesses associated with country living is appropriate in these areas as long as they meet the following requirements:

- Are compatible with surrounding uses, natural features and the environment
- Do not cause undue stress on roadways
- Do not require other public infrastructure (public water or sewer).

Land use regulations would be put in place to address compatibility issues.

Four residential land use classes are designated for the primary and secondary growth areas.

- **Rural Residential:** This category represents the lowest density residential land use type. It provides the transition from higher density residential use to lower density conservation uses in Carroll and Monaghan Townships. The area generally does not have access to public water and public sewer; however,

public sewer is available to several areas. The expectation is the sewer will not be available to the entire area and the style of development will be residential conservation subdivisions. Conservation subdivisions would minimize impacts on environmental features, preserve open areas, and provide a greenway system in the region. Extending the greenway with a path or trail system would help develop pedestrian connections to major activity centers and between neighborhoods. The open space concept may be applied in any of the residential areas. In the rural residential area the ideal development would preserve between 50 and 60% of the land. The average residential density in these areas would be one unit per acre.

- **Low-Density Residential:** This category is generally associated with the outer limits of the growth area and with existing low-density residential neighborhoods. In locations that are not surrounded by rural residential areas, the category helps to form a transition between denser uses in the growth areas and the rural resource areas. The majority of the uses would be single-family detached homes and recreation / open areas. The average development density would be three homes per acre.

Conservation subdivisions would be appropriate in low-density areas. In the low-density residential area the ideal development would preserve between 40 and 50% of the land and concentrate the allowable number of homes on an average lot size of 10,000 square feet.

Specific locations for open space development include the tracts behind the developing areas of Spring Lane and contiguous to the designated mixed-use and residential areas that eventually would develop around the proposed southern US 15 interchange area connection to PA Route 74 (Carlisle Road). The open space concept would be utilized to create a greenbelt separating the mixed-use development and to allow pedestrian access into the area from surrounding neighborhoods. The other specific location is the vacant low-density areas adjacent to Fisher and Stony Runs on the east side of the Route 15 corridor. Developing a greenway with riparian buffer for stream protection would be a high priority. A trail system to provide access to the natural areas may be a consideration.

It is expected that the residential areas will have public water and public sewer; however, the outlying regions of Franklin Township may continue to utilize on-lot systems until the public system reaches these areas. In these cases lots must be sized to accommodate the on-lot systems – the need for replacement areas would be determined at the time of subdivision and land development based on the schedule for implementing public water and/or sewer to the area and the results of soil testing.

- **Medium-Density Residential:** Similar in character to the low-density residential neighborhoods, the medium-density classification is reserved for areas, that already exhibit or are expected to exhibit the following characteristics:

- An average density of four to five units per acre.

MAP 1

Northern York  
Regional Comprehensive Plan

**Map 1**  
**Future Land Use**  
*LEGEND*

- Rural Conservation
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village
- Mixed Use
- Highway Commercial
- Industrial
- Public

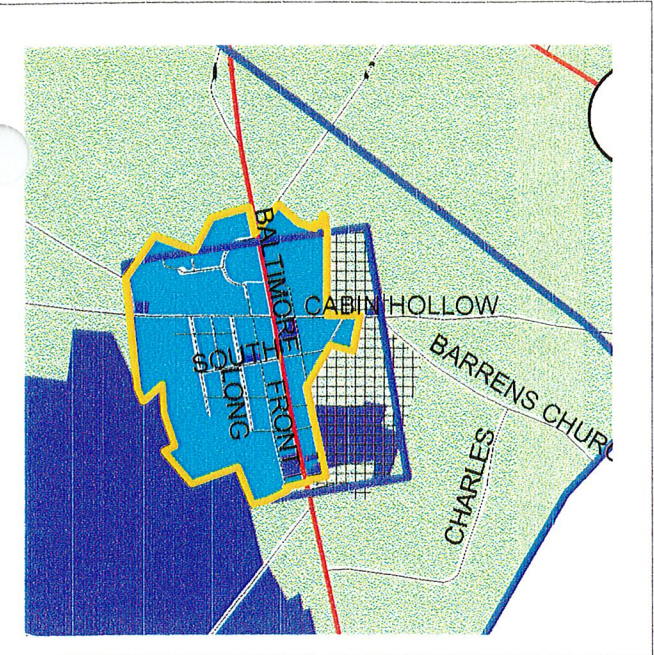
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- Roads
  - Major Roads
  - Route 15
- Proposed Interchange Location
  - Primary Growth Area
  - Secondary Growth Area
  - Future Growth Area
  - Village Center



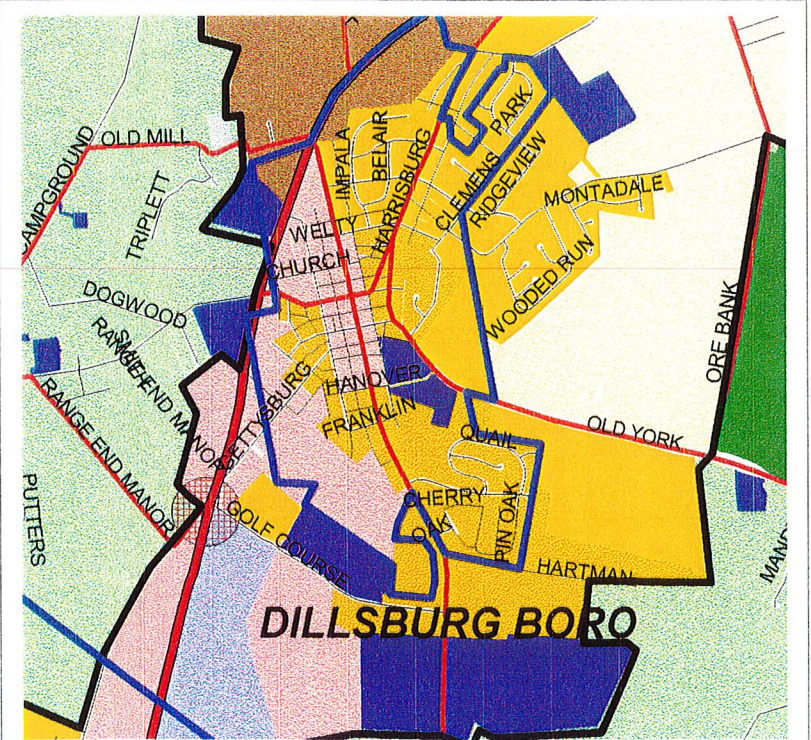
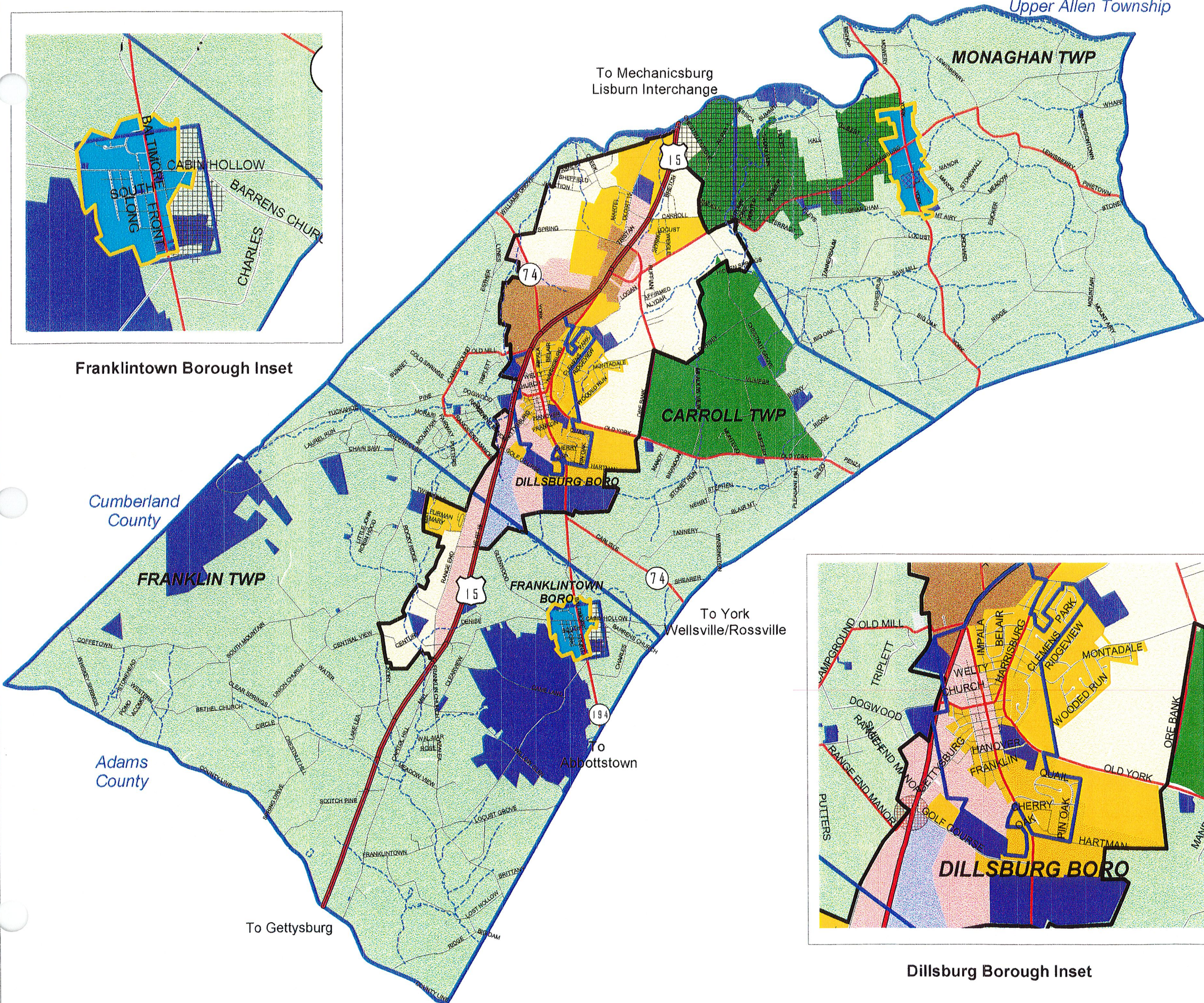
Project file: c:/.../northern york/specialplaces.apr/Future Land Use Map\_1



August, 2002  
Revised: 8/03  
Revised: 6/04  
Revised: 8/04



Franklinton Borough Inset



Dillsburg Borough Inset

- Neighborhoods with a concentration of one housing type (generally detached homes) or a mix of single-family housing types (detached, semi-detached {duplex}, attached {townhouse}).
- Available public water and sewer service, sidewalks and roadways providing connections throughout the neighborhood and to other neighborhoods / recreation areas (Logan Park and Dillsburg athletic fields).
- Quick access to the major roadways and U.S. Route 15.

The majority of the medium-density residential sites are either developed or are in the development process. The medium-density residential neighborhoods are located in northern Dillsburg Borough extending into Carroll Township. These neighborhoods are surrounded by higher density developments and nonresidential activities. Several of these adjacent areas have development potential. When these areas develop, buffer yards and screening would be appropriate to reduce potential incompatible conditions with the medium-density residential neighborhoods.

- **High-Density Residential:** Traditionally, Pennsylvania's Boroughs are historically centers for high-density residential development. The development density in both Dillsburg and Franklintown Boroughs is indicative of this historic pattern (Franklintown Borough's small size provides the opportunity to plan for its development in a consolidated unit, removing the necessity to allocate specific areas for different uses). The older high-density residential areas in Dillsburg are found adjacent to that Borough's downtown (Dillsburg's downtown is shown as the mixed-use area contiguous to Baltimore Street on the Future Land Use Map) and are typical of single-family detached and duplex/doubles (single-family semi-detached) homes built on very small lots with separate garages adjacent to rear alleyways. In most cases, the street and sidewalk system follows a grid pattern. Newer high-density subdivisions are located to the east and south of the Borough's center. These subdivisions take the form of townhouse and multi-family developments. Development potential exists in the area designated on the south side of Old York Road.

The density for this classification would exceed five units per acre (average between seven and nine units per acre). A full range of residential types is expected including detached homes, duplexes, town homes, and apartment houses (multi-family). It is expected new homes and residential buildings would fit into the character of the Borough and its surroundings; in other words, the units would be built in a similar scale and architectural style as the existing high-density buildings in the Borough. The high-density residential area must have a full complement of public infrastructure.

The following mixed-use and business land use categories are extremely important to the region. The development of these areas will be important for sustaining the region's economic well being and quality of life. For every dollar of tax revenue received from a new single-family home, local governments generally provide more than a dollar in public services; conversely for every dollar of tax revenue received from a new business, local governments pay well below a dollar in public services. This relationship is most pronounced in school taxes, particularly in areas where new homes equate to increases in public school enrollments. The taxes provided by

businesses are especially critical in areas experiencing rapid growth and development.

- **Mixed-Use Development:** The region embraces the idea that it is not always necessary to separate residential and nonresidential land uses. This acceptance is the premise behind the designation of numerous areas in the growth areas for mixed-use development. The classic example of a mixed-use area in the region is Dillsburg Borough's downtown. The inclusion of small shops and offices, intermixed with residential units in mixed-use or single-purpose buildings, is typical of Pennsylvania's downtowns. Dillsburg is no exception.

The mixed-use areas provide the opportunity to have home, work, shopping and recreation within walking distances; thus reducing the reliance on the automobile for local trips. The plan recognizes that not all mixed-use development serves the same purpose. Several styles of mixed-use development currently exist and several new styles are planned:

- Dillsburg Downtown Area – As mentioned previously, downtown Dillsburg, located along Baltimore Street from Hanover Street to Welty Avenue, represents the historic mixed-use area in the region. The majority of the original structures are still standing, thus the historic character has been retained. The downtown is home to many specialty shops and civic uses, including the fire company, municipal offices and the square (a detailed discussion is available in the Downtown Revitalization Plan Strategy).
- Mixed-use areas north and south of Dillsburg Borough - These areas offer a transition between low-density residential development and the more intense highway commercial and industrial uses surrounding the US Route 15 corridor. The expectation is that the areas will develop in a park-like or boulevard setting with predominately office and residential uses (full range of residential uses) and accessory commercial to support the mixed-use neighborhood. Where possible, the areas would develop as a planned unit and include an internal roadway network and pedestrian ways.

Four of the mixed-use areas have unique characteristics:

Area between Route 74 (Carlisle Road) and the northern US Route 15 interchange. This area is in the location of the new connector to the future northern US Route 15 interchange, and as such it will be a new gateway into the region. The future land use for the area would be a mix of small businesses and residences. The majority of the area currently is in agricultural use. The expectation is that the new connector roadway will increase the development potential of the area; however, efforts should be made to retain the country setting of the area through access management, deeper front setbacks (boulevard setting) with canopy trees, and architectural treatments, emphasizing lighting and signage design and scale and design of structures.

Area bordered by Baltimore Street, US Route 15 and Harrisburg Street. This area was the subject of a 1999 Redevelopment Plan. A broad range of land uses is envisioned for the site, including higher-density residential units,

office/institutional, recreation, low-intensity commercial, and multi-use structures. A series of design guidelines were developed around the themes of streetscape enhancements, greenway network and optional land development scenarios. Dillsburg Borough later adopted zoning and subdivision land development regulations to support implementation of the plan. To date, little change has occurred in the area.

Tracts adjacent to Northern School District complex and the proposed industrial site adjacent to the future southern interchange area. These areas will act as a transition to buffer the intense industrial use from the school complex and the existing Dillsburg Borough development. It is expected a new southern entryway to Dillsburg Borough will be defined in this area. The important design issue will be developing the area to conform with the character of the Borough and shielding the impact of development from the school facilities. The expectation is that the nonresidential elements will be situated adjacent to the industrial area, and the US Route 15 corridor and the residential elements will be closer to the residential uses in the Borough and the school.

Range End Road in Carroll and Franklin Townships. The area currently has no unifying characteristics. The land is marginal for residential development; however, residences do exist on larger lots. A mixture of light industry, commercial and office uses would be expected. Access management must be controlled to ensure roadway safety. Retaining the country atmosphere would be accomplished by limiting the impervious coverage, requiring vegetative cover on all open areas and limiting the scale of signs.

- **Village areas:** Two village areas are designated on the future land use map. These villages include the combined village area of Siddonsburg and Mount Pleasant in Monaghan Township and Franklinton Borough. As previously noted, Franklinton Borough is the only incorporated village in the region. The scale and intensity of activity is important in maintaining the village character.
- Siddonsburg/Mount Pleasant. Located along York Road in Monaghan Township, these villages had their historic beginnings as crossroad communities at the intersection of Siddonsburg Road / York Road (Siddonsburg) and Mt. Airy Road / York Road (Mount Pleasant). The villages are replete with historic structures and buildings. Each of the crossroads contained a country store, both of which have been rehabilitated and reused - as a residence in Siddonsburg and the municipal offices in Mount Pleasant. The Mount Pleasant Church of God is still home to an active congregation. The village of Mount Pleasant also contains a cemetery, which helps to relate the history of the area. The development intensity is the greatest at the crossroads, with numerous historic homes set close to the intersecting roadways. Small businesses and homes on larger lots form a linear pattern between the two crossroads and have replaced the interspersed orchards of the past. The Monaghan Township Comprehensive Plan and Zoning Ordinance designated this area as a business area, which is supported by this regional plan. This area is delineated as a Village Center on the Future Land Use Map. The expectation is that these patterns of development will

continue to occur within the village area. The hope is that the remnants of the past will be preserved.

- **Franklinton Borough.** Franklinton Borough is a self-contained community. The future land use scenario assumes the Borough will continue to remain a mixed-use community, which provides the flexibility for small businesses to be integrated throughout. Appropriate businesses on Baltimore Street (the Borough's main street) would be small offices and specialty shops, either sharing space within a residential building or occupying an entire building. More intense uses would be reserved for the area at the edge of the community, where adverse impacts would be minimized by buffers and screening. The Borough supports a wide variety of housing types. Uses not appropriate for the Borough would include heavy industry or large commercial or office centers. In the future, the Borough would continue to offer a reasonable mix of civic uses, such as the Borough hall, fire company, post office, recreation facilities and religious institutions.

Land use ordinances developed on a regional basis will help to sustain and protect the character of the Borough. These ordinances should also put in place wellhead protection in the location of the public water wells.

A future growth area is designated for the eastside of the Borough. The hope is that this area will not develop until the area of South Street, Church Street and Long Avenue is fully developed.

- **Highway Commercial:** This classification is reserved for the commercial activities surrounding the US Route 15 corridor. These areas provide locations for large commercial enterprises with market areas that goes beyond the region and commercial activities that provide for the service needs of the traveler. Without proper design standards and access management, these areas have the potential to degrade the character of the community; therefore, it is important that the region's land use ordinances develop a consistent set of design standards for these areas (see Design Features and Guidelines Strategy).
  - **Industrial:** Industrial areas are reserved for both heavy and light industry. The region has few existing industrial areas. A future area for industrial development have been designated in the area of the proposed southern US Route 15 interchange and Golf Course Road. Roadway improvements will need to be timed with the development of the southern industrial area.
  - **Public/Semi- Public:** The public/semi-public land use classification represents the area devoted to schools, State Game Lands, parks, municipal land, churches and emergency service facilities. The expectation is that these land use types will continue to develop throughout the region and will be allowed in every area. Recreational facilities would be located close to residential neighborhoods or in greenways throughout the region.
- Apply the land use classification system to the region (see the Future Land Use Map).

**Table 1 – Future Land Use Percentages**

<b>LAND USE CLASSIFICATION</b>	<b>TOTAL ACRES</b>	<b>PERCENT OF TOTAL</b>
Rural Conservation	21,021	71.2%
Rural Residential	2,347	7.9%
Low-Density Residential	1,458	4.9%
Medium-Density Residential	751	2.5%
High-Density Residential	346	1.2%
Village	319	1.1%
Mixed-Use	750	2.5%
Highway Commercial	524	1.8%
Industrial	141	0.5%
Public/Semi-Public	1879	6.4%

Source: Community Planning Consultants, Inc., 2004.

- Understand the usefulness of the development potential analysis found on Table 2. Based on the development potential analysis, the region's growth area will accommodate three to four times the area needed for residential development in the next twenty years. Since the availability of land is based on the willingness of the landowner to sell the land for development, excess development potential is important to ensure the growth areas will be able to accommodate at least 80% of the region's residential growth. Tripling the amount of development potential above the need is a reasonable approach; therefore the future land scenario is adequate to meet new housing demands in the region.

The future land use scenario will accommodate nine million square feet of nonresidential development on approximately 1,030 acres<sup>3</sup>, nearly doubling the region's current acreage of industrial and commercial land.

The development potential analysis also will be useful as the region plans for expansion of utility and transportation systems.

- Recognize the need to monitor the rate of growth on an annual basis and update infrastructure planning – public water and wastewater – to keep pace with new growth and development.
  - Work with the York County Planning Commission staff to develop a growth tracking system (e.g., Lancaster County Growth Tracking Process and Reports).
  - Prepare a list of benchmarks and indicators to track progress in directing growth to the growth areas and away from rural resource areas.

<sup>3</sup> Mixed-use and village areas adjusted for residential uses.

**Table 2 – Development Potential Analysis**

Future Land Use Class		Adjusted Acres	Housing Units - Ave.	Housing Units - Max.	Nonresidential Square Feet
Rural Conservation		10,582	5,327	5,327	
Rural Residential		839	839	2,433	
Low Density Residential		561	1,683	1,683	
Medium Density Residential		264	1,056	1,320	
High Density Residential		67	470	605	
Village		85	196	296	257,535
Mixed Use		378	1,588	1,588	6,586,272
Highway Commercial		263			2,062,130
Industrial		45			333,234
Totals for Region		13,084	11,159	13,252	9,239,171
Totals for Growth Area		1,578	4,797	5,196	8,981,636

Source: Community Planning Consultants, Inc., 2004.<sup>4</sup>

## MULTI-MUNICIPAL LAND USE REGULATORY APPROACH

This strategy focuses on the continuation of the multi-municipal approach through implementation of the Growth Area and Rural Resource Area Delineation Strategy and the Multi-Municipal Future Land Use Strategy. The strategy recognizes the need for adoption of land use ordinances that are generally consistent across the region and provides a variety of options to either accomplish the multi-municipal approach or individual approach.

<sup>4</sup> Adjusted acres are the acres left after the deduction of environmentally constrained lands (i.e., floodplains, wetlands, and steep slopes) and 18% of the area for infrastructure development. The development potential for various land use classifications equals the adjusted acres times the unit/acre assumptions for residential areas and the adjusted acres times the FAR value for the nonresidential areas. The following assumptions apply: (1.) Residential density assumptions, housing units average: RC- .5 unit/acre; RR – 1 unit/acre; LDR – 3 units/acre; MDR – 4 units/acre; HDR – 7 units/acre; Village – 1unit/acre; Mixed-use 7 unit/acre. Residential density assumption, housing units maximum: RC- .5 unit/acre; RR – 3 unit/acre; LDR – 3 units/acre; MDR – 5 units/acre; HDR – 9 units/acre; Village – 1unit/acre; Mixed-use 7 unit/acre. (2.) Floor Area Ratio (FAR) is the measure for the efficiency of land use. The higher the FAR value, the more efficient land is being used in comparison with the total building plate of a structure (or building footprint for a one story building). The following FARs are used in the analysis: industrial -.17; commercial -.18; mixed-use -.40. (3.) The ratio of residential to non-residential for mixed-use areas is 60/40 split; for downtown Dillsburg is 50/50 split. The ratio of residential to non-residential for village area is 80/20 split.

## Key Components:

- ❑ Offer choices for each municipality to consider in developing and/or amending land use regulations. The three choices are:
  - Choice 1 - Adopt individual municipal zoning ordinances that allow for a full-range of uses within the municipality. These regulations would be similar to the current regulations in Monaghan and Carroll Townships and Dillsburg Borough. The expectation is if this method were chosen, each municipality would still review their ordinance for consistency with the regional plan.<sup>5</sup>
  - Choice 2 - Adopt individual municipal zoning ordinances consistent with the regional comprehensive plan's land use scenario. This option would allow municipalities to pick and chose, based upon available infrastructure and desired community character, which land uses would be allowed in a given municipality. In other words, the future land use scenario assumes, uses requiring public sewer and water (multi-family housing, heavy industry and large commercial enterprises) would be appropriate in the urban growth area, with the majority of these activities occurring in Dillsburg Borough and Carroll Township. The option would allow Franklin and Monaghan townships to retain its rural character by continuing to accommodate agriculture, residences on larger lots or in open space developments and small commercial enterprises. Franklintown Borough would retain its small town character.<sup>6</sup> An intergovernmental implementation agreement would be used to establish the relationship throughout the region.
  - Choice 3 - Adopt a joint zoning ordinance. This option would occur when more than one municipality decides to go together to develop a single zoning ordinance.<sup>7</sup>
- ❑ Accept that all municipalities in the region may not choose the same approach for creating or modifying land use regulations. It is possible for a combination of three options to be present in the region. If option 1 is chosen by any of the municipalities, the municipality must accommodate all uses in its jurisdiction. If the municipality was the only place in the region to provide a certain class of land use, in accordance with the future land use scenario, the municipalities choosing to work together (either options 2 and/or 3) will need to designate an area within those municipalities to accommodate that land use class.
- ❑ Adopt common elements in each municipal subdivision and land development ordinances and stormwater management ordinances that meet the goals and objectives for the region.

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<sup>5</sup> In the case of Monaghan Township the regional plan was developed consistent with its recently adopted comprehensive plan and zoning ordinance so very few, if any, changes would be anticipated.

<sup>6</sup> The Municipalities Planning Code (MPC) enables this multi-municipal land use approach. See appendix 1 for the appropriate sections of the MPC.

<sup>7</sup> The MPC enables the joint zoning ordinance approach. See appendix 1.

## **Homeowners Improvement and Assistance Program**

The focus of the homeowners' assistance program strategy is to develop a collaboration with County resources for the dissemination of assistance information to homeowners.

### **Key Components:**

- ❑ Work with the following County agencies to obtain a better understanding of assistance programs available to existing and potential homeowners.
  - Housing Council of York – Homeownership Program (contact: 854-1541) and Home Investment Program.
  - York County Planning Commission – York County Weatherization Program, York County's Home Improvement Program, York County Community Development Block Grant Program – contact: 771-9870.
- ❑ Obtain and maintain a repository of brochures and information on available programs.
- ❑ Work with the County to provide an informational workshop to property owners regarding available resources and funding programs.

## **Design Features and Guidelines**

The process of locating and distributing land uses is a growth management concept that is easy to understand - - especially as it takes the form of the future land use map. The role and value of site design is often less obvious, but equally as important to the growth management scenario. Design is a key ingredient for protecting natural resources and environmental features, preserving open spaces and the region's rural character, creating pedestrian-friendly neighborhoods, and developing attractive mixed-use areas. This strategy advances new ideas and concepts about development style, which focus on real issues, such as:

- ❑ Managing new developments' relationship to and interaction with existing site conditions;
- ❑ Developing integrated networks for the internal and external movements of people, vehicles, and water; and
- ❑ Addressing aesthetics to provide a strong sense of place and community pride.

The strategy addresses rural settings, major corridors (existing and planned), mixed-use areas, and residential neighborhoods. (Design features for villages and small Boroughs are discussed in the Multi-Municipal Future Land Use Scenario Strategy. The Downtown Revitalization Plan discusses design issues for Dillsburg Borough.) This strategy contributes valuable policy information for both the drafting of regulatory measures and

working informally with developers on creating designs that will meet the objectives of the plan.

### Key Components:

- ❑ Consider specific design features for each of the four candidate settings (i.e., rural settings, major corridors, mixed-use areas and residential neighborhoods) in the Northern York County region. The municipalities should refer to these concepts often as land use regulations are drafted and amended. Municipal planners / officials should sort through the concepts to determine if an element requires implementation through a land use ordinance or design manual.
- ❑ Understand that all guidelines do not need to be transformed into regulatory language. This strategy will present a variety of ideas that may be refined into a design manual that should accompany the land use regulations. The advantage of the non-regulatory approach is it helps to create the basis for an informed dialogue among the developer, community and local planners. It provides the forum for the exploration of innovative ideas and the atmosphere to work together to meet common objectives and create “winning” scenarios.
- ❑ Develop a design manual to refine and illustrate the basic concepts. Require developers to consider the concepts in the design manual as part of land development activities. Other ideas for the design manual will filter out of the implementation of the Plan’s Environmental Strategies, in particular, Crafting a Watershed Management Plan Strategy, Stormwater Best Management Practices Program, and Environmental Site Planning Standards.

### Design considerations in rural settings

- ❑ Explore the conservation subdivision technique for developments within rural settings (designated rural conservation and rural residential areas) or on tracts within the growth areas with substantial environmentally sensitive areas and/or important pedestrian/non-vehicular linkages (see Environmental Site Planning Standards Strategy and the Comprehensive Regional Recreation Program). This recommended methodology (a “Growing Greener” methodology created by the Natural Lands Trust for Pennsylvania’s rural communities) is endorsed by the PA Departments of Community and Economic Development and Conservation and Natural Resources.
- ❑ Understand the principles of the technique.
  - Define “Conservation Subdivision” as a land development technique that seeks to identify and permanently protect special natural and/or environmental features and open space in designated conservation areas or preserves. *“Development is organized around the central organizing principle of open space, rather than the central organizing principle of streets and drains”* (Randall Arendt – Growing Greener, 2001).
  - Understand the importance of density. Base density is defined as the maximum density permitted on a parcel of land (zoning concept) or dwelling units per acre. Environmentally constrained lands (e.g., slopes greater than 25%, wetlands,

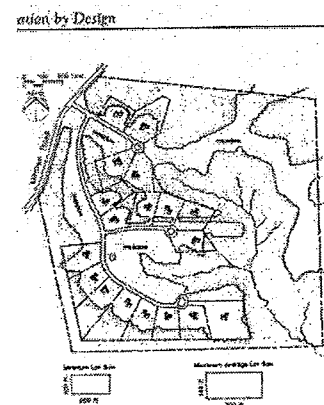
existing streets, floodways, utility easements, and portions of floodplains and moderately steep slopes) are excluded from the calculation of density on a parcel (net buildable area). This calculation provides the property owner or developer with the number of units that may be developed on a parcel.

- Demonstrate the relationship of density to open space. The “Conservation Subdivision” concept assumes not all land will be developed, but a portion of the land will be conserved as open space; however, in the process of reserving permanent open space the property owner or developer is assured that the base density will not change, in other words there will be no deemed loss in development potential. (The ideal scenario will be an interconnected network of open space throughout the region – implementation of the Crafting a Watershed Management Plan Strategy will establish the basis for identifying and prioritizing the primary and secondary conservation areas to develop this network regionwide.)

- Provide a menu of choices

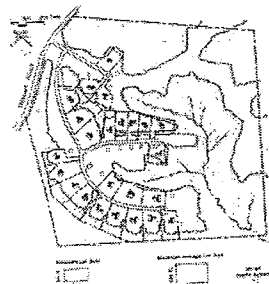
- Five basic development options – the first three options for development are based on the relationship of open space to lot size. The last two options address the market for large lots, where the majority of the open space is privately held within the larger lots or farm parcels. The combination of the options would offer many additional development scenarios.<sup>8</sup>

- ✓ Option 1: the basic option, would allow the landowner to achieve full density provided that a conservation subdivision design is proposed with substantial undivided open space of at least 50%.



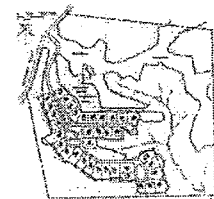
Option 1

- ✓ Option 2: Provides a small density incentive for layouts providing higher proportions of protected open space at least 60%.



Option 2

- ✓ Option 3: Provides a larger density bonus than offered under Option 2, but with the stipulation that an even larger percentage of open space be set aside permanently. Generally, it is advisable to limit the use of this option to certain special overlay zones, where the increased density and village format would

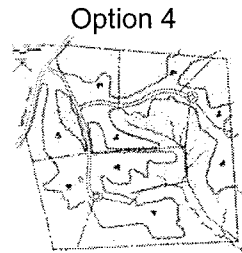


Option 3

<sup>8</sup> Option 1 to option 5 sketches taken from *Growing Greener: Conservation by Design* produced by the Natural Lands Trust, Media, PA, September 2001.

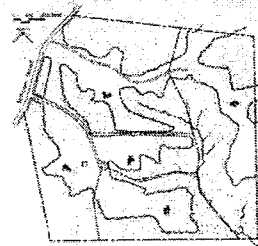
be particularly appropriate, as in the extension of existing crossroad settlements or at nodes along the transportation network.

- ✓ Option 4: Meets any demand there might be for large estate lots, with no conservation open space, except for greenway corridor connections along a stream valley or other natural feature. However, this option (the owner's choice) would be subject to substantial density reduction with, for example, 50% fewer house lots than the district's base density would ordinarily allow.



wherein country properties of at least ten acres would be made more attractive by offering such incentives as relaxing street construction standards to permit gravel-surfaced country lands that would essentially be shared driveways.

- ✓ Option 5: Encourages even lower density development



Option 5

- Open space use options - the concept assumes a permanent conservation easement would be placed on land designated as open space; however, the space may be used for a variety of activities: farming, wildlife sanctuary, forest preserve, nature center, stormwater management, drainfield for on-lot wastewater management, park and recreation area for non-intensive uses -including golf course, hiking, bicycling or bridle trail, picnic area, playing field, and similar uses.
- Open space ownership and management options. Many combinations of ownership and management options are available including private ownership by an individual (e.g., farmer who wants to continue agricultural activities), a homeowners association, a land trust, a municipality or public agency (in the case of a public park or greenway land for trail system), or a combination of the above.
- Provide incentives to reach community objectives. Integrating density bonuses within the conservation subdivision concept affords the region the opportunity to meet community objectives, such as: creating a greenway system and passive recreation, retaining existing farmland, developing pedestrian connections, diversifying housing, protecting historic buildings, retaining and conserving significant tree stands, etc.
- Specific design considerations in conservation subdivisions include:
  - Giving primary attention to building that fits the lay of the land - topography and vegetation patterns of woodlands and fields.
  - Recognizing and preserving the community's cultural landscape – man-made elements consisting of fields, meadows, hedgerows, farmhouses and country lanes.
  - Maintaining the scale of buildings that fit into a rural setting.

- Avoiding the placement of building on ridges and eliminating tree stands (when buildings intrude on these features the buildings begin to dominate the landscape and intrude on the rural setting with the loss of community character).
- Designating scenic roads and rural views from scenic roads – along these roadways provide a substantial portion of open space to protect the views from the road into the countryside. One advantage of a greater setback and hiding homes from view is privacy for the homeowner.
- Providing a movement system (streets and path) that interconnects to the open space areas.
- Paying attention to the length and width of streets to calm traffic and retain the scale of development in a rural setting.
- Orienting streets east-west to take advantage of solar access.

### **Design considerations along major corridors**

- Understand the design issues along major corridors. The Plan provides three examples: existing arterials (U.S. Route 15), existing collectors in the delineated primary growth area (Ore Bank Road) and proposed connectors and interchange areas (Carlisle Road to the proposed northern U.S. Route 15 interchange and Golf Course Road extension at the southern interchange to Old York Road). The design guidelines should be incorporated with design features in the Region's Functional Classification System and the Roadway Maintenance and Improvement Strategies in the Transportation Initiative. The design issues and ideas may be applied to other areas in the region. These design issues include:
  - Existing arterial (Route 15 corridor) – Recognize this corridor as being the location for highway commercial activity, which as development and redevelopment occur, might provide more intense development than currently is along the corridor. The corridor is the only designated location in the region for the highway commercial activity. Current issues in the corridor include: lack of access management (numerous curb cuts), minimal vegetation on developed sites and in parking lots, sign clutter, poor pedestrian access (separation of sidewalks from parking areas), irregular setbacks, poor parking design, and no consistency in design elements (signs, lighting standards, parking lot configurations).
  - Existing collectors (Ore Bank Road) – Roadway improvements may be required as the area continues to grow. The area along the roadway northwest of Mumper Lane towards Route 15 has a distinctively different character than the area southeast of Mumper Lane. This distinction must be recognized as changes occur to the roadway. Ore Bank Road is a major route through the primary growth area. When the northern Route 15 interchange and the business center develop on Old York Road, the expectation is that traffic will increase on both segments of the roadway. Design that takes into account the context of the residential communities surrounding the roadway will be important for retaining the character of the growth area.

- Proposed connectors – The interchanges and associated new corridors will represent important gateways (entryways) to the region; as such, these are important places for providing a positive impression of the Northern York County community. Municipalities, which pay particular attention to these areas of their community, may generate a marked advantage in attracting high quality developments and commercial establishments to their communities. As the interchange concepts develop the local leaders will have the opportunity to discuss with PENNDOT design elements that will bring the context of the community to the interchange area – this design method is called “context sensitive design” and is a major initiative of PENNDOT.
- Consider and refine the following general design principles into specific language for each of the target corridors.
  - Features for existing arterials (Route 15 corridor):
    - Include vegetation, including lawns, shrubs and trees along the roadway frontage.
    - Provide building setbacks to allow separation between the roadway and the building or structures.
    - Incorporate trees and pedestrian pathways with large parking lots to enhance traffic patterns, pedestrian access, and aesthetics.
    - Include sidewalks at the front of buildings.
    - Place screen dumpsters enclosures to the rear of buildings.
    - Include buffers and screening adjacent to incompatible uses.
    - Encourage shared access, driveways, and a service roadway system and parking lots, where possible, with adequate maintenance and ownership agreements.
    - Include non-intrusive lighting to enhance safety while minimizing impact on neighboring properties.
    - Encourage alternative parking lot location to the rear or side of buildings, where possible.
    - Develop sign regulations to require consistency in design, placement and quantities to avoid visual clutter.
    - Encourage shared stormwater management and BMPs (see Stormwater Best Management Practices Program Strategy).
    - Include buried utilities, where possible.
    - Work with chain stores and developers to design buildings that fit in with local character.<sup>9</sup>
  - Features for existing collectors (Ore Bank Road) and proposed connectors (Route 74 – Carlisle Road to the northern interchange and Old York Road to the southern interchange). The expectation is that design features will be similar for



Example of a McDonalds Restaurant that respects the village style development in Stowe, Vermont.

<sup>9</sup> Stowe, Vermont example taken with permission of the author from *Saving Face: How Corporate Franchise Design Can Respect Community Character*, Ronald Lee Fleming, The Townscape Institute, Planning Advisory Service Report Number 503/504, February 2002.

each of the major roadway segments in the primary growth area and may be applied to other segments as the interchanges develop.

- Develop a modified parkway or boulevard concept for the corridors (smaller scale for the Northern York setting than in more urban areas). Parkway connect the region to the primary growth area. Consider the following features:
  - ✓ Wide setbacks and lawn areas along the edge of roadway (provides the appearance of preserved natural areas).
  - ✓ Controlled speed (e.g., maximum 40 mph, speed through developed areas should be reduced to 30 –35 mph or less) on the roadway segment.
  - ✓ Street trees in planting strips (most parkway concepts include street trees in a median area; however, this inclusion may be cost prohibitive from a construction and maintenance perspective).
  - ✓ Eight to twelve feet wide multi-use trails setback from the travel lane behind the street trees.
  - ✓ Utility location underground, if possible.
  - ✓ No new lots fronting on the parkway area and buildings oriented towards an internal street system for new development; thus, eliminating new curb cuts and driveways.
- Adjust the parkway design to accommodate existing site features and development, where necessary. Examples include:
  - ✓ Existing Ore Bank Road northwest of Mumper Lane. Existing development may infringe on ideal setbacks and require adjustments to the location of street trees and the multi-purpose trail.
  - ✓ Existing Ore Bank Road southeast of Mumper Lane. Priorities would be the retention of existing vegetation and trees along the roadway, minimize widening the roadway to minimize the intrusion of the roadway into the rural setting, and explore other alternatives (e.g., Mumper Lane) to access the proposed mixed use and residential centers on Old York Road to direct traffic away from this segment of Ore Bank Road.
- Establish a conclusive layer of design guidelines for these areas to be incorporated into land use ordinances, where appropriate, or into a design manual. The expectation is that the majority of the design features would be incorporated into land use ordinances due to the importance of these corridors.

#### **Design considerations in mixed-use areas**

- Understand the design issues associated with mixed-use centers. These areas represent the most intense use of land expected in the region. The ideal development scenario would be planned unit development. This would allow the integration and coordination of common features, including but not limited to stormwater management, roadways, signage, and common open space. If an area begins to develop in a piece-meal fashion, the municipality should pay particular attention to how the entire area will develop for the long-term and prepare for future connections to roadways and stormwater management facilities.

- ❑ Consider and refine the following general design features for inclusion in ordinance language or the design manual.
  - Integrate open space associated with environmentally sensitive areas and/or pedestrian/non-motorized linkages and greenway systems.
  - Use BMPs for stormwater management.
  - Incorporate landscaping to buffer and screen development from arterials and major collectors.
  - Develop an interior roadway network with buildings fronting on the roadway to manage access and contain curb cuts and driveways.
  - Incorporate lawns, vegetation and trees (landscaping plan requirement).
  - Provide buffering and screening from incompatible uses.
  - Provide pedestrian access and walkways to buildings throughout the mixed-use area and sidewalks from parking areas, where needed.
  - Incorporate unified design elements for street furniture (e.g., benches and waste receptacles), signage, lighting, walkways, pavement treatment, etc.
  - Require traffic studies and environmental assessments.
  - Incorporate trees and pedestrian pathways with large parking lots to enhance traffic patterns, pedestrian access, and aesthetics.
  - Encourage shared access and a service roadway system and parking lots, where possible, with adequate maintenance and ownership agreements.
  - Include non-intrusive lighting to enhance safety while minimizing impact on neighboring properties.
  - Encourage alternative parking lot location to the rear or side of buildings, where possible.
  - Include buried utilities, where possible.
  - Include transit stops and bike stands. In the regional commercial center, or downtown Dillsburg Borough consider the inclusion of a transportation center. The center would be coordinated with Capital Area Transit (CAT), Rabbittransit, major business entities and commuter bicycle trails.

### **Design considerations in residential neighborhoods within the primary growth area**

- ❑ Consider four design features in residential neighborhoods streets, pedestrian (sidewalks) and bicycle access, planting strips and street trees, and stormwater management.
  - Understand that residential streets are a prominent part of a residential neighborhood and provide a visual setting for the homes as well as a meeting place for residents. To design and engineer residential streets for the sole purpose of conveying traffic overlooks the many purposes of a residential street. Design features include:
    - The design of residential street patterns should relate to the overall community planning, including pedestrian and bicycle activity.
    - Streets should be designed with the pedestrian in mind to create more attractive communities and contribute to a clearly defined sense of place.
    - The over design of streets should be avoided. A minimum width should be used that will reasonably satisfy all realistic needs, thus minimizing construction and annual maintenance costs, while at the same time maximizing the livability of the community. Excessive widths or an undue

- concern with geometry more appropriate for highways encourages greater vehicular speeds.
- Street design standards should permit flexibility in community design. Street alignments should be permitted to follow natural contours and preserve natural features or to respond to other design considerations such as the creation of intimate urban- or village-scale streetscapes.
  - The street design should include the incorporation of street trees within the streets right-of-way to offset the heat build-up and create more aesthetically pleasing environments.
  - The creation of excessive travel lengths should be avoided in the overall street layout.
  - Local street patterns should be logical, understandable and well connected to adjoining residential areas, where possible. Street patterns composed of multiple cul-de-sac type layouts (i.e. single entry/exit street spine with all destinations located on dead-end branches) should be discouraged, because they form barriers between neighborhoods.
- Incorporate pedestrian paths (sidewalks) and bicycle paths as an integral part of the residential land use development. Design features include:
- Sidewalks should be provided with a width of five feet. Sidewalks on one side of the street may be appropriate in some residential settings.
  - Most street networks within subdivisions can provide an attractive setting for bicycle travel without special modifications. The following conditions support the inclusion of an on-street bicycle lane to a residential collector street.
    - ✓ The residential collector street carries a significant portion of the development's total traffic.
    - ✓ The network of local streets is disconnected, forcing bicycle travel onto the collector street as the only available route through the community.
    - ✓ Destinations for bicycle travel such as schools, recreational facilities, or a business park are located nearby.
- Provide a minimum five-foot planting strip between the curb and the sidewalk. The planting strip provides a visual break between the paved surfaces of the street and sidewalk and is a place for street trees to be planted.
- Address the following stormwater management recommendations.
- The fencing and piping of stormwater should be avoided and channelization minimized.
  - Natural hydrologic features that aid in the control of stormwater should be left undisturbed and incorporated into the overall stormwater management plan.
  - The use of detention or retention ponds for stormwater management should be designed to serve multiple purposes;
    - ✓ Locate larger basins in a centralized area for easy access and visibility and to encourage multiple uses.
    - ✓ Provide open space links from the basin to any existing or planned open space system.
    - ✓ Coordinate the basin site with community open space and other on-site recreation facilities.

# Northern Region Official Map

Northern Region Official Map focuses on the formal adoption of an official map and ordinance consistent with Article IV of the Pennsylvania Municipalities Planning Code (MPC - Act of 1968, P.L. 805, No. 24, as amended).

## Key Components:

- Understand the importance and meaning of an official map (taken from Article IV of the MPC).
- The official map is a tool which may show appropriate elements or portions of elements of the comprehensive plan with regard to public lands and facilities and which may include, but need not be limited to:
  - Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, diminutions, openings or closing of the same.
  - Existing and proposed public parks, playgrounds and open space reservations.
  - Pedestrian ways, trails and easements.
  - Railroad and transit rights-of-way and easements.
  - Flood control basins, floodways and flood plains, storm water management areas and drainage easements.
  - Support facilities, easements and other properties held by public bodies undertaking the elements of the comprehensive plan.
- To more clearly define elements of the comprehensive plan and to take action, the governing bodies or a body authorized by the governing bodies, may make or cause to be made surveys and maps to identify, for regulatory purposes, the location of property, trafficway alignment or utility easement by use of property records, aerial photography, photogrammetric mapping or other method sufficient for identification, description and publication of the map components. For acquisition of lands and easements, boundary descriptions by metes and bounds shall be made and sealed by a licensed surveyor.
- The official map reserves properties or portions of properties for public grounds for the above uses.
- The reservation for public grounds lapses and becomes void one year after an owner of such property has submitted written notice to the governing body announcing intentions to build, subdivide or otherwise develop the land covered by the reservation or has made formal application of an official permit to build a structure for private use, unless the governing body acquired the property or began condemnation proceedings to acquire the property before the end of the year.

- ❑ Adopt an official map for the region to show the following elements:
  - US Route 15 interchange areas (see US Route 15 Corridor Improvements Strategy) and main line improvement area.
  - Improved and new roadways and associated bikeways in the primary growth areas (see Design Features and Guidelines – Design consideration along major corridors) including:
    - Ore Bank Road
    - Golf Course Road
    - New connectors: Carlisle Road to the proposed northern U.S. Route 15 interchange and Golf Course Road extension at the southern interchange to Old York Road.
  - Intersection and widening/shoulder improvement elements of the Roadway Network Maintenance / Improvement Program Strategy. The expectation is as the program is implemented new elements will be identified and added to the official map.
    - Intersections: Range End Road/Route 15, Carlisle Road/Campground Road, SR 194/Baltimore Street/South Street, Chestnut Street/Old York Road, Lewisberry Road.
    - Widening/Shoulder Improvements: Chestnut Street/Old York Road and Lewisberry Road
  - Recreation facilities identified as part of the Comprehensive Regional Recreation Program Strategy. The expectation is that the recreational program will identify the following elements for inclusion on the official map: greenways and trail system – primary and secondary conservation corridors (work begins in the Crafting a Watershed Management Plan Strategy), bikeways (e.g., YCPC potential bikeways on PA Route 74, Spring Lane, Siddonsburg Road, PA Route 194 – see the Transportation Profile), community center, and parks and recreation facilities.
  - Floodways and floodplains.
- ❑ Develop the regulatory language that outlines the process and authority of the official map.
- ❑ Continue to use the official map as a tool to meet the region’s objectives and policies.
- ❑ Update the map as new information becomes available and for consistency with planning activities.

ACTION PLAN  
GROWTH MANAGEMENT  
INITIATIVE

START DATE	STRATEGY	PRIORITY	STRATEGY INITIATOR	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Growth Area and Rural Resource Area Designation Strategy	n/a			Growth Management Initiative - 1 to 4				
				GM-1: Assume the adoption of the growth area, rural resource area and future growth areas as part of the comprehensive plan adoption.			Not Applicable	Not Applicable	
	Future Land Use Strategy				Growth Management Initiative - 5 to 12				
				GM-2: Assume the adoption of the future land use plan as part of the comprehensive plan adoption.			Not Applicable	Not Applicable	
		High	Intermunicipal Task Force	GM-3: Begin a growth tracking program		York County Planning Commission	Part of routine staff reporting	Not Applicable	
	Multi-municipal Land Use Regulatory Approach	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)		Growth Management Initiative - 13 to 14	Municipal Planning Commissions coordination with Regional Ordinance Committee	Dependent on audit of ordinances and amendments and amount of public involvement needed. Recommended to seek funds under one regional project with each municipality providing fair share of funding.	York County CDBG grant, Land Use Planning and Technical Assistance Program (LUPTAG) through the Department of Community and Economic Development - contact Phil Robbins 1-888-223-6837. Funding approach - seek funding for design guidelines and ordinance amendments / updates, including subdivision and land use, zoning, and official map.	
				GM-4: Determine an acceptable approach - options outlined in the strategy					
				GM-5: Work through municipal planning commissions that share ideas with the Regional Ordinance Committee.					
				GM-6: Retain a consultant team - should include planner and engineer / landscape architect					

ACTION PLAN  
GROWTH MANAGEMENT  
INITIATIVE

START DATE	STRATEGY	PRIORITY	STRATEGY INITIATOR	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
				GM-7: Complete ordinance revisions to implement the future land use plan of the comprehensive plan and applicable economic development strategies					
	Homeowners Improvement and Assistance Program Strategy	Low	Administrators Roundtable		Growth Management Initiative - 14	Municipal Staff	Limited costs - available from the general funds	N/A	
	Design Features and Guidelines - linked to Multi-Municipal Land Use Regulatory Approach	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	GM-8: Hold informational workshops for current and future homeowners	Growth Management Initiative - 14 to 23	Municipal Planning Commissions coordination with Regional Ordinance Committee	Completed as part of the ordinance work (see multi-municipal land use regulatory approach).	Package as part of the ordinance grant applications (see multi-municipal land use regulatory approach)	
	Northern Region Official Map - linked to Multi-Municipal Land Use Regulatory Approach	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	GM-9: Place design elements in ordinance language for those features that should be regulated and in a design appendix / manual for those features that should be recommended but not regulated.					
				GM-10: Prepare an official map for the region	Growth Management Initiative - 23 to 25	Municipal Planning Commissions coordination with Regional Ordinance Committee	May be part of the multi-municipal land use regulatory approach or may be a separate project.	Same funding sources as the multi-municipal land use regulatory approach	
				GM-11: Adopt the region's official map and ordinance at the local level					

# TRANSPORTATION INITIATIVE

## Roadway Standards Program

This strategy focuses on the need for a common set of roadway standards for roadway design and access management of the existing roadway network and new roadways to be constructed.

### Key Components:

- Appoint a Northern York Regional Roadway Standards Committee composed of municipal staff, officials, local planning commission representatives and county planning commission staff. The primary function of this committee will be to develop a common set of standards for roadway design and access management. The standards would become a common set of regulations for the region to be adopted into municipal ordinances. Steps in the standards development process:
  - Develop a comprehensive list of roadway standards to be considered by the committee.
  - Highlight existing similarities and differences in the current municipal design and access management standards.
  - Reach consensus on a common set of design standards for each roadway classification (see roadway functional classification map) and the following roadway characteristics:
    - Right-of-way width
    - Roadway width
    - Shoulder width
    - Design speed
    - Operating speed
    - Sight distance requirements
    - Clear sight triangles
    - Intersection / Access spacing
    - Vertical curvature and grades
    - Horizontal curvature
    - Pavement design standards
    - Superelevation
    - Cut and fill slopes
    - Pedestrian / biking facilities
    - Curbing
    - Parking
  - Review and approve the Roadway Functional Classification Map (Map 2) as a component of the comprehensive plan document (see Roadway Functional Classification Table).

- Use the Roadway Functional Classification Map to apply the standards for roadway design and access management (see Access Management Strategy).
- ❑ Adopt the Roadway Functional Classification Map and the recommended network with the adoption of the Northern York County Regional Comprehensive Plan (see Map).

**Table 3 – Northern Region Functional Roadway Classification System**

Roadway Classification	Roadway Segment
Urban Major Arterial	<u>US Route 15</u> from County Line Road/Adams County line to Carroll Drive/ Carroll Township.
Minor Arterial	<u>Old York Road (SR 4026)</u> from Harrisburg Pike, Dillsburg Borough to Carroll/Warrington Township line <u>SR 0194</u> from SR 74 to Franklin Township/ Washington Township line – rural minor arterial**
Major Collector	<u>SR 74</u> from SR 194, Dillsburg Borough to York/Cumberland County line * <u>SR 74</u> from SR194, Dillsburg Borough to Carroll/Warrington Township line * <u>Harrisburg Pike (SR 4040)</u> from Church Street, Dillsburg Borough to US Route 15 <u>Golf Course Road</u> from Baltimore Street (SR 74), Carroll Township to US Route 15, Carroll Township
Minor Collector	<u>Lewisberry Road (SR 4022)</u> from Siddonsburg Road (SR 4028) to Monaghan/Fairview Township line <u>York Road (SR 4035)</u> from Monaghan/Warrington Township line to York/Cumberland County line <u>Mountain Road (SR 4040)</u> from Campground Rd (SR 4045) to US Route 15 <u>Siddonsburg Road (SR 4028)</u> from York/Cumberland County line to US Route 15 <u>Ore Bank Road</u> to Mumper Lane (SR 4030) to Siddonsburg Road (SR 4028) to US Route 15 <u>Mumper Lane (SR 4030)</u> from Harrisburg Pike (SR 4040), Dillsburg Borough to Ore Bank Road, Carroll Township to Chestnut Grove Road, Carroll Township <u>Spring Lane</u> from York Road (SR 74), Carroll Township to US Route 15, Carroll Township
Local Roadway	<u>North Lewisberry Road (SR 4022)</u> at Pippens Run Bridge <u>Mountain Road (SR 4040)</u> from York/Adams County line to Campground Road (SR 4045)

\*This functional classification location will change when SR 74 is redesignated from its current route to the proposed route. Refer to the US Route 15 Corridor Improvements Strategy for the comments concerning this change for SR 74. The associated new and improved roadways would become minor arterials.

\*\* SR 0094 would be reclassified to a minor collector at the time truck traffic is redirected away from SR 0194 south of the project area and onto SR 0094 truck route.

The functional classifications recommended for the region are not necessarily consistent with the PENNDOT and York County MPO functional classification system. The above table recommends that some roadways within the Northern York Region have a different classification designation than shown by the MPO map. These recommendations are based upon a "regional " perspective rather than a "countywide" or "statewide" perspective. This difference is not to indicate that one is correct and the other is incorrect, but to show that, from a local region perspective, roadways may need to be classified with a different designation for the application of design standards, access control standards, or improvements strategies.

MAP 2

# Northern York Regional Comprehensive Plan

## Map 2


### Transportation Map

#### LEGEND

##### Functional Roadway Class

-  Urban Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Proposed Parkway
-  Proposed Roadway

##### Future Land Use Class

-  Rural Conservation
-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Village
-  Mixed Use
-  Business Park
-  Highway Commercial
-  Industrial
-  Public
-  Proposed Interchange Location
-  Village Center



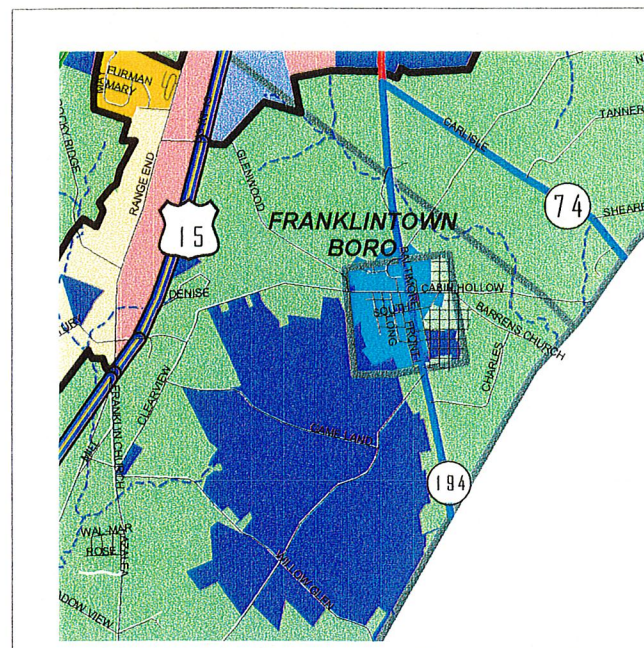
Not to Scale

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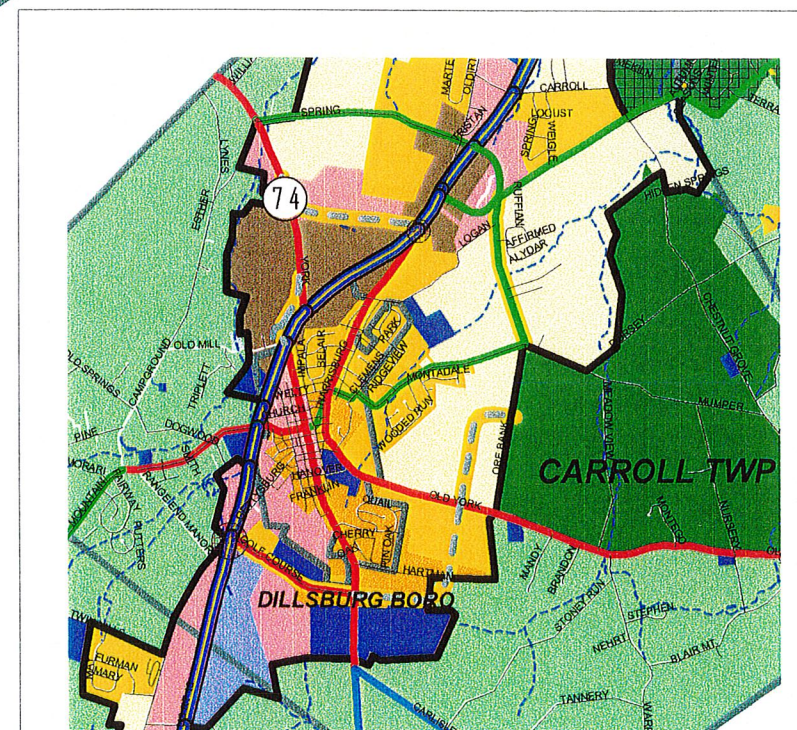
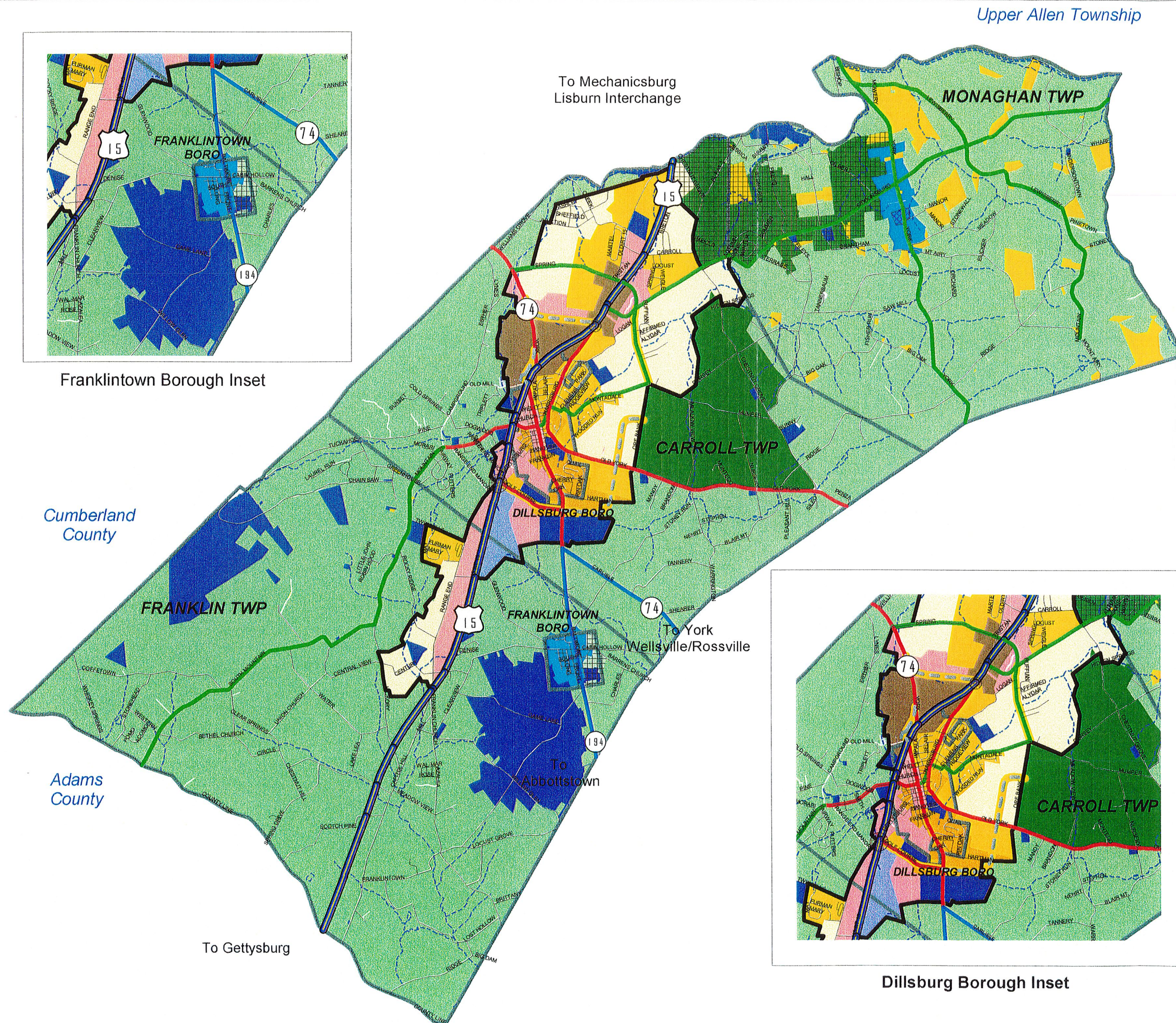
**CPC**  
Community Planning  
Consultants, Inc.

September, 2002

Revised: 8/03



Franklinton Borough Inset



Dillsburg Borough Inset

- ❑ Assign a “local” roadway classification to rural country roads to preserve the character and integrity of these roadways.

## Access Management Standards

This strategy focuses on the connection between transportation and land use planning, specifically, the need to plan for and manage access at the time of land development. This strategy also begins the planning for new roadway construction and roadway designations.

### Key Components:

- ❑ Recognize and understand that a concern for the major travel corridors in the region is the excessive number of existing commercial and residential driveways, particularly in the region’s designated growth area. Target the growth area as the high priority area to resolve these issues.
- ❑ Reach consensus on a common set of access management standards for new roadways and/or major improvements to retrofit existing roadways based on the roadway functional classification system (see Map 2 - Roadway Functional Classification Map) and the following parameters:
  - Urban Major Arterial Roadways: Access should be primarily by lower classification public roadways. Private driveways should be permitted only when alternative access via the local roadway network is not feasible. Access planning should provide for 600 to 1000 feet spacing between roadways and/or driveways accessing the same side of an arterial roadway. Driveways on opposite sides of the arterial roadway should align to the extent feasible.
  - Minor Arterial Roadways: is defined by the following statements. The minor arterial street system should interconnect with and augment the urban major arterial roadways and provide service to trips of moderate length at a somewhat lower level of travel mobility than major arterials. This system also distributes travel to geographic areas smaller than those identified with the major arterial. Access planning provisions are similar to the major arterial roadways. Private driveways should be permitted only when alternative access via the local roadway network is not feasible.
  - Major Collector Roadways: Access should be primarily by minor collector roadways, local roadways and high volume driveways. Private driveways should be permitted only when alternative access via the local roadway network is not feasible. Access planning should provide for 400 to 800 feet spacing between roadways and/or driveways accessing the same side of a major collector roadway.
  - Minor Collector Roadways: Access to minor collector roadways should be by local roadways, high volume driveways, and medium volume driveways. Private driveways should be permitted only when alternative access to the local roadway network is not feasible. Access planning should provide for 250 to 500 feet

spacing between roadways and/or driveways accessing the same side of a minor collector roadway.

- Local Roadways: Access to local roadways should be by access drives, driveways and private streets. The spacing of access locations onto local roadways should be consistent with lot width requirements in the zoning and land development ordinances.
- Access spacing standards need to be flexible because of the extreme variations in lot frontages resulting from prior subdivision of land areas. Reverse frontage lots, side lot access, and other site and access design alternatives should be encouraged.
- ❑ Mandate all new roadway legs must meet the Region's Access Management criteria.
- ❑ Implement access management standards for Range End Road, Spring Road, Ore Bank Road, Siddonsburg Road, Old York Road, Carlisle Road, Old Gettysburg Pike, Golf Course Road, Mumper Lane and the new connector road between Old York Road and Ore Bank Road.
- ❑ Reach consensus on residential development access standards along arterial and major collector roadways. Mandate that direct access from residential developments will not be permitted when alternative access design concepts are feasible, such as: reverse frontage lots, side lot access and other site and access design alternatives as described below.
  - Reverse Frontage Lots: Local streets within residential subdivisions will be located so that lots adjacent to arterial or major collector roadways will be accessed from the internal site local roadway network.
  - Side Lot Access: Residential lots subdivided at an intersection will access the roadway with the lower functional classification.
  - Cul-de-sac Access: Cul-de-sac street meeting appropriate design criteria should be used to avoid or minimize access to arterial and major collector roadways.
- ❑ Utilize the following process to achieve compliance along access management retrofit corridors<sup>1</sup>:
  - Encourage existing commercial driveways be modified during the land development process to joint use where adjacent lots can be served by a common driveway without hardships to the property owners.
  - Encourage the landowner for new projects to investigate the feasibility of eliminating multiple site access driveways by combining access locations with adjacent property owners. The analysis would be consistent with the traffic impact study conducted for the site and would include the following:

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<sup>1</sup> The YCPC developed an access management process for the *Hanover/Baltimore Pike Task Force (Pennsylvania Delegation): Phase Two Implementation Plan* (August 1994) that may be a reference source for process development.

- A description of current and proposed site access locations.
  - The feasibility of joint access with adjacent developed or undeveloped lands along the roadway corridor.
  - Documentation to justify the need for multiple access locations for the parcel.
  - Documentation to verify that the feasibility of joint access with adjacent lands has been evaluated.
- Consider the inclusion of incentives to property owners to eliminate or combine existing commercial curb cuts and driveways. Incentives may include relief on the required number of parking spaces, relief on setback requirements, relief on signing requirements, or other site design and land development criteria associated with commercial properties.
- Integrate access management recommendations into land use ordinances.

## **Roadway Network Maintenance / Improvement Program**

This strategy will focus on continuing the current maintenance / improvement program where it is currently established and developing a roadway maintenance / improvement program in areas without a program. A special area of focus for the Northern York Region is the development of a regional approach to provide a roadway network that safely accommodates all vehicle types and pedestrian movements. This strategy also focuses on the need to resolve safety and operational deficiencies. This will provide the local municipalities a way to put priorities on existing safety issues and to stay abreast of any developing problems before they become significant.

### **Key Components:**

- Develop municipal annual highway maintenance and highway improvement programs. Elements of the program would include:
  - Determine program classifications: routine maintenance (general fund) or capital improvements (special funds).
  - Identify and classify projects.
  - Prepare preliminary cost estimates.
  - Prioritize projects.
  - Develop schedule.
  - Update annually.
  - Coordinate State road maintenance and improvement projects with PENNDOT.
- Consider and prioritize regional roadway improvements for known deficiency areas or for areas that may need improvement based upon anticipated growth within the designated growth areas. A listing of potential projects is provided.
  - Bridge approach slab improvement for Old York Road (SR 4026).

- Bridge improvement or bridge update on Carlisle Road (SR 74) prior to Campground Road intersection improvements.
- Carlisle Road (SR 74) and Campground Road intersection improvements
- Pavement upgrade/improvements needed:
  - Old York Road, SR 4026.
  - Carlisle Road, SR 0074.
  - SR 0194, Franklinton and Baltimore Roads.
  - Lewisberry Road, SR 4022.
  - York Road, SR 4035.
  - Mountain Road/Harrisburg Street/Harrisburg Pike, SR 4040.
- Identify and put priorities on network deficiencies of a regional impact, and work together with YAMPO to plan and implement the resolution of these deficiencies for advancement on the PENNDOT Twelve-Year Program and the YAMPO Transportation Program. Continue to support the advancement of the region's municipal projects currently listed on the County Long-Range Transportation Plan, including:
  - The US Route 15 Corridor Study and Project: Short term and Long term solutions
  - The formation of a Task Force of affected municipalities to investigate a regional approach (cooperative effort in York and Adams County municipalities) for a designated truck route on SR 0094 beginning in the Hanover area (Berwick Township, Adams County) to transfer truck traffic away from SR 0194 (traverses through Franklinton Borough) and to connect to U.S. Route 15 south of the Northern York County Region. New truck access to Old York Road would be provided via the proposed U.S. 15 southern interchange. The concept would reduce truck traffic on SR 0194 through the Franklinton Borough and on Cabin Hollow Road.<sup>2</sup>
- Develop a Northern York Regional Safety Program as a partnership with the York Area Metropolitan Planning Organization (YAMPO) and the State to resolve safety and operational deficiencies.
  - Put priorities on major corridors for sight distance, using Safe Stopping Sight Distance (SSSD) measurements and shoulder widening improvements.
    - SR 194, Baltimore Street and Cabin Hollow Road, Franklinton Borough.
    - SR 194, Baltimore Street and South Street, near the Post Office, Franklinton Borough.
    - Shoulder Improvements for Chestnut Street / Old York Road (SR 4026).
    - Shoulder Improvements for Lewisberry Road (SR 4022).
    - York Road (SR 4035) and Siddonsburg Road .

<sup>2</sup> In the late 1990s, Berwick Township, Adams County adopted a municipal comprehensive plan that set forth the concept of directing SR 0194 truck traffic to SR 0094 by making SR0094 a designated truck route. SR 0194 did not have the geometric configuration or operational efficiency to safely handle truck traffic coming from the Hanover area. This traffic eventually reaches the Northern York Region in Franklin Township and Franklinton Borough SR 0094 provides a direct link to US Route 15. The Plan of the Northern Region supports this concept.

- Resolve the safety and operational deficiencies at the intersection of Range End Road and US Route 15 associated with left turns, crossing traffic and poor pavement and shoulder conditions.
- Implement traffic calming measures on Baltimore Street (SR 74) and through Franklinton Borough to resolve safety, operational and speeding issues.<sup>3</sup>
  - Pedestrian crossing sign tents for the centerline of the roadway. These are a short-term solution.
  - Painted crosswalks.
  - Raised crosswalks. These can be constructed with brick pavers across the roadway to contribute to the small town atmosphere.
  - Centerline rumble strips.
  - Roadway lines painted narrower to give the illusion of narrow streets causing vehicles to slow.
  - Street trees.
- Implement traffic calming measures for Siddonsburg Road (SR 4028) to resolve safety and speeding issues.
  - Centerline rumble strips.
  - Shoulder rumble strips.
- Conduct annual reviews of problem areas until they are corrected or resolved. This will include the following:
  - Conduct a traffic-engineering study and review.
  - Review crash data.
  - Conduct a field view.
  - Reevaluate the status for this location and possibly advance it in the priority placement.
- Work with YAMPO as part of the improvements planning process.

## Alternative Transportation Development

This strategy focuses on alternatives to the single-occupancy vehicle, such as pedestrian and bicycle access and public transit services.

### Key Components:

- Develop a transportation center for the Northern York Region. This center may include a bus station and a park & ride area (see Design Features and Guidelines Strategy). The following agencies would be part of the coordination activities: Capitol Area Transit (CAT), local businesses and employers, *Rabbittransit*, bicycle groups, etc.

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<sup>3</sup> More information and graphics depicting various traffic calming options is available from the PENNDOT *Traffic Calming Handbook*, on line at [www.dot.state.pa.us](http://www.dot.state.pa.us), search for traffic calming.

- ❑ Explore opportunities and incentives for developing transit-friendly business environment and commuter alternatives.
  - Identify and acknowledge businesses within the region that schedule staggered start and end of work shifts and other flex-time for employee work schedules.
  - Explore employer-based incentive programs, such as:
    - Premium parking spaces provided by employers for carpool/vanpool vehicles,
    - Parking cash out programs (employees receive a payment for the value of parking),
    - Transit checks,
    - Vanpool subsidy tax credits.
- ❑ Provide sidewalks and bicycle facilities in developing areas within the primary and secondary growth areas.
  - Improve pedestrian and bicycle access that will connect the region's urban center to the surrounding historic and cultural areas including neighborhoods, parks, schools, recreational facilities and rural open spaces.
  - Extend any existing bike routes within the Region, such as the route along Old Gettysburg Pike at the South Mountain Estates. This may include roadway widening, curbing, and striping for a bike lane adjacent to the curb.
- ❑ Work with York County and Tri-County (Cumberland, Dauphin, and Perry Counties) para-transit providers on the coordination of services to disabled and low-income residents to provide cross-county trips at a reasonable cost. Coordinate these activities with YAMPO Ways-to-Work and Welfare-to-Work programs.

## **U.S. Route 15 Corridor Improvements**

This strategy focuses on future improvements to the Route 15 corridor and associated roadways. The Route 15 corridor improvements strategy affords the region a unique opportunity to coordinate transportation improvements with the region's priorities for future land use, economic development, the preservation of the community's character, and infrastructure development. A center-piece of the strategy is the partnership which was initiated through the Route 15 Corridor Feasibility Study among the Pennsylvania Department of Transportation (PENNDOT), the York County Metropolitan Planning Organization (MPO), and local governments. The continuation of this coordinated approach will be an important factor in reaching the region's vision and securing a sustainable future.

The strategy contains three major components: understanding the region's priorities, advancing the Route 15 corridor improvements in the MPO's recommendations for the PENNDOT Twelve Year Program, and coordinating associated long-range improvements and expectations.

## Key Components:

- Understand the region's priorities for future land use, economic development, the preservation of the community's character, and infrastructure development. These priorities include:
  - Future Land Use Priorities - Dillsburg Borough and the immediate area surrounding the borough to the north, east and south in Carroll Township is the designated growth area for the Northern York County Region. The expectation is that the majority of the new single-family residential growth will be occurring to the northeast in the area of Ore Bank Road to Mumper Lane. New non-residential, mixed-use, and higher-density residential development would occur to the east and south of the Borough in the vicinity of Old York Road, Golf Course Road and Range End Road. Commercial activities would continue to develop in the vicinity of the Route 15 corridor (more detailed description of the future land use policy provided in the Growth Management Initiative).
  - Economic Development Priorities – The future land use scenario highlights the region's two priority areas for new economic development activities: a new industrial area located in Carroll and Franklin Townships south of the Dillsburg Borough in the vicinity of Golf Course Road (the area of the southern Route 15 interchange) and an area designated for a new business center in Carroll Township located east of Dillsburg Borough on Old York Road to Ore Bank Road.
  - Community Character Priorities – The region seeks to preserve and/or improve the "small-town" character of its existing Boroughs, Dillsburg and Franklintown; to maintain and sustain its rural areas in Franklin, Monaghan and Carroll Townships; and to explore specific design tools that support the region's character in new development areas.
  - Infrastructure Priorities – The region's utility and roadway infrastructure must be coordinated to support the future land use, economic development, and community character priorities. Matching the design and capacity of infrastructure with the size, type and style of land use and development will be of critical importance.
- Understand specific priorities for improvements to the U.S. Route 15 Corridor in the context of the region's priorities for land use, economic development, community character and infrastructure.<sup>4</sup> Specific priorities include:
  - A safer Route 15 through short-term and long-term safety improvements, including improvements for left turning movements in Franklin Township beyond the area of the southern interchange.
  - A limited-access Route 15 through Carroll Township and Dillsburg Borough, removing all signals in the long-term.

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<sup>4</sup> See the Design Features and Guidelines Strategy in the Growth Management Initiative for more detailed discussion of the design considerations along major corridors.

- Removal of truck traffic (Route 74) from Dillsburg Borough's downtown and residential streets.
- Interchanges north and south of Dillsburg Borough. The northern area is to be served by a separated grade interchange for moving automobile traffic west and east and directing truck traffic away from the future residential growth area north of the Dillsburg Borough in Carroll Township, and to the new business areas south of town and on Old York Road. Note:
  - Truck traffic is viewed as inappropriate in the middle of the residential growth area. It may eventually have the same impact on this area as it does going through the middle of Dillsburg.
  - The land use / transportation connection is essential to help develop the future employment centers located not only to the south of town but also along Old York Road. The region has the opportunity to develop a direct, unconstrained link into this area.
- Development of a major collector roadway from Golf Course Road to Old York Road to provide access to new industrial and business areas.
- Development of an improved and enhanced local roadway network to serve the residential growth area to the north of Dillsburg in Carroll Township and to move traffic from the northern interchange safely and efficiently east to Old York Road.
- Long-term planning to ensure safe and quick access through the region for emergency and community service providers and to continue access to businesses adjacent to the corridor.
- Seek support from the York County MPO to advance the following projects on the next PENNDOT Twelve-Year Program
  - Completion of short-term alternatives 2 and 4 highlighted in the Route 15 Feasibility Study:
    - Realignment of SR 74 (York Road) northwest of Route 15 to the intersection with Baltimore Street (the specific alignment to be determined during the environmental process) and the removal of one signal.
    - Widening of the South Mountain Road / West Harrisburg Street and Route 15 intersection to improve movement of local traffic.
  - Advancement of preliminary design for a grade separated northern interchange at the Harrisburg Pike (long-term alternative 4) to provide local access to Route 15 and an overpass to provide direct access from the eastern and western corridor. The advantages of this location over the other alternative are: it provides a direct link to Dillsburg and provides more opportunities for the distribution of traffic. Key considerations would include:
    - Recommendations for the upgrading of the local network to carry new residential traffic from the east and west through the northern interchange. The interchange would link with the improved roadway network. A key component would be the connection between the interchange and Old York Road either on new alignment or improved roadways. Other considerations

- would include the safe connection to Old Harrisburg Pike and traffic movements south from Monaghan Township.
  - Design of business access roadways for businesses currently fronting on Route 15 (considering the long-term removal of signals) and Old Route 15.
  - A plan for redirecting truck traffic (only) from the western corridor (redesignated Route 74) onto Route 15 to Golf Course Road.
  - Signalization of Golf Course Road (as an interim measure at the time that PA Route 74 is re-designated between Old York Road and Golf Course Road and until the southern interchange is built) with sufficient safety improvements to warn travelers of the presence of the new signal. Of particular concern is the roadway grade into the interchange area from the south and the need to allow sufficient time for braking and stopping.
  - Design of the Golf Course Road extension to Old York Road with the redesignation of Route 74. Consideration should be given to running the new roadway near the existing utility right-of-way.
- ❑ Adopt an official map and ordinance to show the proposed area of impact for the two interchange areas and the concept plan for the Golf Course Road connector to Old York Road. Develop design guidelines for the connector to ensure it will be built sensitively in the context of the community's character (see the Design Features and Guidelines strategy).
- ❑ Work with the MPO and PENNDOT to advance the following long-term measures over the next twenty years:
  - Move the northern interchange into final design and construction.
  - Prepare a master plan or a specific plan (shows how the area will develop including future roadways and public services) for the areas of the interchanges – a project area would be noted as part of the more detailed alternatives analysis and environmental study. The ideal would be to advance the southern interchange preliminary design as soon as possible to have a better understanding of area of impact of the interchange. At a minimum the plan should designate a large enough area to avoid future complications with interchange design. Based on the specific plan, add concepts to the official map to show future areas for public investment and infrastructure. Without this plan areas around the interchange (particularly at the southern interchange) may develop in a manner inconsistent with the interchange concept. (The interchange specific plans and official map go into much more detail than the comprehensive plan.) The comprehensive plan will generally show the area of study. The specific plan is a new concept in the MPC – see Section 1106 of the MPC for more details. It is very appropriate and essential for the two interchange areas. The recommendation is to complete this concurrent with the preliminary design (alternatives analysis and environmental studies at the interchanges).
  - Advance the southern interchange at Golf Course Road into preliminary and final design and construction, with consideration given to local access and access to businesses fronting on Route 15. All signals would be removed on Route 15 with the completion of the southern interchange project.

ACTION PLAN

TRANSPORTATION INITIATIVE

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Roadway Standards	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	T-1: Appoint a Northern York Regional Roadway Standards Committee (Taskforce) T-2: Adopt common set of roadway design standards T-3: Adopt Roadway Function Classification Map - assume this adoption is complete with adoption of the Regional Comprehensive Plan	Transportation Initiative - 1 to 3	Roadway Standards Task Force	Complete as part of land use ordinance updates (See the Multi-Municipal Land Use Regulatory Approach - Growth Management Initiative)	(See Multi-Municipal Land Use Regulatory Approach).	
	Access Management	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	T-4: Reach consensus on common set of access management standards. T-5: Legislate standards for specific existing segments and new roadways.	Transportation Initiative - 3 to 5	Regional Municipal Planning Commission / Committee	Complete as part of land use ordinance updates (See the Multi-Municipal Land Use Regulatory Approach - Growth Management Initiative)	(See Multi-Municipal Land Use Regulatory Approach).	
	Roadway Network Maintenance / Improvement Program	Low	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrative staffs)	T-6: Develop municipal annual highway maintenance and improvement programs	Transportation Initiative - 5 to 7	Public Works or Road Master	Administrative costs would be part of administrative operations - funding for specific projects would be dependent on the type of project.	PENNDOT funding and partnership program (12-year programming) would be available for major improvements to state links, liquid fuels funding, and developer contributions. YAMPO Transportation Enhancement Program.	

ACTION PLAN  
TRANSPORTATION INITIATIVE

START DATE	STRATEGY	PRIORITY	POLICY PREFERENCE	BENCHMARK/ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
				T-7: Develop Northern York Regional Safety Program and adopt an Official Map					
	Alternative Transportation Development			Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrative staffs)	Transportation Initiative - 7 to 8		Costs for transportation center will be dependent on concept. If it is integrated into an interchange area, may be an associated cost with interchange development. The creation of transit friendly business environment should be explored as part of the Regional Business Development Program (see Economic Development Initiative). The integration of sidewalks and bicycle facilities would be part of the Multi-Municipal Land Use Regulatory Approach).	See the following related strategies - Route 15 Corridor Improvements Strategy, Regional Business Development Program, and Multi-Municipal Land Use Regulatory Approach. Funding for bicycle and pedestrian facilities may be available through the YAMPO Transportation Enhancement Program.	
		Low		T-8: Develop a transportation center.		PENNDOT / Transit Service Providers			
		Medium		T-9: Work with business community on transit-friendly business environment.		Transit Service Providers / Region's Business Owners			
		High		T-10: Provide sidewalks and bicycle facilities in urban growth area.		Region's Planning Commissions / Developers			
	Route 15 Corridor Improvements Strategy	High		Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrative staffs)	Transportation Initiative - 8 to 11	York County Metropolitan Planning Organization / PENNDOT / Developers	The corridor improvements project will be part of the PENNDOT 12-Year Program - Highway Development Process. Both state and federal funds will be utilized. The local level effort should concentrate in cooperation with PENNDOT on the development of the interfacing roadway segments to interchange areas. The expectation is the opportunities to achieve these local connections may advance quicker than the actual interchange project. Working with developers will be critical in order to implement these connections.	Major funding through the PENNDOT 12-Year Program. Other funding potential - PENNDOT Enhancement Program and partnerships with developers.	
				T-11: Seek support from the York County MPO to advance projects and recommendations of the Plan.					
				T-12: Seek support from developers to help advance the new corridor connections to the interchange area and utilize an official map.					

# **Environmental and Natural Resource Protection Initiative**

## **Crafting A Watershed Management Plan**

The focus of this strategy is to develop a comprehensive watershed management plan that addresses specific objectives for each of the region's subwatersheds. The intent of the plan is to promote the practice of watershed protection at the municipal level, so that the region's goal of sustainable water resources will be in place for future generations. Tools for water resource protection may include land use planning techniques, land conservation, aquatic buffers, better site design (i.e. the integration of techniques in land development that reduces impervious cover, conserves natural areas, and uses stormwater BMPs), erosion and sediment controls, stormwater treatment practices, and watershed education (see Environmental Education Opportunities Program). The practice of watershed protection is about selecting the most appropriate and cost-effective combination of tools for protecting, conserving, and managing the region's water resources.

The plan is consistent with the PA Municipalities Planning Code, Section 301.(b)(1) and (2) in recognizing that lawful activities, such as extraction of minerals, impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Also, commercial agriculture production impact water supply sources.

### **Key Components:**

- ❑ Identify possible stakeholders (partners) to participate in the planning process. It is important to identify stakeholders who will be involved in watershed plan implementation. It is suggested that stakeholder engagement be initiated early to help guide the development of the watershed plan, to ensure the needs of community are incorporated, and to begin to promote resource protection.
- ❑ Establish subwatershed baseline conditions. The baseline includes not only monitoring data and mapping, but also characterizes the watershed including past trends and experiences with watershed protection. Developing the watershed baseline would include the following activities:
  - Define watershed and subwatershed boundaries. The product of this activity is a simple map that outlines the boundaries of the subwatersheds (activity would include areas outside the Northern Region).
  - Compile existing mapping resources.
  - Measure existing impervious cover. The measurement of existing subwatershed impervious cover is an important baseline task since it is linked directly to the quality of water resources. Impervious cover can be used initially to classify

subwatersheds. This classification will help set expectations regarding the level of protection, which can be achieved in each subwatershed.

- Forecast the future impervious cover based on the future land use planning information contained in the regional comprehensive plan. This activity will provide municipal officials or the watershed manager with an indication of the expected increases in impervious cover and information concerning the future quality of the subwatershed.
  - Assemble historical monitoring data. Monitoring data is often available from past efforts. Possible sources of historical data include the United States Geologic Survey (USGS), Susquehanna River Basin Commission (SRBC), well drillers' log information data sheets (available from the PA Geologic Survey), and local municipal authorities, including the Dillsburg Area Authority and the Franklinton Borough Municipal Authority.
  - Conduct an audit of local watershed protection capability. The audit provides an indication of whether or not local programs, regulations and staff resources are available and capable of implementing various watershed protection tools. If not, key areas are identified that can be improved so that communities can be successful in the implementation of their watershed protection plans.
- ❑ Assess and classify each subwatershed into a subwatershed management category (based on subwatershed templates developed by the Center for Watershed Protection) and develop specific management objectives for each subwatershed in the region.
  - ❑ Based on the classification and objectives, develop individual local-level priorities to govern the application of management tools. For example, some communities may elect to concentrate primarily on land use management while others may choose to focus their efforts on aggressive implementation of stormwater BMPs.
- Understand the available subwatershed protection tools and how they might be combined to achieve management objectives. The selection of the best tools for each subwatershed is dependent on several factors including the classification of the subwatershed management category, municipal priorities for watershed protection, existing baseline conditions, and available human resources and funds to implement the tools. Eight primary tools for watershed protection have been identified by the Center for Watershed Protection, including:
    1. *Land Use Planning ( Growth Management Initiative)*
    2. *Land Conservation (Comprehensive Recreation, Park and Open Space Protection Plan Strategy)*
    3. *Aquatic Buffers*
    4. *Better Site Design*
    5. *Erosion and Sediment Control*
    6. *Stormwater BMPs (Stormwater Best Management Practices (BMP) Program Strategy)*
    7. *Non-Stormwater Discharges*
    8. *Watershed Stewardship Programs (Environmental Education Opportunities Program Strategy)*

Those tools denoted in italics are treated in more detail as separate strategies; however, together they represent practices for better watershed protection.

- ❑ If needed, conduct subwatershed field surveys for 1) Identification of non-stormwater discharges including sanitary sewer overflows, combined sewer overflows, and illicit discharges; and 2) potential contaminate source survey including a pollution prevention opportunity survey and a contaminate source inventory (the contaminate source inventory has been completed for a section of the Yellow Breeches by the Susquehanna River Basin Commission as part of the Source Water Assessment and Protection (SWAP) Plan development for public drinking water intakes within the Yellow Breeches Watershed).
- The pollution prevention opportunity survey activity will help the region to identify preventable pollution problems and to recommend public education programs that are targeted at reducing the source of the problems. Sample findings and recommendations of a Pollution Prevention Survey are provided in Table 1.

Table 1 - Sample Findings and Recommendations of Pollution Prevention Survey	
Residential and Institutional Areas (RIA)	
Findings	Recommendations
<ul style="list-style-type: none"><li>Downspouts are connected directly to impervious surfaces in both residential and institutional areas.</li><li>Snow storage at institutional sites tends to be directly on impervious surfaces and on top of catch basins, which enables efficient delivery of pollutants to the stream.</li><li>Lack of riparian buffers along streams cutting through properties. Grass being mowed right to the stream.</li></ul>	<ul style="list-style-type: none"><li>Route downspouts to pervious areas or encourage the use of rain barrels.</li><li>Snow storage should be targeted for pervious areas with significant buffer from stream or inlets. Consider engineered facilities (such as swales with underdrains).</li><li>Incorporate into educational programs the benefits of streamside buffer plantings to protect and restore stream corridors. Allow variances in local weed ordinances for landowners implementing ecological restoration in accordance with proper management techniques.</li></ul>
Commercial, Industrial and Retail (CIR)	
Findings	Recommendations
<ul style="list-style-type: none"><li>Trash is prevalent on sites, often in conjunction with dumpster management, but also in the form of large dumping areas.</li><li>Fuel and other automotive pollutants at gas stations receive no treatment prior to entering drainage system</li><li>Noticeable accumulation of sediment in road gutters and parking lots presumable associated with winter</li></ul>	<ul style="list-style-type: none"><li>Encourage a more rigorous dumpster maintenance program and require large dumping areas to be removed.</li><li>Install runoff controls at gas stations.</li><li>Emphasize street sweeping program after major snow melt periods.</li></ul>

deicing operations.	
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- ❑ Identify and prioritize sensitive lands.
  - Develop a map of potential conservation lands to include both primary and secondary conservation areas. Primary areas include wetlands, flood plains, steep slopes (> 25%), water bodies and stream corridors (see Environmental Profile Mapping). Secondary conservation areas contain resource lands that are buildable, but which are strongly associated with water resource protection at some level or are at least notable and worthy of consideration for conservation, wherever possible. Secondary conservation areas might include otherwise buildable woodlands, groundwater recharge areas, prime farmland, and riparian corridors. Other resource lands such as cultural landscapes and scenic viewsheds, or any other noteworthy features that help to define the region’s special character can be factored into this analysis to provide additional resources for Open Space protection planning. Steps in the Sensitive Lands Analysis include:

Step 1: Assemble resource themes and elements that are to be used in the analysis. With assistance from the York County Conservation District, and the YCPC, assemble resource data layers that are to be used in the analysis. Table 2 provides examples of resource elements by resource theme.

Table 2 - Data Inventory for Sensitive Lands Analysis	
Resource Theme	Resource Elements
Groundwater Resource	Fracture traces Recharge areas Wellhead cone of depressions Source water protection zones Major sinkhole locations
Farmland Resources	Prime agricultural soils Targeted ASAs Preserved Farms
Biodiversity Resources	Wetlands 100 year floodplains Land within 100 feet of wetlands, streams and lakes. Forested areas or forested ridge-tops Habitat fragmentation Primary wildlife habitat locations
Cultural, Recreation and Aesthetic Resources	Scenic views and viewsheds Greenway corridors Natural Heritage Sites
Public Lands Resources	State Game Lands State Forest State Parks

Note: Resource layers that are not specifically related to the watershed protection were noted as well so that the region could conduct a more comprehensive conservation lands prioritization as part of an overall land preservation program strategy ( see Comprehensive Recreation and Open Space Protection Plan Strategy).

Step 2: Sensitive lands overlay analysis. Using GIS overlay techniques the selected data layers are overlaid to form a resultant composite data layer that shows the frequency of occurrence of each of the data layers in any one geographic location.

Step 3: Open space prioritization to identify those parcels with the most significant value for water resources protection. The method is based on the premise that areas in the region with a high co-occurrence of natural resources present are the most important targets for protection. These areas are given a higher priority for management using the various tools available for watershed protection.

- ❑ Select watershed indicators. This involves selecting simple watershed indicators, such as the percent of impervious cover or degree of biological activity in the stream, to track the performance of the watershed plan. Once watershed indicators are chosen, a monitoring technique needs to be identified and implemented.
- ❑ Conduct a local Site Planning Roundtable Process to initiate the reform of local land use regulation. The primary tasks of the local roundtable are to systematically review existing development rules in the context of better site design principles developed at the national level (national roundtable results provided by Center for Watershed Protection), and then determine if changes can or should be made to the regulations. Better site design refers to a collection of techniques that can greatly reduce the impact of development on water resources by reducing impervious cover, conserving natural areas, and better integrating stormwater treatment. The primary focus and desirable outcome of the site planning roundtable process are to lay the framework for widespread implementation of development strategies that preserve open space and minimize impervious cover. Key elements for the roundtable process follow:

Step 1: Identify and review the existing land development regulations in place within the region.

Step 2: Evaluate the local rules for development by comparison to model site development principles developed by a national roundtable for better site design. The national roundtable membership included planners, engineers, developers, attorneys, fire officials, environmentalists, transportation and public works officials from nationally-recognized organizations. The membership developed and endorsed a set of model land development principles that promote economically-viable and environmentally-sensitive site planning techniques.

Step 3: Develop a list of recommendations for updating existing regulations.

Step 4: Work towards building consensus recommendations on what needs to be modified in local land development regulations to support watershed protection.

Step 5: Present recommendations to governing bodies with the goal of adoption of revised subdivision and zoning codes.

## Environmental Site Planning Standards

The focus of the Environmental Site Planning Standards Strategy is to encourage a comprehensive program for protecting natural resources in the Northern York region by instituting environmental subdivision and development standard regulations. The environmental standards should be based on the principles of comprehensive watershed management and protection as discussed in the Crafting a Watershed Management Plan Strategy. The intent of this strategy is twofold: the first is to outline the process of identifying and preparing a Natural Resource Inventory for development sites, and the second is to identify site planning objectives to protect natural resources from being adversely affected by construction activities and changing land uses. Of special concern are the disturbance of steep slopes (especially those adjacent to or in close proximity to the streams or drainage courses), the treatment of post development stormwater runoff and the disturbance of natural stream channels, floodplains and wetlands. Other environmental concerns that should be addressed include:

- ❑ The recognition of wildlife corridors as an important avenue for the movement of wildlife and consideration of wildlife problems that are created as a result of urbanization.
- ❑ The documentation of important cultural resources, views and vistas for preservation and enhancement.
- ❑ The recognition of the adverse impacts created by noise from transportation facilities and the incorporation of mitigation techniques to address them.
- ❑ The recognition of the adverse impacts created by light pollution from commercial developments (i.e. 24-hour retail facilities) and the incorporation of mitigation techniques to address them.

### Key Components:

- ❑ Incorporate environmental standards into municipal land use ordinances. The environmental standards should help to uniformly address environmental issues at the time of land development.
  - Base the development of the regulations on the following site planning objectives:
    - Establishment of protected slope areas, which address slope gradient, soil erodibility and proximity to stream channels.
    - Use of stream buffers, the widths of which should be dependent upon Pennsylvania Department of Environmental Protection (DEP) use designations, the gradient of adjacent slopes, and the presence of erodible soils.
    - Promotion of flexibility in design to protect important resources.
    - Protection of both upland (South Mountain) and riparian forest resources. In addition, the development of guidelines in developing areas for promoting the environmental and public benefits of saving, maintaining and planting trees

- and forested areas. To this end, a forest conservation plan should be required as part of the development process (see Agriculture Preservation/Forestry Conservation Strategy).
  - Incorporation of stormwater BMPs into land disturbance activities (see Stormwater Best Management Practices Program Strategy).
  - Reduction of the negative impacts of noise and light pollution.
  - Preservation/protection of important cultural resources.
  - Preservation and enhancement of important views and vistas.
- Adopt regulations that effectively reduce the amount of impervious surfaces required for new construction. This is most applicable to parking lots and street width requirements. ( A local site design roundtable process is recommended as described in the “Crafting a Watershed Management Plan Strategy” to develop a set of model development principles for the region.).
- Encourage the judicious use of land by limiting impervious surfaces and maintaining wetlands, floodplains, seeps, bogs, etc., in their natural condition. Encourage the use of conservation subdivision design principles to protect sensitive areas in the case of new residential development (see Design Features and Guidelines).
- Create a site development review checklist for developers to complete for the Preliminary Plan Review (a conceptual plan review would be highly recommended, but is not required). Elements of the application should include the following:
- Natural Resources Inventory map. Appropriate information for the inventory may include:
- All streams and or drainage courses (located on or within 200 feet of the subject property).
  - Floodplains for drainage areas over 30 acres.
  - Stream buffers.
  - Slope classification on the inventory map for the first 200 feet on both sides of the stream (measured from the top of the stream bank) and slopes equal to or greater than 25%.
  - Highly erodible, unsuitable and unsafe soils, such as soils with one or more of the following characteristics:
    - ✓ Seasonal high water table
    - ✓ Poor drainage
    - ✓ Hydric/wetland soil conditions
    - ✓ High shrink/swell potential
    - ✓ Shallow depth to bedrock
    - ✓ Excessive slopes
    - ✓ High susceptibility to erosion – highly erodible soils on slopes over 15 5%.
  - Wetlands submission by a qualified individual of a wetlands assessment based on field investigations, unless property is a redevelopment project.
  - Forested areas and trees.
  - Threatened and endangered species (inventoried by the Pennsylvania Natural Diversity Inventory).
  - Sensitive Land Areas (identified as part of previous analysis work associated with watershed protection planning in the region).

- Cultural Resources found on the site (e.g. dwellings, outbuildings, century trees, cemeteries, Neolithic and archaic Indian sites, monuments, markers, toll roads, fords, mills, slave quarters, wells, graves etc.).
  - Noise and Light Pollution – existing and adjacent sources of noise and light pollution.
  - Significant views or vistas.
- Forest Conservation Plans when development is expected to affect upland or riparian-forested areas.
  - Preliminary Stormwater Management Plans.
  - Wildlife Management Plans, when development is expected to impact wildlife or their habitats.

## **Stormwater Best Management Practices (BMP) Program**

The focus of the stormwater management program strategy is to require the use of Best Management Practices (BMPs) techniques in the design of stormwater management facilities for new land development projects, where possible, to reduce or prevent the transport of non-source pollutants to the region's receiving rivers, creeks, streams, and other bodies of waters. Selecting the best stormwater BMP methods can be a real challenge and requires consideration of a variety of site, watershed and community factors. This strategy is one of the tools available for watershed protection.

### **Key Components:**

- Conduct an audit of all stormwater management regulations to determine their effectiveness in promoting the use of stormwater BMPs and to identify any inherent weaknesses in the ordinance language.
- Update existing ordinances that regulate stormwater management practices to include provisions for the use of BMPs and/or develop a comprehensive stormwater management ordinance, if there is not an ordinance in place.
  - Include operation and maintenance language as part of the stormwater management ordinance.
  - Include BMP techniques to reduce or prevent the transport of non-point source pollutants to receiving creeks, streams, and other bodies of water. Non-structural techniques should be used to the maximum extent possible, where appropriate and acceptable. Table 3 provides examples of both structural and non-structural stormwater BMPs. Choices of which stormwater BMPs are best suited for installation to compensate for the hydrological changes caused by new and existing development in the subwatershed should be based on sound management objectives. In addition to the location, other factors such as the

goals and objectives of the subwatershed should be taken into consideration (see Crafting a Watershed Management Plan strategy).

**Table 3**  
**Stormwater BMPs**

BMP Type	Description
Structural BMPs	
Detention Ponds	A created pond that temporarily stores excess runoff from a site and slowly releases it to the surface's natural drainage system.
Constructed Wetlands	Wetlands constructed for the purpose of treating stormwater run-off by providing for pollutant removal and storage.
Riparian Buffers	Strips of natural vegetation and trees located immediately adjacent to waterways. Used to stabilize redouble soils, filter pollutants and increase stream shading.
Infiltration trenches	An infiltration trench is a rock-filled trench with no outlet that receives stormwater runoff. In regions of karst topography, infiltration trenches should not be used due to concerns of sinkhole formation and groundwater contamination.
Grassed Swales	The term "swale" (a.k.a., grassed channel, dry swale, wet swale, biofilter) refers to a series of vegetated, open channel practices that are designed specifically to treat, attenuate, and convey stormwater runoff for a specified water quality volume.
Bioretention Areas	Bioretention areas are landscaping features adapted to treat stormwater runoff on the development site. They are commonly located in parking lot islands or within small pockets in residential land uses. Surface runoff is directed into shallow, landscaped depressions.
Non-Structural BMPS	Description
Natural Areas Conservation	Conserve natural areas to the greatest extent possible so they can provide natural hydrologic functions for controlling stormwater. Especially wetlands, floodplains, riparian forested buffers.
Disconnection of rooftops/impervious areas	Direct rooftop runoff to lawn or other vegetated areas to allow for infiltration. Breakup impervious areas with filter strips.
Sheet flow discharge	Grading at a development site that allows stormwater to flow broadly over the ground surface at a minimal depth.

Non-Structural BMPs	Description
Low impact rural development	Open space design, also known as conservation development or cluster development, is an environmentally sensitive site design technique that concentrates dwelling units in a compact area in one portion of the development site in exchange for providing open space and natural areas elsewhere on the site.
Filter Strips	Grassed filter strips (a.k.a., vegetated filter strips, filter strips, and grassed filters) are vegetated areas that are intended to treat sheet flow from adjacent impervious areas. Filter strips function by slowing runoff velocities and filtering out sediment and other pollutants, and providing some infiltration into underlying soils.
Impervious cover reduction	Modification to street widths, parking ratios, parking stall dimensions, etc. that may be adding unnecessary impervious surfaces.

Source: Center for Watershed Protection, Ellicott City, MD., 2002.

- Develop a resource for selecting an appropriate BMP or group of BMPs for a development site, such as a design guidelines manual. The selection of BMPs relies on a variety of site, watershed and community factors including treatment suitability, terrain, physical features, and maintenance issues. The manual should be developed to focus on particular management objectives for the subwatersheds in the region and comply with State stormwater performance standards. The Center for Watershed Protection has developed a series of stormwater BMP selection matrices that can be used as a screening process to select the best stormwater BMP or group of BMPs for a development site. The matrices are provided in an appendix at the end of this strategy. The screening process might include the following factors as described below:
  - Land Use – *Which practices are best suited for the proposed land use at this site?* The land use matrix allows the designer to make an initial screen of practices most appropriate for a given land use (Table 7.1).
  - Physical Feasibility – *Are there any physical constraints at the project site that may restrict or preclude the use of a particular BMP?* In this step, the designer screens the BMP list using Table 7.2 to determine if soils, water table, drainage area, or slope conditions present at a particular development site might limit the use of a BMP.
  - Watershed/Regional Factors – *What watershed protection goals need to be met in the stream the site drains to?* Subwatershed management objectives for the region's subwatersheds will be identified as part of the Source Water Protection Project. For reference, an example of BMP goals and restrictions from a New York State project is provided in Table 7.3 and is based on the resource being protected.
  - Stormwater Management Capability – *Can one BMP meet all design criteria, or is a combination of practices needed?* Table 7.4 provides information on whether a particular BMP can meet water quality, channel protection, and flood control storage requirements. The designer can screen the BMP options down to a manageable number and determine if a single BMP or a group of BMPs is needed to meet stormwater sizing criteria at the site.

- Community and Environmental Factors – *Do the remaining BMPs have any important community or environmental benefits or drawbacks that might influence the selection process?* Use Table 7.5 to determine if the BMP options selected present concerns with respect to maintenance, cost, community acceptance and other environmental factors.
- Form a regional multi-municipal entity to take a leadership role in advancing and coordinating projects and programs related to stormwater BMPs and watershed management planning. Such an entity would provide a single unified agency for implementation of the strategy and could provide a level of involvement in the land development review process for municipalities. This entity could also provide maintenance inspection of constructed stormwater BMP facilities to ensure that stormwater management control objectives are being achieved. The Maryland Stormwater Design manual, is one example of a stormwater manual that explicitly defines design and regular maintenance measures (see [www.mde.state.md.us](http://www.mde.state.md.us) under topics, choose Stormwater Design Manual).

# Stormwater Best Management Practices Program Appendix

New York State Stormwater Management Design Manual

Chapter 7

**Table 7.1 Land Use Selection Matrix**

SMP Group	SMP Design	Rural	Residential	Roads and Highways	Commercial/ High Density	Hotspots	Ultra Urban
Pond	Micropool ED	○	○	○	Ⓜ	①	●
	Wet Pond	○	○	○	Ⓜ	①	●
	Wet ED Pond	○	○	○	Ⓜ	①	●
	Multiple Pond	○	○	Ⓜ	Ⓜ	①	●
	Pocket Pond	○	Ⓜ	○	Ⓜ	●	●
Wetland	Shallow Wetland	○	○	Ⓜ	Ⓜ	①	●
	ED Wetland	○	○	Ⓜ	Ⓜ	①	●
	Pond/Wetland	○	○	●	Ⓜ	①	●
	Pocket Wetland	○	Ⓜ	○	Ⓜ	●	●
Infiltration	Infiltration Trench	Ⓜ	Ⓜ	○	○	●	Ⓜ
	Shallow I-Basin	Ⓜ	Ⓜ	Ⓜ	Ⓜ	●	Ⓜ
	Dry Well <sup>1</sup>	Ⓜ	○	●	Ⓜ	●	Ⓜ
Filters	Surface Sand Filter	●	Ⓜ	○	○	②	○
	Underground SF	●	●	Ⓜ	○	○	○
	Perimeter SF	●	●	Ⓜ	○	○	○
	Organic SF	●	Ⓜ	○	○	②	○
	Bioretention	Ⓜ	Ⓜ	○	○	②	○
Open Channels	Dry Swale	○	Ⓜ	○	Ⓜ	②	Ⓜ
	Wet Swale	○	●	○	●	●	●

○: Yes. Good option in most cases.

Ⓜ: Depends. Suitable under certain conditions, or may be used to treat a portion of the site.

●: No. Seldom or never suitable.

①: Acceptable option, but may require a pond liner to reduce risk of groundwater contamination.

②: Acceptable option, if not designed as an exfilter.

1: The dry well can only be used to treat rooftop runoff

Table 7.2 Physical Feasibility Matrix						
SMP Group	SMP Design	Soils	Water Table	Drainage Area (acres)	Site Slope	Head (ft)
Pond	Micropool ED	HSG A soils may require pond liner.	2 foot separation if hotspot or aquifer	10 min <sup>1</sup>	No more than 15%	6 to 8 ft
	Wet Pond			25 min <sup>1</sup>		
	Wet ED Pond					
	Multiple Pond					
	Pocket Pond	OK	below WT	5 max <sup>2</sup>		4 ft
Wetland	Shallow Wetland	HSG A soils may require liner	2 foot separation if hotspot or aquifer	25 min	No more than 8%	3 to 5 ft
	ED Wetland					
	Pond/Wetland					
	Pocket Wetland	OK	below WT	5 max		2 to 3 ft
Infiltration	Infiltration Trench	f <sub>c</sub> > 0.5 inch/hr; additional pretreatment required over 2.0 in/hr (See Section 6.3.3)	3 feet, 4 feet if sole source aquifer.	5 max	No more than 15%	1 ft <sup>6</sup>
	Shallow I-Basin			10 max <sup>3</sup>		3 ft
	Dry Well			1 max <sup>4</sup>		1 ft
Filters	Surface SF	OK	2 feet <sup>5</sup>	10 max <sup>2</sup>	No more than 6%	5 ft
	Underground SF			2 max <sup>2</sup>		5 to 7ft
	Perimeter SF			2 max <sup>2</sup>		2 to 3 ft
	Organic SF			5 max <sup>2</sup>		2 to 4 ft
	Bioretention			5 max <sup>2</sup>		5 ft
	Dry Swale	Made Soil	3 to 5 ft			
Open Channels	Wet Swale	Made Soil	2 feet	5 max	No more than 4%	1 ft
	Wet Swale	OK	below WT	5 max		1 ft

Notes:

- Unless adequate water balance and anti-clogging device installed
- Drainage area can be larger in some instances
- May be larger in areas where the soil percolation rate is greater than 5.0 in/hr
- Designed to treat rooftop runoff only
- If designed with a permeable bottom, must meet the depth requirements for infiltration practices.
- Required ponding depth above geotextile layer.

*Lakes.* Lakes are of particular concern in New York, which has many natural lake systems and borders on two Great Lakes. The information in this matrix focuses on phosphorous removal, which is an important concern in most lake systems. It is important to note, however, that many lakes in New York State have other important issues to address. Some lakes, such as Lake Onondoga, have other specific concerns, such as toxics and metals. Each community should also take these goals into consideration when reviewing site plans.

Table 7.3a Watershed/ Regional Selection Matrix-1			
SMP Group	Sensitive Stream	Aquifer	Lakes
Ponds	Emphasize channel protection.	May require liner if HSG A soils are present.  Pretreat 100% of WQ <sub>v</sub> from hotspots.	Encourage the use of a large permanent pool to improve phosphorus removal.
	Restrict in-stream practices.  In trout waters, minimize permanent pool area, and encourage shading.		
Wetlands	Require channel protection.	Provide a 2' separation distance to water table.	
	Restrict in-stream practices.  Restrict use in trout waters.		
Infiltration	Strongly encourage use for groundwater recharge.  Combine with a detention facility to provide channel protection.	Provide 100' horizontal separation distance from wells and 4' vertical distance from the water table.	OK. Provides high phosphorus removal.
Filtering Systems	Combine with a detention facility to provide channel protection.	Excellent pretreatment for infiltration or open channel practices.	OK, but designs with a submerged filter may result in phosphorus release.
Open Channels	Combine with a detention facility to provide channel protection.	OK, but hotspot runoff must be adequately pretreated	OK. Moderate P removal.

**Table 7.3b Watershed/Regional Selection Matrix-2**

SMP Group	Reservoir	Estuary/Coastal	Cold Climates
Ponds	Encourage the use of a large permanent pool to improve sediment and phosphorous removal.  Promote long detention times to encourage bacteria removal.	Encourage long detention times to promote bacteria removal.  Provides high nitrogen removal.  In flat coastal areas, a pond drain may not be feasible.	Incorporate design features to improve winter performance.
Wetlands			Encourage the use of salt-tolerant vegetation.
Infiltration	Provide a separation distance from bedrock and water table  Pretreat runoff prior to infiltration practices.	OK, but provide a separation distance to seasonally high groundwater.  In the sandy soils typical of coastal areas, additional pretreatment may be required (See Section 6.3.3)	Incorporate features to minimize the risk of frost heave.  Discourage infiltration of chlorides.
Filtering Systems	Excellent pretreatment for infiltration or open channel practices.  Moderate to high coliform removal	Moderate to high coliform removal  Designs with a submerged filter bed appear to have very high nitrogen removal	Incorporate design features to improve winter performance.
Open Channels	Poor coliform removal for wet swales.	Poor coliform removal for grass wet swales.	Encourage the use of salt-tolerant vegetation.

Table 7.4 Stormwater Management Capability Matrix						
SMP Group	SMP Design	Water Quality			Channel Protection	Flood Control
		Nitrogen	Metals	Bacteria		
Pond	Micropool ED	○	○	○	○	○
	Wet Pond				○	○
	Wet ED Pond				○	○
	Multiple Pond				○	○
	Pocket Pond				○	○
Wetland	Shallow Wetland	○	●	○	○	○
	ED Wetland				○	○
	Pond/Wetland				○	○
	Pocket Wetland				○	①
Infiltration	Infiltration Trench	○	○	○	●	●
	Shallow I-Basin				②	②
	Dry Well				●	●
Filters	Surface Sand Filter	○	○	●	①	●
	Underground SF				●	●
	Perimeter SF				●	●
	Organic SF				●	●
	Bioretention				①	●
	Dry Swale				●	●
	Wet Swale				●	●
Open Channels	Wet Swale	●	○	●	●	●
	Wet Swale				●	●
<p>○: Good option for meeting management goal Good pollutant removal (&gt;30% TN, &gt;60% Metals, &gt;70% Bacteria)</p> <p>●: Fair pollutant removal (15-30% TN, 30-60% Metals, 35-70% Bacteria)</p> <p>●: Cannot meet management goal. Poor pollutant removal (&lt;15% TN, &lt;30 Metals, &lt;35% Bacteria)</p> <p>①: In most cases, cannot meet this goal, but the design may be adapted to add storage.</p> <p>②: Generally cannot meet this goal, except in areas with soil percolation rates greater than 5.0 in/hr</p>						

Table 7.5 Community and Environmental Factors Matrix						
SMP Group	SMP List	Ease of Maintenance	Community Acceptance	Affordability	Safety	Habitat
Ponds	Micropool ED	⤵	⤵	○	○	⤵
	Wet Pond	○	○	○	●	○
	Wet ED Pond	○	○	○	●	○
	Multiple Pond	○	○	⤵	●	○
	Pocket Pond	●	⤵	○	⤵	●
Wetlands	Shallow Wetland	⤵	○	⤵	○	○
	ED Wetland	⤵	⤵	⤵	⤵	○
	Pond/Wetland	○	○	⤵	●	○
	Pocket Wetland	●	●	○	○	⤵
Infiltration	Infiltration Trench	●	○	⤵	○	●
	Shallow I-Basin	●	●	⤵	○	●
	Dry Well	●	⤵	⤵	○	●
Filters	Surface SF	⤵	⤵	●	○	●
	Underground SF	●	○	●	⤵	●
	Perimeter SF	●	○	●	○	●
	Organic SF	⤵	○	●	○	●
	Bioretention	⤵	⤵	⤵	○	⤵
Open Channels	Dry Swale	○	○	⤵	○	●
	Wet Swale	○	⤵	○	○	⤵

## **Agricultural Preservation/Forestry Conservation Program**

The focus of the Agricultural Preservation/Forestry Conservation strategy is to promote effective agriculture and forest land management practices and to protect valuable open lands from conversion to non-agriculture/non-forest uses. By implementing conservation management plans on agricultural land, farmers can prevent the overuse, loss and degradation of farmland soils. Likewise, implementation of effective forest land management practices provides sustainable timber supplies, stabilizes soils, and provides a natural filter for potential pollutants that might reach streams and rivers. Farms and woodlands, in addition to providing employment, personal income, and taxes to the local regional economy, and also serve as important cultural, recreational and environmental resources. Its continued presence will help to maintain the Northern York regions' rural culture and quality of life.

### **Key Components:**

#### **Agriculture Management:**

- ❑ Promote agricultural preservation in the region where concentrations of productive farming operations are present.
  - Target farms that contain prime agricultural soils and owners with a desire to continue farming for the designation of agricultural security areas. A total of 250 acres of land is required for the establishment of an ASA. An ASA is required in each municipality in order for landowners to submit an application to the York County Agricultural Preservation Board for consideration under the Easement Purchase Program.

Encourage owners of quality farmland interested in continuing to use their land for agricultural purposes to submit an application to the York County Agricultural Conservation Easement Purchase program. Contact information for York County is Patty McCandless (York County Agricultural Preservation Board, 118 Pleasant Acres Road, Suite F, York, PA 17402, phone: 717-840-7400).
  - Participate with a well-established land trust to be eligible for reimbursement grants for expenses incurred in the acquisition of agricultural conservation easements. Reimbursable expenses include appraisal costs, legal services, title searches, document preparation, title insurance, closing costs and survey costs.
- ❑ Support and promote good conservation practices to agricultural landowners.
  - Encourage all farmers to work with the York County Conservation District on a regular basis to develop soil conservation plans and keep existing plans current and up to date.

- Encourage all farmers to work with the York County Conservation District on a regular basis to develop soil conservation plans and keep existing plans current and up to date.
- Work with the Watershed Alliance of York (WAY) and the York County Conservation District to provide education outreach to the farming community on the importance of erosion control and stormwater management planning, using BMPs for preventing unnecessary loss of soils from their properties.
- Promote and increase participation in the Farm\*A\*Syst program ([www.uwex.edu/farmasyst/](http://www.uwex.edu/farmasyst/)) by local farmers in the region. The program is a voluntary partnership between government agencies and private business that enables farmers to prevent pollution on farms using confidential environmental assessments. The program helps to promote an awareness of site conditions or management practices that threaten local sources of groundwater and surface water supplies (See description of program in the *Environmental Education Program Strategy*).
- Tap into information resources available from the Chesapeake Bay Foundation ([www.cbf.org](http://www.cbf.org)) and other organizations that provide conservation assistance to farmers. The Foundation will assist farmers with identifying sources of funding available through state and federal cost-share programs to help farmers with conservation practices.
  - Have information readily available from the Chesapeake Bay Foundation on alternative cash crops in riparian buffer zones to encourage the establishment of filter strips on farmland.
  - Promote the Conservation Reserve Enhancement Program (CREP) to improve the water quality in the region. Under the CREP program farmers are eligible for rental payments and funding to implement conservation practices including filter strips, riparian buffers, wetland restoration, contour grass strips, grassed waterways and shallow water areas.
  - Utilize information resources available from Appropriate Technology Transfer for Rural Areas (ATTRA). ATTRA provides the latest information about sustainable agriculture free of charge to U.S. farmers, Extension personnel, farm organizations, agribusinesses and other farming information providers. More information is available on their website <http://www.attra.org>.
- ❑ Develop and support local farmer recognition.
  - Provide recognition to those local farmers who are working hard to protect the region's natural resources by implementing BMPs on their properties (see Stormwater BMP Program strategy).
  - Continue to develop partnerships with local farmers to support the growth of the Dillsburg farmers market. (Additional discussions on strengthening the existing Dillsburg Market are contained in the Downtown Rehabilitation and Revitalization Plan Strategy). A good reference guide on farmer's markets is available from the Center for Rural Pennsylvania entitled "Starting and Strengthening Farmers' Markets in Pennsylvania, 2<sup>nd</sup> Edition.

- Explore effective agricultural zoning in Franklin Township a method to retain the concentration of agriculture enterprises. Consider methods such as fixed area ratio (used widely in Lancaster County) or sliding scale (used in southern York County) as a zoning methodology. Work with the farming community to understand the long-term viability of farming in the community and effective agriculture acceptance before instituting any type of agriculture zoning.
- Explore the concept of transferable development rights (TDRs) by allowing the purchase of building rights (lots) from the rural areas (sending areas) for development in the region's growth areas (receiving area). The concept is an action by private landowners but is enabled by local government through the designation of the sending and receiving areas. It may be used to preserve agriculture land as well as rural settings or environmentally important areas throughout the region.

#### **Forest Management:**

- Provide information to private landowners of agricultural and forested land on the Forestry Incentives Program (FIP). The FIP is a nationwide program that provides federal cost-share money for tree planting, timber stand improvements and related practices – with a limit of \$10,000 per person per year and the stipulation that no more than 65 percent of the cost may be paid. More information on this program is available from the York County Conservation District or by contacting Robert Molleur, National FIP Manager at (202) 720-6521 or [robert.molleur@usda.gov](mailto:robert.molleur@usda.gov).
- The Forest Legacy Program is similar to the farmland preservation program in that landowners who want to conserve the special values of their forested land can sell their development rights to the FLP at fair market value. In Pennsylvania, York County is one of six participating counties. Priority is given to forest lands that possess important scenic, cultural, and recreation resources, fish and wildlife habitats, water resources and other ecological values. Application and financial information is available from the Bureau of Forestry, contact Gene Odato at (717)-787-6460.

## **Environmental Education Opportunities Program**

The primary goal of this strategy is to develop awareness among all residents and businesses of the importance of providing protection for environmental resources (air, water, forests, and soil) in order to maintain the quality of life in the region. With awareness comes a greater likelihood of responsibility and action-oriented stewardship. This strategy has two primary focuses:

1. To build participation among farmers, small and medium sized companies, and public organizations in implementing voluntary environmental management system (EMS) programs in an effort to improve environmental stewardship region-wide. An EMS is a voluntary effort by a business to improve their environmental stewardship through a systematic approach to identify, correct, and monitor the environmental performance of their business. It involves a continuous cycle of planning,

implementation, review, and improvement to increase performance over time and decrease risks that could threaten human health and the financial security of a business.

2. To support ongoing watershed protection education in conjunction with the watershed protection project that will be initiated in the region in the fall of 2002.

### Key Components:

- Develop and implement a public education program to promote watershed awareness. Educational outreach to the region's municipalities and adjacent neighboring communities in the watershed is a very important aspect of promoting sustainable water resources protection. Incorporate a variety of educational tools in the program such as:
  - Educational speakers from the Susquehanna River Basin Commission on water conservation and groundwater protection.
  - Education workshops on better site design principles for watershed protection for municipal leaders and staff. This will help to develop an understanding of how land use and development activities can either work to prevent nonpoint source pollution or minimize or eliminate existing problems.
  - Education on the use of environmental indicators for improving resource protection and tracking the region's progress.
- Encourage involvement among municipal leadership and citizens in the Watershed Alliance of York (WAY), a coalition of stakeholders committed to encouraging watershed-based planning, restoration and protection. WAY publishes a free electronic bi-weekly newsletter packed with information and resources from local to state and federal related news on watershed planning and protection. Individuals interested in subscribing to the newsletter can make a request to the WAY E-News at [gary-peacock@pa.nacdn.org](mailto:gary-peacock@pa.nacdn.org). Subject areas included in the newsletter include:
  - News and Information
  - Education and Outreach
  - Funding
  - Monitoring
  - Planning & Policy
  - Restoration and Protection
  - Sources of Funding
- Work to promote the Pennsylvania Farm\*A\*Syst program to farmers and related agricultural businesses.
  - The Pennsylvania Farm\*A\*Syst is an example of an EMS program involving a voluntary partnership between government agencies and private business that enables farmers to prevent pollution on farms using confidential environmental assessments. The program helps to promote an awareness of site conditions or management practices that threaten water supplies. It is a cooperative effort

among Penn State Cooperative Extension, Pennsylvania Association of Conservation Districts, Pennsylvania Department of Agriculture, Pennsylvania Department of Environmental Protection (DEP), and USDA Natural Resources Conservation Service. Some of the issues that Farm\*A\*Syst can help address include:

- Quality of well water, new wells and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products
- Managing hazardous wastes
- Nutrient management

- Work with the Pennsylvania Farm\*A\*Syst program coordinator and the York County Conservation District to provide information on Farm\*A\*Syst in the Conservation District's newsletter to the agricultural community. During farm evaluations, face-to-face interaction between farmers and agency representatives is important to the success of increasing environmental management on farming operations. Farm\*A\*Syst program contact information is available from:

Les Lanyon, Farm\*A\*Syst coordinator for Pennsylvania  
Penn State University  
(814) 863-1614  
<http://www.uwex.edu/farmasyst/>

- Work with the Pennsylvania Home\*A\*Syst program coordinator to provide information to residential landowners interested in improving environmental resources protection on their properties. The contact information for the Pennsylvania coordinator is:

Cathy Bowen  
Penn State University  
Phone: 814-863-7870  
Email: [cbowen@psu.edu](mailto:cbowen@psu.edu)

- Form a regional Pollution Prevention Roundtable based on initiatives of the Pennsylvania Pollution Prevention Network (P3 Network). There is a recognized need for organizations to understand the benefits and incentives associated with EMS implementation in order to successfully promote this strategy.
- Learn from and participate in the work of the P3 Network, a newly formed statewide pollution prevention roundtable organization formed by DEP and members of the World Class Industrial Network. Membership in the P3 network is open to any and all businesses and manufacturers in Pennsylvania. The roundtable is committed to networking and knowledge sharing activities focused on pollution prevention and environmental initiatives, such as EMS.

The P3 Network focus is on the following areas:

- Continue organizing and facilitating quarterly roundtable meetings
- Increase networking opportunities between quarterly meetings

- Demonstrate to all stakeholders the affirmative actions that PA companies are taking to solve theirs and their communities environmental problems
  - Enhance community relations
  - Provide greater public education on environmental problems and solutions
  - Position the roundtable members as action-oriented committed, environmental problem solvers
- Develop an EMS program initiative with York County that may include formation of an EMS association to promote the adoption of EMS by public and private sector organizations including municipalities, wastewater treatment facilities, farming businesses, forestry businesses and other industrial businesses. Utilize DEPs eFACTS Site List to identify potential participants at <http://www.dep.state.pa.us/efacts> and Environmental Protection Agency's (EPAs) Envirofacts site at <http://www.epa.gov/enviro/>.
- Continue to monitor DEPs EMS Pilot Projects. DEP has launched a pilot project to implement EMS processes into the existing activities of wastewater treatment facilities that generate and land apply biosolids. The facilities, working with environmental auditors, are developing procedures for managing their environmental impacts by making environmental protection part of every job at their facilities.
  - Work with the PA Chamber of Business and Industry and DEP's Bureau of Pollution Prevention to promote EMS in the region.
  - Obtain DEP technical support for EMS development and implementation. For more information contact Patrick McDonald at (717) 772-5941 and/or Jim Young (570) 327-0537 with DEP Office of Pollution Prevention and Compliance.
  - Obtain assistance from the Pennsylvania Chamber of Business and Industry, which offers a unique program where industry can work towards EMS implementation and certification in ISO 14001. ISO 14001 is the recommended international standard on which to model an EMS. This program helps companies enhance their environmental performance and economic bottom line using voluntary, performance based approaches. For more information visit <http://www.pachamber.org> and <http://www.dep.state.pa.us/dep/deputate/pollprev/iso14001/iso14000.htm>.

Action Plan Environment/Natural Resources Initiative

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK/ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Crafting a Watershed Management Plan	High	Dillsburg Area Authority & Franklinton Borough Authority		Env. & Natural Resources Protection Initiative - 1 to 5	Regional Multi-Municipal Watershed Steering Committee or Environmental Committee	Volunteer effort		
				ENR-1: Form a regional multi-municipal entity to take a leadership role in advancing and coordinating projects related to watershed management planning (conduct process for all watersheds).					
				ENR-2: Conduct an audit of local watershed protection capability				DEP Source Water Protection Grants,, Growing Greener funding, LUPTAP funds, C2P2 funding.	
				ENR-3: Develop a Comprehensive Watershed Management Plan that addresses specific objectives for each of the regions subwatersheds.				DEP Source Water Protection Grants,, Growing Greener funding, LUPTAP funds, C2P2 funding.	
				ENR-4: Conduct a local Site Planning Roundtable Process to initiate the reform of local land use regulations.				Varies depending on the number of participating municipalities - \$75,000 - \$200,000	
				ENR-5: Adopt Better Site Design principles for watershed protection as part of the Subdivision and Land Development Ordinance Amendments.				Average price based on Center for Watershed Protection Process \$35,000 - \$50,000	
	Environmental Education	Medium	Intermunicipal Task Force		Env. & Natural Resources Protection Initiative - 6 to 8	Regional Environmental Committee (includes representation of the Northern York School District	No cost - volunteer effort	See Multi-Municipal Land Use Regulations Approach - Growth Management Initiative	
				ENR-6: Develop educational campaign to inform local businesses of voluntary environmental management system (EMS) programs.				Not applicable	

Environment / Natural Resources Initiative - Action Plan 1

Action Plan Environment/Natural Resources Initiative

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
				ENR-7: Active participation in the Watershed Alliance of York (WAY). ENR-8: Develop a mission and short and long-term agendas. ENR-9: Pursue short-term action agenda and partnerships with the School District and other conservancy organizations.					
	Stormwater Best Management Practices (BMP) Program Strategy	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)		Env. & Natural Resources Protection Initiative - 8 to 17	Regional Municipal Planning Commission / Committee	See Multi-Municipal Land Use Regulations Approach - Growth Management Initiative	See Multi-Municipal Land Use Regulations Approach - Growth Management Initiative	
				ENR-9: Initiate stormwater management ordinance update project. Begin with audit of existing ordinances and the formation of a multi-municipal entity to take a leadership role in advancing and coordinating projects and programs related to stormwater best management practices.					
				ENR-8: Develop a resource for guiding the selection of BMPs for a development site.					
	Environmental Site Planning Standards	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)		Env. & Natural Resources Protection Initiative - 18 to 20	Regional Municipal Planning Commission / Committee	See Multi-Municipal Land Use Regulations Approach - Growth Management Initiative	See Multi-Municipal Land Use Regulations Approach - Growth Management Initiative	
				ENR-8: Adopt Environmental Standards as part of the amendments to the subdivision and land development ordinances.					

Action Plan Environment/Natural Resources Initiative

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Agricultural Preservation / Forestry Conservation Program	High			Env. & Natural Resources Protection Initiative - 20 to 23		No cost anticipated.	Technical Resources - York County Agricultural Preservation Office, York County Conservation District, the Watershed Alliance of York	
			Franklin Township Board of Supervisors Intermunicipal Task Force	ENR -10: Develop Agricultural Security Areas in Franklin Township.  ENR-11: Complete education and promotional components.		Franklin Township Board of Supervisors/ Township Farmers  Regional Economic Development Task Force / Region's Farmers			

# Economic Development Initiative

## Dillsburg Redevelopment Area as a Component of the Comprehensive Plan

This strategy focuses on the inclusion of the Dillsburg Borough Redevelopment Plan, completed in 1999 as a part of the Northern Region Comprehensive Plan. The plan focused on the Borough area bordered by Baltimore Street to the east, Route 15 to the northwest, and Harrisburg Street to the south.

### Key Components:

- Recognize the Dillsburg Borough Redevelopment Area Concept Plan and Zoning Ordinance amendments as an important component of the economic development plan for the region. Briefly, elements of the concept plan and zoning include:
  - Specific future land use plan – limited residential (attached and multi-family only); office /institutional; recreational/public/semi-public; limited commercial (day care, studios/galleries, inns, building supplies, restaurants, farmers market, personal services, retail); and multi-use buildings. Size and scale limitations would allow new structures to fit the character of the area.
  - Specific design features for layout of streets, greenways and access.
    - Maintenance of the character of the existing street network through close examination of street widths, traffic calming, gateways to the redevelopment area at Welly Avenue and Church Street entrances, the extension of Second Street to northern properties and the tavern, and boulevard entryways to separate traffic lanes at US Route 15/Second Street and Harrisburg Street intersections.
    - Inclusion of transit stop in the vicinity of Church Street and Second Street.
    - Establishment of greenways behind the historic tavern and contiguous to drainageways and utilities easements.
    - Planted buffers and screening between incompatible uses and US Route 15.
    - Orientation of the redevelopment area inward by fronting uses on interior roadways.
    - Pedestrian connections.
  - Specific streetscape design features as a phased project, based on available funding.

<ul style="list-style-type: none"><li>○ Sidewalks on both sides of the street (decorative pavement).</li><li>○ Period street lamps.</li></ul>	<ul style="list-style-type: none"><li>○ Street trees within planted islands.</li><li>○ Underground wiring.</li><li>○ Curbs/gutters.</li><li>○ Pedestrian crossings.</li></ul>
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- Street furniture and visual amenities.
  - Coordinated utility improvements (sewer, water, stormwater, underground wiring, fiberoptics/cable, gas line and street pavement.
  - Coordinated sidewalks, street trees and street lighting.
  - On-street parking.
- Recommended and illustrated land development options: commercial courtyard, businesses with shared parking, attached housing with on and off street parking, “renovator’s alley” concept for small service business development, and community center. Land development considerations for all buildings and properties: design features to enhance structures and character and stormwater management approach.
- Implement the action plan: regulatory approach (previously completed) and organization / financial approach. To date, the organization / financial approach has not been completed. Key activities include:
- Organize a meeting with service providers and agencies to discuss organization and finance alternatives.
  - Apply for funding for the streetscape design plan and implementation.
  - Develop stormwater management regulations.
  - Develop specifications for streetscape and greenway elements for incorporation into the Borough’s Subdivision and Land Development Ordinance.

## **Dillsburg Revitalization Program**

The Dillsburg Revitalization Program strategy recognizes the efforts of the Dillsburg Revitalization Committee. The efforts are focused on Baltimore Street as the primary main street for the region. Revitalization of the region’s main street is a major economic development initiative and a basic element in enhancing the region’s sense of place.

This strategy recommends the Dillsburg Revitalization Committee embrace a comprehensive approach to the revitalization effort, centered on the four components of the national main street program: organization, promotion, design and economic restructuring. The strategy builds a program to address each of these components for the revitalization of the downtown area. The focus is on building community capacity, partnerships, projects for change, and funding.

### **Key Components:**

- Begin with an effort to build the capacity of the community to work together towards common goals and priorities. This effort is underway through the work of the Dillsburg Revitalization Committee. The number of community events (heritage festivals and fireman and holiday fairs), special places (senior center, historic society

and library), and organizations (volunteer fire company and service organizations) is a testimonial to the spirit of volunteerism in the region. This spirit is the beginning point for building the community capacity to implement downtown revitalization. The success of the economic development strategies will be dependent on the community's capacity to see the connection between heritage, history, and downtown and to rally around the promotion of each.

- Raise the level of community interest through a series of public seminars with the opportunity for citizens to sign on to the revitalization, heritage or historic preservation efforts. The seminar series may include speakers from the following organizations:
  - PA Downtown Center – Bill Fontana: "Getting Ready for Downtown Revitalization"
  - Lancaster-York Heritage Park Program
  - PHMC - Historic Preservation
  - Pennsylvania Main Street Program – "Affiliate Membership"
  - National Main Street Center – videos
  - Building Communities from the Inside Out - training on mapping assets – The Asset-Based Community Development Institute (ABCD Institute)
- Enter into partnerships with state and county organizations that will help in the revitalization effort: Pennsylvania Downtown Center, Pennsylvania Main Street Program, Pennsylvania Historic and Museum Commission, and York County Planning Commission.
- Work with the Pennsylvania Main Street Program Coordinator (Diana Kerr) to become an affiliate program. Affiliate designation will assist the community in obtaining training and education.
- Complete a modified revitalization plan following the National Main Street Model. The plan should address: organization, promotion, design and economic restructuring. This effort is conducted by inviting a resource team (experts in design, economic restructuring, organization development, and promotions) to spend a week in the community – interviewing business owners, completing existing conditions inventories, and working with revitalization committee on the plan. The plan is refined and presented to the community.
- Components of the plan should include:
  - Development of a refined vision for Baltimore Street – the Dillsburg Revitalization Committee has developed several objectives (mostly design oriented) that need to be explored in the context of a holistic vision for the main street area to discuss the extent of effort and the desire to create a downtown, which meets the needs of the local community and the region's visitors – who is it for and who will it serve?. The initial objectives include:
    - ✓ Streetscape improvements – antique style lighting standards and street furniture and trees to develop a park atmosphere (highest priority York Street to Church Street).

- ✓ Storefront façade improvements to capture the historic integrity of the community.
- ✓ Reuse of the Monaghan Presbyterian Church (a new church is being built in Carroll Township) as a cultural center for special events, concerts, readings and community services.
- ✓ Explore option of a larger farmer's market in town (one possible location is the Dillsburg Redevelopment Area – see the related strategy).

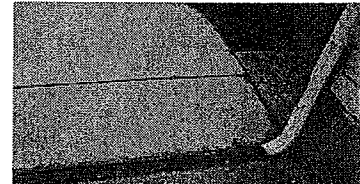
➤ Completion of an approach for economic restructuring.

- Identify assets of the community (ABCD Institutes guides to capacity inventories and mapping local business assets). This mapping effort may be accomplished by local community members. It seeks to uncover the talents of individuals, institutions, and organizations. The talents may include entrepreneurial talents – crafters, artists, bakers, chefs, woodworkers, agriculture products, etc.; professional abilities; interest / hobbies; etc. These talents will help to identify important niche or market segments for new “home-grown” businesses. It will also uncover the desires for individuals to open new businesses and what these new businesses will need to survive – the logistical support.
- Uncover resources that may offer new businesses logistical support – business owner mentoring program, regional business organization (Dillsburg Area Business Association), and shared services or service-oriented businesses.
- Complete an inventory of buildings or spaces that may be adapted to store fronts, a business incubator, outdoor or indoor local produce markets, office suites, etc. Develop a list of property owners that may be interested in an adaptive reuse project or creation of a first floor storefront.

➤ Completion of a discussion of design. Develop a comprehensive streetscape plan to encourage quality design in building rehabilitation, landscaping and public spaces, retail window display and all aspects of the main street experience. Consider the following elements:

- Sidewalks - Understand the existing condition of sidewalks.
- Utilities - All issues relating to streetscape are affected by the existing utilities, both overhead and in the street. Infrastructure planning is important so activities may be coordinated; in other words, avoiding the scenario where streetscape improvements are made and then several years later torn up to complete a utility line replacement program or other

Example of roof drainage across Main Street sidewalk.



Overhead utilities must be dealt with as a component of streetscape design.

infrastructure project.

- Street trees - Selection and planting for street trees will be largely dictated by location of utilities.
  - Lighting – Introduction of pedestrian scale (12' to 14' in height) historic style light fixtures. Advances in lighting technology have made it possible to brightly light the street without lighting adjacent properties.
  - Site furniture - Understand the advantages of street furniture, such as benches, trash receptacles, flower pots, etc. by creating spaces where both planned and informal gatherings can take place and providing an incentive to get people onto the street, thus enhancing the fabric of the community and increasing community interaction.
  - Pocket parks –  
Introduction of more green space into the downtown environment; however, caution should be taken not to remove existing buildings for park space. Several examples of pocket parks are already evident in the downtown.
  - Circulation patterns – As changes are made to regional traffic patterns, the Borough may be afforded more opportunities to recapture pedestrian movements in the downtown area and to integrate a transit stop into the downtown.
  - Community identification – Exploration of a gateway program to mark borders into the downtown and to welcome visitors and residents. This gateway identification and marking will be particularly important as changes are made to the Route 15 corridor and entryways into the Borough. Particular attention should be given to the interchange areas and the corridors leading into town. Streetscape design elements will help to invite consumers and visitors into the downtown area.
  - Connecting the streetscape to history. Any plan for streetscape improvements should be linked to the region's cultural history and the communities of the region.
  - Building guidelines. Consider the following building guidelines as part of the comprehensive rezoning process.
    - ✓ Encourage restoration of structures in a manner fitting with the original period of the structure.
    - ✓ Work with the citizens of Dillsburg to decide how this might be enforced.
    - ✓ Address building and storefront facades for commercial areas.
    - ✓ Create guidelines for new construction to address compatibility with both existing uses and existing styles of buildings.
    - ✓ Support the development of an architectural review committee to review proposals. It is ideal if some members of the committee have a background in architecture or historical styles commonly found in the Borough.
- Completion of a plan to develop an organizational structure to manage the main street effort. It is assumed there will be many players in the revitalization effort



(Dillsburg Revitalization Committee, Borough Council, Dillsburg Area Business Association). Whatever form the organization takes, the plan should outline roles, responsibilities and authority structures and include promotional activities.

- Completion of an action plan and funding strategy. Potential sources of funding include: the Pennsylvania Main Street Program, Pennsylvania New Communities Program, Lancaster-York Heritage Program, Center for Rural Pennsylvania (Bill Denk – contact), Community Development Block Grant Program, Pennsylvania Department of Transportation – Enhancement Program, United States Department of Agriculture – business development districts in rural areas program, Pennsylvania Historic and Museum Commission grants.
- Recognize that revitalization efforts will take both personal time and money. The community capacity component should give the organizers an understanding of the level of interest by the local community. The higher the level of interest and dedication, the greater the level of activity and accomplishment. A dedicated, sustained, and organized effort will yield its own rewards and payback in the amount of funding and grants that may be available to support future activities. If the desire is to create a downtown, that will serve the local community and also serve the visitor – the vision will need to include an element to increase the attractiveness to outsiders. This approach will take more time and money, but might reap new economic rewards for the community.

## Regional Business Development Program

The future land use scenario identified business development as a key indicator of the region’s economic well-being and the community’s quality of life. The region’s business development program focuses on growing existing businesses and attracting new businesses of various sizes to the region. The multi-municipal future land use scenario shows where businesses would locate - Dillsburg’s downtown and redevelopment area and other areas designated for mixed-use development, the region’s three village areas, existing and proposed industrial tracts, areas designated for highway commercial activities, and the future business park on Old York Road. The strategy recommends a collaborative approach with local and regional business organizations.

### Key Components:

- Identify the key local, county and area-wide players in the Business Development Program. The initial list includes:
  - Northern Region municipalities (NYR) - consider including all municipalities of the Northern York County School District
  - Dillsburg Area Business Association (DABA)
  - West Shore Chamber of Commerce (WSCC)
  - York County Chamber of Commerce (YCCC)
  - York County Economic Development Corporation (YCEDC)
  - York County Convention & Visitors Bureau (YCCVB)
  - Dillsburg Area Authority (DAA)
  - Franklintown Borough Municipal Authority (FBMA)
  - Northern York County School District (NSD)

○ Cable and phone companies.

- Explore and discuss the interests, services and opportunities offered by each key player and begin to fashion a role for each. The table identifies program elements in which the key players may provide expertise or support.

Program Elements	Key Players in the Business Development Program									
	NYR	DABA	WSCC	YCCC	YCEDC	YCCVB	DAA	FBMA	NSD	CABLE / PHONE
Program Organization	x	x							x	
Information Gathering & Analysis		x	x	x	x	x				
Business Assistance (financial)		x			x					
Promotion / Marketing		x	x	x	x	x				
Entrepreneurial Development		x	x	x	x				x	
Infrastructure Development	x						x	x		x

- Designate a lead agency to develop the program. The lead agency may be an existing organization (e.g., Dillsburg Area Business Association), a regional committee, or a new economic development organization. The agency leading the program development process may not be the agency responsible for the implementation of the program.
- Develop the program around six program elements: program organization, business assistance (financial), information analysis, promotion/marketing, entrepreneurial development, and infrastructure development. The six program elements must be coordinated. Objectives for each follow:
  - Program organization
    - Utilize a strategic planning process to develop a mission statement, program objectives, short and long term strategies, and indicators or benchmarks for measuring success.
    - Establish the organizational and management structure needed to implement the strategies and the remaining key elements – determine the need for a formal organization or work by existing organizations, committees or individuals.
    - Develop a list of key stakeholders and resources, building on the list of initial players.
    - Create a communications network.

➤ Information gathering and analysis

- Work with the DABA (local businesses), YCEDC (industrial sector), YCCC and WSCC (retail and office sectors), and YCCVB (hospitality and service sectors) to develop a list of targeted businesses for the region.
- Evaluate the following features to ensure the region will be able to attract these industries or to make recommendations to increase the region's competitive advantage. Features to be explored are the level of technology and technical support; characteristics of the labor force; workforce development programs; historic and projected growth industries/businesses; inventories of available properties; and Statewide, County, and areawide targets.
- Understand how past and current trends are affecting the potential to attract new businesses and to grow existing businesses.
- Explore the YCEDC Resource Center to tap into local information that would be pertinent to attract new companies to the area.
- Become actively involved in the study of current issues that may impact or affect business development. This involvement may include participation in the Pro-Business Council of the York County Chamber of Commerce. This organization's mission is *"to study issues that affect Chamber members, formulate positions and then take action on those issues on behalf of the York business community. The Pro-Business Council enables the Chamber to respond quickly to issues and develop expertise on a wide variety of subjects."* (<http://www.yorkchamber.com/business/probusiness.htm>)

➤ Business assistance (financial)

- Assist in "getting the word out" regarding financial assistance for starting and growing businesses.
- Work with local financial institutions, the York County Economic Development Corporation and the Dillsburg Area Business Association to develop an information resource and contacts for accessing the Pennsylvania Industrial Development Authority (PIDA) low interest financing program, Opportunity Grant Program, Infrastructure Development Program, and Machinery and Equipment Loan Fund.
- Learn more about incentive programs available to local and school taxing entities, such as, the Local Economic Revitalization Tax Assistance (LERTA) program or façade or sign grants for the reuse of historic properties.
- Explore innovative programs such as revolving loan funds or peer-to-peer lending programs.

➤ Promotion and Marketing

- Develop a marketing package and strategy for the Northern Region to promote existing businesses. The DABA has existing businesses listed on its website – link the site to other area-wide locations.
- Participate in County and area-wide promotional events, such as the Annual Manufacturer's Days (sponsored by the YCCC – tours of local businesses), Spotlight Breakfasts and the Business and Industry Night (sponsored by WSCC – highlights area companies).

- Continue local events and activities that provide opportunities to publicize local businesses (e.g. heritage fair and business directory). Consider a business exposition.
- Explore new collaborations to share information between County and area-wide agencies and connect with the YCCC, WSCC, YCEDA, and YCCVB on a regular basis.
- Develop a database and registry of existing businesses and available properties to be accessed via the internet at a regional site or on municipal sites. The database would include a photograph of the site and brief description of the site, access, zoning, use of surrounding properties, available infrastructure and future land use expectations.

➤ Entrepreneurial Development

- Work with the DABA to continue to develop a small business support network and link to County and areawide networks and training programs (e.g., Service Corp of Retired Executives, Kutztown Small Business Development Center, HACC Workforce and Economic Development Division).
- Offer to host entrepreneurial development workshops and seminars in the local area – Northern School complex.
- Send representatives of the business community to Leadership York's Leadership and Training Program and Executive Services.

➤ Infrastructure Development

- Work with the DAA and the FBMA authorities in providing public water and public sewer to locations slated for business development.
- Utilize an official map to provide the general locations for new roadway corridors to support the development of new business areas in the growth areas.
- Work with the local cable and phone companies on the development of high capacity / high speed internet services.
- Continue to develop the DABA website to be used by small businesses for the sharing of information.

## **Workforce Development Program**

The workforce development strategy focuses on the educational component (including technology) of workforce development and the support needed from local institutions and services (e.g., child and adult day care) to ensure these educational resources are accessible and available to the entire community. This strategy is linked with the Regional Business Development Plan Strategy. It may be perceived as the seventh program element of the Business Development Plan. Having a trained workforce is a critical element in industry-sector attraction, particularly for higher paying industries that require a skilled labor force. For this reason, the Workforce Development Program is presented as a separate strategy.

Key Components:

- Link the following components with the Regional Business Development Plan Strategy.
- Understand who the important players are in workforce development in the region or what organizations would help to provide services or coordinate the program with local industry and individuals. Begin with the following organizations and agencies.
  - Southcentral Employment Corporation (SEC) located at 100 North Cameron Street, First Floor, Harrisburg, PA 17101. The current executive director is Richard M. Kopecky, Jr. (contact information: phone – 236.7931, fax – 236.9016, email – [sec@pasec.org](mailto:sec@pasec.org). The SEC is the Workforce Investment Board for the southcentral area of the State and part of the Pennsylvania Careerlink System, providing career development centers in Adams, Cumberland, Dauphin, Franklin, Juniata, Lebanon, Perry and York counties. The centers are state and federally funded with no charge to customers. The careerlink centers closest to the Northern York County Region are at the following locations:

CareerLink Centers				
County	Address	Phone	Fax	Email
Adams	Rear 108 North Stratton Street, Gettysburg, PA 17325	334.6610	334-3869	<a href="mailto:adams@pasec.org">adams@pasec.org</a>
Cumberland	1 Alexander Court, Carlisle, PA 17013	243.4212	233.2123	<a href="mailto:cumberland@pasec.org">cumberland@pasec.org</a>
Dauphin	100 North Cameron Street, First Floor, Harrisburg, PA 17101	236.7931	236.9016	<a href="mailto:sec@pasec.org">sec@pasec.org</a>
York	841 Vogelsong Road, York, PA 17404	767.5709	767.5716	<a href="mailto:york@pasec.org">york@pasec.org</a>

- Pennsylvania Workforce Improvement Network (PA WIN) program (part of the Team Pennsylvania *CareerLink* Partners Program (contact information: Laura Beach, PA WIN Coordinator – 814.865.6604 or [lsb39@psu.edu](mailto:lsb39@psu.edu).) The goal of PA WIN is to help adult basic education providers develop a centralized, market-driven system of services for employers and incumbent workers and to integrate those services with the Pennsylvania workforce development system, including linkages with Team Pennsylvania CareerLink (excerpts from website). Affiliates close to the Northern York County Region include the following:

**PA WIN Affiliates**

<b>Agency</b>	<b>Address</b>	<b>Phone</b>	<b>Fax</b>	<b>Email</b>
Tri-County OIC	2107 North 6 <sup>th</sup> Street, Harrisburg, PA 17110	238.7318	238.6251	www.tricountyoc.org
Carlisle Area OIC	29 South Hanover Street, Carlisle, PA 17013	243.6040	243.6030	aleg256@pa.net
Catholic Charities Immigration and Refugee Services	900 North 17 <sup>th</sup> Street, Harrisburg, PA 17103	232.0568	234.7142	www.hbgdiocese.org
York County School of Technology/York County AVTS	2176 S. Queen Street, York, Pa 17402	741.0820 ext. 2349	747.0426	www.ycstech.org

- York County Alliance for Learning (YCAL) located at 129 Charles Lane, Red Lion, PA 17356 (contact information: Jim McGinnis, Executive Director, phone – 224.8955, fax-244.7826, email – [ycal@ycal.org](mailto:ycal@ycal.org). The mission of the organization is to manage shared resources (people, programs, information, and funds) defined by our schools, workplaces, and community partnerships to facilitate the development of a high quality, relevant workforce (excerpts from website).
- William F. Goodling Regional Advanced Skills Center (contact information: 2101 Pennsylvania Avenue York, PA 17404 - phone: 699.0832, fax – 699.5752, email - [info@advskills.org](mailto:info@advskills.org)). The Advanced Skills Center is a cost effective delivery system that involves local industry leaders, education providers, community based organizations, organized labor and management as well as a large variety of supporting groups. Financial commitments to implement this delivery system have been secured entirely by Federal, State and Local Governments. The center's objective is to help students achieve meaningful, long-term employment at family-sustaining wages; provide productive, positive-thinking men and women who are prepared for today and tomorrow's manufacturing jobs; and develop a capable workforce that permits confident business planning for the future. Courses can be customized to meet unique company needs to guarantee that the training addresses "Skill" shortages. The Advanced Skills Center combines on-time delivery, industry-experienced instructors and a creative learning environment that makes course outcome positive (excerpts from website).
- MANTEC, Industrial Resource Center, is headquartered in the city of York and maintains field offices in the cities of Carlisle, Chambersburg, Lancaster and Lebanon. Its service region includes Adams, Cumberland, Dauphin, Franklin, Fulton, Lancaster, Lebanon, Perry and York counties. Its mission is help Southcentral Pennsylvania manufacturers continuously improve their productivity, competitiveness, and contribution to the economic prosperity of the

region (contact information: PO Box 5046, 227 West Market Street, York, PA 17405-5046, phone: 843.5054, fax: 854.0087 e-mail: info@mantec.org.)

MANTEC includes three specialized centers:

- Workforce Performance Center (WPC). WPC was created to work with manufacturers and training providers to identify and meet needs in both the incumbent and the emerging workforces.
- High Performance Transformation Center (HPTC). HPTC's provides quality training, presented by certified instructors using a nationally tested curriculum which explores topics like value stream mapping, set-up reduction, total productive maintenance, cellular manufacturing as well as other principles and practices.
- Manufacturers' Technology Center (MTC) represents the core group of services to manufacturing – improved productivity, competitiveness, and contributions.

➤ Northern York School District – Adult Education Course Offerings and affiliation with the Cumberland-Perry Vocational Technical School.

- Form a local workforce development network and information resource through a collaborative or partnership effort between local industry, individuals, and the workforce development resources listed above.
- Develop an understanding of the workforce development needs of the region. Begin the assessment with a survey to industry to determine the foundational skills present in the region. Determine if foundational skills training is needed. A sample survey and discussion of foundational skills is located on the internet at [www.ed.psu.edu/pawin/developer/employer\\_benefits/index.htm](http://www.ed.psu.edu/pawin/developer/employer_benefits/index.htm).
- Work with the local workforce development network to develop a program for the Northern Region to meet these needs and the needs of targeted industries. Where possible, host the workforce training sessions at sites within the region.
- Communicate the effort to individuals and industry, both existing and potential industry. Create incentives for local industries to support, sponsor and participate in the programs.
- Continue to update the program in order to accommodate emerging markets and changing industrial / training needs.
- Recognize the need to build employee support systems to help individuals enter the workforce, such as children and adult day care, wellness programs, affordable housing, alternative transportation systems (e.g., transit and pedestrian access), and healthcare. Work with industry, government and public service providers to ensure these support systems are in place.
- Seek funding for the development of workforce training and support services from both traditional and non-traditional sources (e.g., government programs and grants, local-foundation, Ford Foundation, H-1B Technical Training Skills Grant, Economic Development Assistance Programs Grants, local industry and business). Across the State, particularly in the southwest and southeast, numerous private and non-profit foundations have been organized to provide funding for economic development



initiatives of their region. The development of these foundations are effective in directing money specifically for workforce development (see the Fourjay Foundation Grant, Richard King Mellon Foundation, Willary Foundation Grant and Connelly Foundation Grant – for more information on workforce development grants access [www.paworkforce.state.pa.us/pa\\_wor...view.asp?a=13&Q=164930&pa\\_workforcePNav=1](http://www.paworkforce.state.pa.us/pa_wor...view.asp?a=13&Q=164930&pa_workforcePNav=1)).

ACTION PLAN  
ECONOMIC DEVELOPMENT INITIATIVE

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Dillsburg Redevelopment Area as a Component of the Comprehensive Plan	Medium	Municipal Governing Bodies (may be brought forth by the Intermunicipal task force or administrators roundtable)	ED-1: Continue to work with the development community towards the implementation of the 1999 Redevelopment Plan.	Economic Development Initiative - 1 to 2	Private Developers in Partnership with the Borough Planning Commission and Council	Zoning ordinance amendments have already been implemented. Other costs would be associated with infrastructure improvements in the project area. Detailed Action Plan completed in the original document.	See the Dillsburg Borough Redevelopment Plan - 1999.	
	Dillsburg Revitalization Program	High	Dillsburg Revitalization Committee	ED-2: Develop a series of education seminars on possibilities for Main Street Development ED-3: Become a Main Street affiliate ED-4: Complete a modified revitalization plan to address organization, promotion, design, and economic development, action plan and funding strategy ED-6: Complete the streetscape design concept, action plan, and construction costs estimate	Economic Development Initiative - 2 to 6	Dillsburg Revitalization Committee / Council	Minimal - the majority of these services are free or presented for a nominal fee. Affiliate membership does not require initial costs \$25,000 Can be a part of the Main Street Revitalization Plan or a stand alone project - best approach would be as part of the Main Street Plan	Businesses and/or organizations may be willing to provide sponsorship PA Main Street Program - Diana Kerr York County CDBG, PA Main Street Program, DCED - LUPTAP, Center for Rural Pennsylvania, US Department of Agriculture York County CDBG, PA Main Street Program, DCED - LUPTAP, Communities of Opportunity Program, Community Revitalization Program, and New Communities Program; Center for Rural Pennsylvania; US Department of Agriculture	

## ACTION PLAN

### ECONOMIC DEVELOPMENT INITIATIVE

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
				ED-5: Begin to implement action plan and funding strategy			Dependent on type of projects	PA Main Street Program, PA New Communities Program, Lancaster-York Heritage Program, Center for Rural Pennsylvania, US Department of Agriculture, Pennsylvania Department of Transportation - Enhancement Program, Pennsylvania Historic and Museum Commission, DCED Community Revitalization Grants,	
	Regional Business Development Program	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	ED-6: Appoint a regional economic development task force or use the Dillsburg Area Business ED-7: Develop and implement program	Economic Development Initiative - 6 to 9	Regional Economic Development Task Force	No cost  Assume the initial costs will be minimal based on the ability to use volunteers and services of various agencies and partners. As the program develops specific program elements may require funding	Not applicable  Funding programs include: Pennsylvania Business Finance Programs, Opportunity Grant Programs, and New Communities Program through the Department of Community and Economic Development	

ACTION PLAN  
ECONOMIC DEVELOPMENT INITIATIVE

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Workforce Development Program	Medium	Northern York County School District	ED-8: Form local workforce development network ED-9: Complete workforce develop component of business development program ED-10: Help to make funding available for workforce development and support systems	Economic Development Initiative - 9 to 13	Northern York County School District / Business Community	No initial cost  (See Regional Business Development Program)  No initial cost to government; however, government and regional efforts may help in obtaining funding for implementation of program elements.	Not applicable  (See Regional Business Development Program)  Current state funding opportunities include Education Mentoring Program (PA Department of Education) and Employment and Community Conservation Program, (PA Department of Community and Economic Development). Other funding available to businesses directly and community action agencies.	

# Historic Preservation Initiative

## Local Heritage Management Action Plan as a part of the Lancaster-York Heritage Region

The focus of this strategy is to seek recognition of Northern York County's heritage as a significant resource to the Lancaster-York Heritage Region. The Lancaster-York Heritage Region Management Action Plan was adopted in June 2001. The region has resources that fit with many of the elements of the action plan; therefore, a review of the action plan would help the community organize a local-level heritage program and position itself to obtain financial, technical and promotional support from the larger, multi-county effort.

### Key Components:

- Understand the relationship between the Lancaster-York Heritage Program and the local-level effort (information below taken from *Lancaster-York Heritage Region Executive Summary* and the *Lancaster-York Heritage Region Management Action Plan*, prepared for the Lancaster-York Heritage Region Steering Committee by Mary Means & Associated, inc., June 2001).
  - Lancaster-York Heritage Program is part to the Pennsylvania Heritage Parks program. The program focuses on conserving and celebrating heritage resources; developing a sense of "community pride" in local natural, cultural, and historic assets; ensuring that tourism development efforts are compatible with community interests; and establishing a platform for cooperation among diverse interests.
  - The Lancaster-York Heritage plan has four goals:
    - Building understanding and identity – telling the essential stories of the Lancaster-York region.
    - Enhancing the visitor experience - addressing all facets of the visitor's experience: attractions, recreation, services, and infrastructure.
    - Strengthening place – organizing the effort around revitalizing the borough center and preserving historic resources, enhancing natural and recreational resources, enhancing urban design (gateways and corridors), and celebrating and preserving cultural traditions and folkways.
    - Building strong institutions for partnership – creating collaboration between institutions, promotion agencies, and non-profit organization.
  - Recommended actions and/or priority projects accompany each goal. These recommendations provide direction for the development of local priorities and actions that will fit into the Lancaster-York program.

- ❑ Develop the local-level program based on the goals and recommendations of the Lancaster-York Heritage Program (Mark Platts).
- ❑ Organize the local-level effort.
  - Reach beyond the Northern York County region north to the Cumberland County communities of Lemoyne, Lower Allen and Upper Allen (following the Old Gettysburg Pike) and in Adams County to Gettysburg in the south (following the old Route 15 corridor) to continue the story of the historic Route 15 corridor and the National Park Service's National Register of Historic Places, Scenic America – *Journey Through Hallowed Ground*. The project has developed many resources in the Virginia Piedmont area. The telling of the story is proceeding northward through Maryland and southern Pennsylvania, Gettysburg Region. The next portion of the story would be from Gettysburg to Harrisburg (National Civil War Museum). The collaboration between the communities will help to strengthen the overall program. These stories also may have a connection to similar stories flowing along the US Route 30 corridor from York.
  - Identify key players and the lead agency to guide and steer the effort. The recommended list of stakeholders includes:
 

<ul style="list-style-type: none"> <li>○ Board members from the Northern York County Historical and Preservation Society</li> <li>○ Organizers of existing community events Heritage Fair, Farmer's Fair, Pickle Drop, Pickle Chase, Turn and Burn Barrel Classic, and area horse shows</li> <li>○ Board members from the Dillsburg Area Business Association, Logan Park Authority, Dillsburg Senior Center, Northern York County Community and Recreational Center Committee</li> </ul>	<ul style="list-style-type: none"> <li>○ Business owners, include businesses of all sizes</li> <li>○ Social and service organizations</li> <li>○ Dillsburg Banner</li> <li>○ Area Volunteer Fire Companies</li> <li>○ Northern York County School District</li> <li>○ Parent teacher organization</li> <li>○ Representatives of the governing bodies, planning commissions</li> <li>○ Area churches or religious institutions</li> </ul>
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  - Develop a contacts list for technical assistance from county and state agencies, such as: the Pennsylvania Historic and Museum Commission (PHMC – Susan Cabot), PA Downtown Center (Bill Fontana), Pennsylvania Main Street Program, Pennsylvania Departments of Conservation and Natural Resources (Alan Chace) and Community and Economic Development (Jerry Spangler), Historic York, Inc., York Heritage Trust (Gayle Petty –Johnson), York County Department of Parks (Thomas Brant) and the York County Planning Commission (Felicia Dell). Identify similar agencies in Cumberland and Adams County. Work with the National Park Service's National Register of Historic Places, Scenic America representative.

□ Focus the action plan effort on the following activities:

- Goal 1: Build understanding and identity. The Lancaster-York Heritage program embraces five themes: foodways, from farm to table; quest for freedom; innovation – invention and tradition; natural ways - the Susquehanna River and beyond; and town & country – forging communities, cultivating the land.
  - Work with Historic York and the PHMC to ensure that the history is complete for the region. Determine what aspects of this history contribute to the five themes. Write the history as it relates to each. This piece of work may include the use of a Technical Assistance Grant to help organize the planning effort, Historic Preservation Grant (contact Carol Lee, Historic Preservation Grant Manager, 783-9918), or Local History Grants (Kenneth Wolensky – 772-0921).
  - Organize the communities from Gettysburg to Harrisburg to continue the story of the “Hallowed Ground” (Old Gettysburg Pike) focusing on the objectives of existing work on the “Hallowed Ground” in Maryland and Adams County. These objectives include:
    - ✓ Promote efficient use of resources
    - ✓ Form partnerships
    - ✓ Promote aesthetics, the environment, and quality of life issues
    - ✓ Preserve farming
    - ✓ Cultivate grassroots, community involvement
    - ✓ Foster regional cooperation
    - ✓ Create awareness of the corridor’s quality
    - ✓ Provide technical assistance and access to funding for land preservation
    - ✓ Promote the concept of the *Journey Through Hallowed Ground*
    - ✓ Pursue State/National Scenic Byway/All American Road designation
    - ✓ Promote sustainable tourism and economic development
    - ✓ Advocate for public/private land stewardship
    - ✓ Protect Civil War resources/parks
    - ✓ Undertake public outreach and education
    - ✓ Advocate at the state and national levels.Recognize the work completed through the region’s comprehensive plan addresses many of these objectives and builds on this work to address the remaining objectives, and work with communities of the greater Harrisburg area.
  - Work with the community to get a clear sense of “how much” tourism will be accepted. Two considerations to be discussed include:
    - ✓ Tourism’s value in promoting economic development.
    - ✓ The type of tourism, “heritage tourism” – focuses on the interpretive framework of the region, generally attracts tourists who are more sensitive to their impact on communities and spend more.The results of this discussion will help to determine the level of activity that is undertaken for all four goals.
  - Work with the property owners or organizations that manage contributing historic or cultural resources to the region’s heritage story. Determine their interest and desired level of involvement in heritage activities.
  - Seek to connect the Northern York County story to the following Lancaster-York Heritage Program activities:

- ✓ Collect and record anecdotes about the region for the “Voices on the Landscape” – interactive audio system. Consider recording activities at the Farmer’s Fair for inclusion. This project may be a potential high school projects for a student interested in the history of the community.
- ✓ Determine locations where an interactive exhibit of the story of the region’s history may be appropriate – contact York Heritage Trust (Gayle Petty Johnson), who is actively pursuing similar activities.
- ✓ Support the “living history” project and develop a story line for the Northern Region – support the presentation of the heritage story at community events.
- ✓ Determine locations in the region for outdoor interpretative waysides at key locations (e.g., the Yellow Breeches).
- ✓ Develop a strategic plan for the Northern York County Historical and Preservation Society, which will position the Society for participation in a “Local Initiative Grant Program” when it is established – a grant program to museums, historic sites and environmental education center to develop an interpretive framework.

➤ Goal 2: Enhancing the Visitor Experience

- Participate in the proposed Lancaster-York Heritage Wayfinding Signage Program by identifying resources that should be components of the system.
- Develop a local directory of heritage tourist resources (based on adopted authenticity guidelines): heritage attractions; shopping – artisans, specialty shops, locally-produced goods or grown crops; lodging; and eating establishments. Seek inclusion of these resources in the Lancaster-York Heritage marketing strategy and the region websites.

➤ Goal 3: Strengthening the Sense of Place. The activities of the third goal fit with the downtown revitalization, historic preservation, agriculture preservation, and recreation strategies.

- Understand and support the Downtown Revitalization Strategy as a component of the local heritage action plan and the Lancaster-York Heritage Action Plan recommendation for a main street circuit rider (the circuit rider could have regional responsibilities working with Dillsburg, Franklintown, and Monaghan (village area specific plan to grow the village commercial area)).
- Understand and support the Historic Preservation Strategy as a component of the local heritage action plan.
- Recognize the relationship of greenway and trail development (see Regional Recreation Program and Crafting a Watershed Management Plan) to heritage sites if new trails should be planned to link heritage and natural areas. Coordinate with the Lancaster-York Heritage Program to tap into existing sources of technical and financial assistance.
- Continue to include the region’s agriculture heritage as an important component of heritage celebrations – Heritage Fair and Farmer’s Fair, Pickle Drop, Pickle Chase, Turn and Burn Barrel Classic, and area horse shows.
- Explore the extension for the “Hallowed Grounds Project”.

- Continue to hold cultural and heritage events for the community and visitors. Seek connection of these events into the Lancaster-York regional network of experiences.
- Goal 4: Building Strong Institutions for Partnerships
  - Explore what organizations need to move the action plan forward – the logical choice is Northern York County Historical and Preservation Society.
  - Assign action plan implementation to various members of the community – individuals, institutions, government, non-government/non-profit, business.
  - Monitor progress.
  - Coordinate with or seek membership on the board or a committee of the Lancaster-York Heritage Region Organization.

## Historic Preservation Program

The historic preservation program is a vital link to the region's heritage action plan. The region must take better care of its historic resources if it is to promote and retain aspects of its heritage. This strategy outlines the process needed to preserve and protect these resources.

### Key Components:

- Complete or update the historic survey of the region to identify all historic properties and structures. This activity may be completed as a part of putting together the complete history of the region (see goal 1 of the Local Heritage Management Action Plan). The community should partner with Historic York, Inc. and the Pennsylvania Historic and Museum Commission (PHMC) to receive funding and technical support.
- Develop a Local Historic Preservation Plan to set priorities for historic preservation and funding to meet these priorities.
  - Seek assistance from Historic York, Inc. and the PHMC to develop the Plan. The Plan may be a component of the Heritage Action Plan.
  - Work with the PHMC to identify appropriate grants from the Pennsylvania History and Museum Grant Program and Keystone Historic Preservation Grant Program. Grants are available to historical societies, local governments, museums, preservation organizations, conservancies, schools and school districts. Grant programs and contacts include:
 

○ Pennsylvania History and Museum Grant Program	
✓ Archives and records management – Susan Hartman (787-3913)	✓ Historic preservation grants – Carol Lee (783-9918)
✓ General operating support grants for museums – Deborah Filipi (783-9923)	✓ Historical marker grants – Marilyn Levin (787-8823)
	✓ Local history grants – Kenneth Wolensky (772-0921)

✓ Museum project grants – Deborah Filipi

✓ Technical assistance grants – Carol Lee

- Keystone Historic Preservation Grant Program – 50/50 match available for preservation, restoration, and/or rehabilitation of historic resources listed or eligible for listing in the National Register of Historic Places. Applicants are nonprofit organizations and public agencies that own or support a publicly accessible historic property
- Determine if any area of the community would have the concentration of resources to become an historic district (e.g., Dillsburg Downtown).
- Explore the advantages and disadvantages of designation with the PHMC before determining if district designation would be publicly acceptable and a benefit to the community. Making an informed decision will require an understanding of the following elements:
  - The content of an Historic District Ordinance – review the 1997 PHMC A *Model Historic District Ordinance for Local Governments in Pennsylvania*.
    - ✓ Legal authorization and purpose
    - ✓ Definitions
    - ✓ Delineation and interpretation of districts
    - ✓ Historic architectural review board – creation, membership and duties
    - ✓ Design guidelines
    - ✓ Administration – application review
    - ✓ Unreasonable economic hardship
    - ✓ Demolition by neglect
    - ✓ Administration – enforcement, violations, amendment, severability
  - The impact on property owners.
  - Experiences of other communities.
  - The benefit of becoming a Certified Local Government through the PHMC under the National Historic Preservation Act of 1966. This program sets aside a portion of the Pennsylvania Historic Preservation Fund for distribution to Certified Local Governments.
    - ✓ Work with the PHMC to understand the benefits of participation to the community. Briefly, the program requires a 60/40 match for funding to support local projects, such as historic sites/resource surveys, architectural surveys, thematic surveys, preparation of nomination forms for the National Register, signage guidelines, historic preservation plans, engineering and feasibility studies, plans for adaptive reuse, programs or activities that advance Heritage Park planning, development of brochures or educational materials, guides for walking and driving tours, preparation and installation of exhibits, video projects, staffing and consultant services, and preservation training.
  - ✓ Understand the requirements to become a certified local government:
    - Must have a designated historic district or other protection measures for historic properties.
    - Must have established a historic preservation review commission or HARB.

- Must maintain a system for the survey and inventory of historic properties.
- Must provide for adequate public participation in local historic preservation programs, including the process of recommending properties for nomination to the National Register of Historic Places.
- Must meet responsibilities under the Act by the State Historic Preservation Officer (contact Carol Lee).

Action Plan Historic Preservation Initiative

START DATE	STRATEGY	PRIORITY	POLICY PLAN REFERENCE STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST/STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Local Heritage Management Action Plan as part of the Lancaster-York Heritage Region	High	NorthernYork County Historical and Preservation Society	HP-1: Organize the local-level effort, including identification of key players and lead agency -see	Historic Preservation Initiative - 1 to 5	NorthernYork County Historical and Preservation Society	Initial phases of this work is a volunteer effort by community leaders, businesses, and organizations - building community capacity already available in the region	The contacts list of technical advisors will help to uncover potential funding sources as the implementation proceeds.	
				HP-2: Send historic preservation initiative to key contacts to establish list of technical advisors.					
				HP-3: Complete prioritization of activities listed in goals 1 through 4, work with the Lancaster-York Heritage Program and with technical advisors - recognize the connection between this strategy and economic development strategies.					
	Historic Preservation Program	High	NorthernYork County Historical and Preservation Society		Historic Preservation Initiative - 5 to 7	NorthernYork County Historical and Preservation Society	Dependent on the level of services provided by technical advisors and willingness of volunteers to be trained to conduct the survey - much work has already been completed.	Technical and funding resources - Historic York, Inc. the Pennsylvania Historic and Museum Commission	
				HP-4: Complete historic survey for the region					
				HP-5: Explore a local historic zoning districts					
				HP-5: Develop local historic preservation plan					

Historic Preservation Initiative - Action Plan 1

# **Community Services and Facilities Initiative**

## **Comprehensive Regional Recreation Program**

The strategy supports a regional approach to recreation. The expectation is that the greatest demand for active recreational facilities will focus on the region's primary growth area (Logan Park and the Northern Elementary School athletic fields are the only active recreation areas in the growth area). The strategy recognizes the desire for more passive recreational areas (e.g., trails, picnic areas, and greenways), as expressed at the region's community focus groups and visioning forum. This strategy recognizes the continued work of the Northern York County Community and Recreation Center Steering Committee and the efforts of the Logan Park Committee. The strategy strives to bring together these expectations and efforts into a comprehensive regional recreation program strategy. As the region continues to explore these ideas, it is recommended that all the municipalities in the Northern York Area School District and that the School District work together.

The Plan's environmental and land use strategies interface with the recreation program, particularly with the open space and passive recreation components. For example, the Crafting a Watershed Management Plan strategy includes the identification and prioritization of the primary and secondary corridors, which will provide important background information for the development of a comprehensive greenway and trails plan. The greenway and trails plan will form the basis for the network of open spaces to be integrated into conservation subdivision design (see Design Features and Guidelines Strategy).

### **Key Components:**

- ❑ Complete a comprehensive recreation, park and open space plan for the region. Inventory and analyze the region's existing parks, recreation facilities, trails, and conservation areas to establish a basis for evaluating the future needs of the community. Establish the need for additional recreation facilities based on population projections, the results of the recreation survey completed in May 2002 (Northern York County Community and Recreation Center Steering Committee) and other focus group input that will be incorporated into the recreation planning process. Funding information for support of a variety of park, recreation, conservation, heritage and greenways projects is available online at [www.dcnr.state.pa.us/grants](http://www.dcnr.state.pa.us/grants)  
Or contact Southcentral Field Office of DCNR  
P.O. Box 1554  
Harrisburg, PA 17105-1554  
717-705-2943

Special elements that integrate regional interests and actions should be part of the scope of work (several of these elements may be funded separately, if the desire is to advance these activities more quickly):

- Identification of recreation needs within the primary and secondary (i.e., Franklinton Borough) growth areas and review of recreation fees and policy on dedication of recreation land. The needs analysis must consider the Recreation Survey recently completed for the region.
- Inclusion of the work and findings of the Northern York County Community and Recreation Center Steering Committee – it is important to include this as a component of the study to maximize funding opportunities.
- Development of a comprehensive greenways (open space) and trail plan based on the identification and prioritization of the primary and secondary conservation corridor. This element is expected to complete the following activities:
  - Establish a framework for future preservation of conservation areas and open spaces important to the protection of environmental and cultural resources. It is important that the plan provide municipal officials with an understanding of what kinds of land uses residents think are appropriate for conservation areas.
  - Evaluate the role of the Northern York County Historical and Preservation Society and other entities in advancing and coordinating projects and programs related to open land / farmland preservation within the region.
  - Outline the steps in the process of land acquisition or greenway development, exploring ideas such as, bargain sales, conservation subdivision design (see Design Features and Guidelines Strategy), Forestry Legacy Program (see Agriculture Preservation/Forestry Conservation Program), conservation easements, and a regional open space land acquisition fund (requires referendum for a funding program).
  - Develop a method to assess parcels that come under consideration for inclusion and acquisition as a part of an open space program. A digital inventory of all ranked sites would assist in tracking potential sale of environmentally significant properties.
  - Explore the process of adopting the greenway and trail system as part of an official map.
- Development of a Master Plan for Logan Park (Dillsburg Borough and Carroll Township) and R.G.Hess Memorial Park (Franklinton Borough) The master plan element will put the property in the Department of Conservation and Natural Resources funding stream for park development. The master plan may be developed as a part of the recreation plan or may be developed as a “stand-alone study” depending on the timing of the recreation plan.
- Continue to advance the plans for a community center and solicit regional support.

- ❑ Consider the advantages of obtaining funding from the Community Conservation Partnership Program for a Circuit Rider position (program administrator) from Pennsylvania DCNR to help coordinate the regional recreation program activities and to develop comprehensive recreation, park and open space plan.

## Older Adults Services Program

The focus of the Older Adults Services Program is the continuation of the works and services provided by the Dillsburg Senior Activity Center, Inc.

### Key Components:

- ❑ Recognize the importance of the Dillsburg Senior Activity Center, Inc. to the region. The Center offers on and off-site recreational and fitness programs, regional travel offerings, educational and health seminars, health screenings, tax preparation programs, cultural programs, daily lunches, and meals-on-wheels.
- ❑ Recognize the biggest threat to the organization is inadequate revenues to continue operation. The primary source of funding is the York County Area Agency on Aging (less than 50% of funding). Other funding sources are provided by municipalities, fundraisers, personal and civic donations, and small enterprises.
- ❑ Work with the Center to develop a plan to secure the Center's future and address funding issues. The study would include the following elements:
  - Develop a demographic profile of the region's older adults based on secondary sources: the 2000 U.S. Census, statistical data from the York County Area Agency on the Aging, the Senior Center, and transportation and housing service providers.
  - Conduct key person interviews with primary service providers to determine the existing level of services being provided and known service needs.
  - Conduct focus group discussions with senior citizens to obtain perspective on the quality of services being provided, unmet needs and additional services desired.
  - Work with a community advisory committee comprised of seniors, service providers and municipal officials to develop a report on the needs and funding issues and a listing of strategies to resolve these needs. Uncover successful strategies, such as Christmas in April – a community service program for rehabilitating homes for older adults and disabled individuals, thus keeping them in their home environment.

# Volunteer Outreach Program

The Volunteer Outreach Program focuses on developing opportunities within the community for residents of all ages to fully participate in community projects as volunteers and/or mentors. Opportunities may exist with local service organizations, community service providers, and local government.

## Key Components:

- ❑ Develop a volunteer bank – a comprehensive listing of volunteer opportunities within the region.
  - Prepare a letter survey requesting information on volunteer opportunities and needs.
  - Send the survey to service organizations, municipalities, emergency services, the library, and Northern York County Historical and Preservation Society, etc.
  - Develop a volunteer form to be utilized by organizations and submitted as new volunteer opportunities / needs arise.
- ❑ Establish a clearinghouse organization and/or mechanism to develop and manage the volunteer bank.
- ❑ Publish volunteer opportunities in a regional newsletter, website or press releases in the *Dillsburg Banner* or West Section of the *Patriot News*.
- ❑ Send a special insert to the Northern High School at the beginning of each calendar year as a reference for students in selecting graduation projects.
- ❑ Consider an annual event – Volunteer Action Day / Carnival – showcase volunteer organizations, volunteers, opportunities for volunteering and sign-up sheets.

# Intergovernmental / Services Communications Program

The inter-governmental / organizational communications program focuses on developing a formal dialogue between the officials of the Northern York County School District, the northern region municipalities and community service providers. The focus of the dialogue is common issues, collaborative efforts, and joint projects.

## Key Components:

- ❑ Continue the Intermunicipal Task Force (frequency and schedule of meetings to be determined with participants) including representation from governing bodies of the School District and the municipalities (invite all municipalities of the School District to the meeting).

- Exchange information on common areas of interest and/or concerns, such as:
  - Collaborative strategies from the Northern Region Comprehensive Plan: region newsletter, volunteer outreach program, growth management strategies, comprehensive regional recreation program and strategies from the Northern York County School District Strategic Plan.
  - Growth trend tracking and fiscal impacts on educational and municipal services.
  - Sharing of the School District's facility plans and municipal subdivision and land development plans for review and comment (should be part of routine operations).
  - Policy changes which would affect the delivery of services.
  - Emerging issues within the region or affecting the region.
- Uncover opportunities for future collaborations:
  - Joint grant opportunities as a regional endeavor, rather than individual municipal endeavors.
  - Use of facilities, resources and programs: recreation, public works, professional staff (zoning officer and codes enforcement support) and technical services, information systems and meeting rooms / auditoriums.
  - Track progress of comprehensive plan implementation.
- Establish an annual meeting (or greater frequency, if desired) between the municipalities, School District, and emergency service providers (fire, ambulance, emergency management agency and police)
- Develop an agenda based on common interests and concerns. The current list of discussion topics from the comprehensive plan include:
 

<ul style="list-style-type: none"> <li>○ Potential for merging police services.</li> <li>○ Road conditions for moving equipment.</li> <li>○ Access issues to residential properties.</li> <li>○ Level of volunteerism.</li> </ul>	<ul style="list-style-type: none"> <li>○ Facility needs for the Citizen Hose Number One Fire Company in Dillsburg.</li> <li>○ Fundraising activities.</li> <li>○ Facility needs for the Franklintown Community Fire Company.</li> </ul>
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- Hold a roundtable discussion of these interests to develop an Emergency Services Enhancement Program. Explore innovative programs such as the Warwick Region Emergency Services Alliance (Lancaster County), developed as a result of a comprehensive regional fire and ambulance service study (an implemented strategy of the Lititz-Warwick Strategic Comprehensive Plan, adopted in 2000). The Alliance is a cooperative arrangement between the three municipalities and seven emergency service providers. It is not a merger of services. Key components of the Alliance are:
  - 20 hour a week staff position (Alliance Coordinator) – funded through the Pennsylvania Department of Community and Economic Development as a

circuit rider position (grant picks up 75% of cost first year, 50% the second year, and 25% the third year)

○ Duties of the Coordinator for the Alliance include:

- |   |                                    |
|---|------------------------------------|
| ✓ Fund raising                            | ✓ Fire safety programming          |
| ✓ Marketing                               | ✓ Grant application and management |
| ✓ Retention and recruitment of volunteers |                                    |

○ Advantages of the Alliance

- |  |   |
|--|---|
| ✓ Avoids duplication of efforts                | ✓ Consolidates municipal contributions  |
| ✓ Cost-effective use of resources              | ✓ Creates a clear-line of communication |
| ✓ Formalizes, concerted effort for recruitment |   |

➤ Establish a yearly priority list for the region with action items.

➤ Resolve to take action.

□ Establish a Northern Region Administrators/Secretaries Roundtable

➤ Meet quarterly to discuss common concerns, issues and collaborative efforts that will help with the day-to-day operations of the municipalities and school district, such as regional opportunities to streamline government operations through the sharing of resources and/or personnel, regional information system and computerized databases, joint purchases, and collaborative public works projects (see PENNDOT Agility Program below).

➤ Develop the administrative capacity to carry forward many of the ideas coming out of the comprehensive plan by delegating specific responsibilities, staff and logistical support. Ideas include:

- A common capital improvements process or budget schedule to filter in region-level projects.
- Collaboration with the PENNDOT Agility Program and establishment of a Regional Program using similar guidelines (swap for services rather than purchase of services).
- Intermunicipal implementation agreements for creating consistent land use regulations.
- Organization of meetings of governing officials of the five municipalities and the School District.

□ Report to the public regarding the results or activities of these collaborative meetings and opportunities for public involvement (see Regional Newsletter Strategy).

## **Dillsburg Area Public Library Strategic Plan**

The Dillsburg Area Public Library strategic plan focuses on the library board's continued efforts to provide facility, programming, information technology and staffing to meet

future demands for the library system. The strategy recognizes the Dillsburg facility as the only public library within the Northern York County region.

**Key Components:**

- ❑ Initiate a strategic planning process to uncover strengths and issues. The initial list of strengths and issues may include:

Strengths:

- Part of Countywide system
- Offers numerous educational and information activities and programs
- Patrons include people of all ages
- Funding through municipal contributions and fundraisers
- Draw people from all over the region
- Central regional location

Issues/Plans

- Adding space to meet the needs of a growing population
  - Organizing a “Friends of the Library Association”
  - Promoting services to new residents
  - Staffing to assist in using the interlibrary loan system
- ❑ Initiate a community-based (utilize the input of many residents from various sectors of the service area by age and geographic location) strategic planning process (plan for a five-year period or longer).
    - Determine a five-year vision for the service; that is, goals for circulation, utilization, technology integration/training opportunities, programming, hours of operation, facility needs, number of employees/volunteers, fundraising and organizational structure, including partnerships with others.
    - Determine what strategies are needed to address the goals.
    - Determine actions needed to implement the strategies.
  - ❑ Begin to implement the strategic plan.

**Regional Newsletter**

The Regional Newsletter addresses the need to provide information to the public on a routine basis concerning service needs, programs and opportunities within the region. It is a vehicle to be utilized by community service providers and to announce accomplishments of regional projects and programs.

**Key Components:**

- ❑ Publish the newsletter (frequency to be determined) with distribution to all households and property owners in the region.
  
- ❑ Recognize the current limited resources of staff time for producing the publications. Consider the following alternatives to supplement staff and at the same time continue to build community capacity.
  - Establish a newsletter committee comprised of individuals with either an interest/talent in writing/publication or a willingness to help with the routine tasks of mail preparation.
  
  - Seek the assistance of a student intern or work with the school district to utilize a student who is interested in working on the newsletter as part of a senior project or adult education project.
  
  - Seek the assistance of a retired or semi-retired volunteer.
  
  - Develop a partnership with the Senior Center or other service organization to prepare a joint publication.
  
  - Discuss with the *Dillsburg Bannet* the option of a quarterly newsletter inserts.
  
- ❑ Determine the focus for the newsletter. Ideas to be considered:
  - Promotion of community services
  - Announcement of volunteer outreach opportunities / needs
  - Announcement of honored volunteers
  - Announcement of fundraising activities / use of donations
  - Announcement of public meetings and activities
  - Update on comprehensive plan implementation
  
- ❑ Consider a trial issue with community feedback to determine the worth of the endeavor.

**Northern Region Website**

The Northern Region Website creates a digital community for the region by linking the five municipalities and the School District (invite all school district municipalities to join in this effort) with their constituents, service providers, visitors, and the business community.

**Key Components:**

- ❑ Explore a variety of possibilities for initial setup and host site:
  - Website development as a community service project. Uncover local resources, groups and individuals in the community who have expertise and a willingness to

help the region get started. Work closely with the School District to determine to what extent students could participate in the site.

- In the process of uncovering local resources, identify expertise that would be qualified to setup and manage the site, if the community service project idea is not achievable.
- ❑ Compile a list of information to be included on the website. Initial thoughts:
  - Listing of community service providers and businesses
  - Public transit routes and schedules
  - Hot links to other local and county sites
  - Public meeting announcements and agendas
  - Regional news releases / special interest stories / service announcements
  - Feature stories on activities of community services
  - Feature stories on volunteerism
  - Progress reports on implementation activities of the region's comprehensive plan and other projects
  - Comment box and links to email sites
- ❑ Develop a plan for initiating and managing the site.
  - Start small – a few ideas done well.
  - Build on successes, adding more links.
  - Plan to grow to a community concept, offering site space for other community organizations, services, and businesses.
- ❑ Complete a funding plan.

ACTION PLAN  
COMMUNITY SERVICES AND FACILITIES INITIATIVE

START DATE	STRATEGY	PRIORITY	STRATEGY INITIATION	BENCHMARK/ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Comprehensive Regional Recreation Program Strategy	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)	Community Services & Facilities Initiative - 1 to 3	Municipal staff or consultant Recreation Steering Committee	No costs		
				CS-1: Approach school district and service area municipalities and recreation service providers to determine interest in Comprehensive Regional Recreation, Parks, and Open Space Plan					
				CS-2: Prepare and submit grant application for study			\$2,500	Shared expense of participating bodies	
				CS-3: Appoint recreation steering committee				DCNR Bureau of Recreation and Conservation - Community Conservation Partnerships Program.	
				CS-4: Complete Plan				DCNR Bureau of Recreation and Conservation - Acquisition and Development Grants - Community Grant Program, DCED Heritage Parks Program, DCED Community Development Block Grants, Community Revitalization Program	
	Older Adults Services Programs	High	Dillsburg Senior Activity Center		Community Services & Facilities Initiative - 3	Dillsburg Senior Activity Center			
				CS-5: Develop a strategic plan - focus on needs and funding strategy			Cost would be minimal - assuming volunteer and Dillsburg Senior Activity Center Staff. If consultant is needed assume \$10,000 - \$12,000.	DCED - Community Services Block Grant Program, County Office of the Aging	

ACTION PLAN  
COMMUNITY SERVICES AND FACILITIES INITIATIVE

START DATE	STRATEGY	PRIORITY	STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Volunteer Outreach Program	Low	Northern York School District			Community Services & Facilities Initiative - 4	Ad Hoc Volunteer Program Committee	Dependent on the partnership arranged and content	Contributions from service organizations and in-kind services
				CS-6: Organize a Program Committee					
				CS-7: Develop a volunteer bank					
				CS-8: Establish publicity and management process					
	Intergovernmental Services / Communications Program Strategy	High	Municipal Governing Bodies (may be brought forth by the intermunicipal task force or administrators roundtable)			Community Services & Facilities Initiative - 4 to 6	Vary depending on communication group	No cost associated with the meeting activities. Costs may be associated with activities that flow out of these discussions.	Funding sources for projects may include from DCED - Local Government Capital Projects Loan Program, Regional Police Assistance Grant Program, Shared Municipal Services Grants Program
				CS-9: Continue the regular meeting schedule between governing bodies of the school district and municipalities.					
				CS-10: Establish a regular meeting schedule between school district, municipalities, and emergency service providers.					
				CS-11: Establish the Northern Region Administrators Roundtable					
	Dillsburg Area Public Library Strategic Plan	High	Library Board			Community Services & Facilities Initiative - 6 to 7	Library Board	\$5,000 - \$6,000, if a facilitator is needed	York County Library System, Library Operating Funds.
				CS-12: Continue work on strategic plan, focusing on technology, programming, facility needs, fundraising and partnerships.					

ACTION PLAN  
COMMUNITY SERVICES AND FACILITIES INITIATIVE

START DATE	STRATEGY	PRIORITY	STRATEGY INITIATION	BENCHMARK ACTIVITIES	PAGE NUMBER	PRIMARY IMPLEMENTATION RESPONSIBILITY	COST STATEMENT	POTENTIAL FUNDING SOURCES	COMPLETION DATE
	Regional Newsletter	Low	Administrators Roundtable		Community Services & Facilities Initiative - 7 to 8	Administrators Roundtable	Dependent on the partnership arrangement and content	Contributions by municipalities and in-kind services	
				CS-13: Determine the best method for distributing the newsletter and frequency					
				CS-14: Determine lead agency					
				CS-15: Complete a trial issue					
	Northern Region Website	Low	Northern York School District	CS-16: Determine best host site	Community Services & Facilities Initiative - 8	Northern York School District	Dependent on the partnership arrangement and content	Contributions by municipalities and in-kind services	
				CS-17: Outline list of information to be included					
				CS-18: Develop plan for initializing and managing the site					

# Implementation

The implementation schedule develops the agenda of activities for the next decade. The schedule is presented on the following pages and lists the initiative, strategies and time frame to begin implementation. The bold lines represent the strategy initiation activity and completion timeframe. The bold arrows represent the activities that will continue over the next decade. The on-going monitoring of these activities will bring changes and additions over time. The refinement of the activities and programs is expected as implementation proceeds and changes occur.

Several key players are instrumental in these implementation activities, as previously shown in the action plans. These key players include existing organizations and new committees or task forces:

- ❑ Existing agencies and organizations: municipal governing bodies (intermunicipal task force), municipal managers, municipal planning commission, municipal engineers, the region's emergency service provider, Northern York School District, Dillsburg Area Public Library Board of Directors, Northern York County Community and Recreation Center Steering Committee, Dillsburg Senior Activity Center, Northern York County Historical and Preservation Society, Dillsburg Area Authority, Franklintown Borough Authority, Downtown Dillsburg Revitalization Committee, Logan Park Authority, PENNDOT and York County Metropolitan Planning Organization and York County Planning Commission,
- ❑ New committees and task forces:
  - Regional Planning Commission/Committee – monitors and coordinates progress of the implementation process of the regional plan and reviews actions for consistency with the plan.<sup>1</sup>
  - Regional Ordinance Committee (activities may be undertaken by the Regional Planning Commission / Committee in lieu of creating a new ad hoc task force) – works with municipalities as they develop land use ordinances to discuss common interests and areas of concerns and implement the multi-municipal land use regulatory approach.
  - Roadway Standards Task Force – may be a subcommittee of the Regional Ordinance Committee of Regional Planning Commission/Committee. The committee would work on the common roadway standards. The expectation is that this committee would include municipal road masters, public works staff and engineers in addition to other community and/or planning commission members.
  - Regional Watershed Planning Steering Committee – steering committee for the completion of the Watershed Plan.

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➤ <sup>1</sup> The assumption is that this committee will have a close connection with municipal staffs and governing bodies (intermunicipal task force).

- Regional Environment Committee – this committee may be an outgrowth of the Regional Watershed Planning Steering Committee. The focus of the committee would be the implementation of the Environmental and Natural Resources Protection Initiative.
- Regional Economic Development Task Force – the focus of the task force would be the implementation of the Regional Business Development Program.
- Regional Recreation Steering Committee – this committee would be active during the development of the Comprehensive Regional Recreation, Parks and Open Space Plan. Members of this committee may also be interested in further involvement once the plan is completed on the Regional Environmental Committee.

The roles and responsibilities for these agencies, organizations and committees are delineated in the policy and action plan.

A special note is needed regarding the role and responsibilities of the Regional Planning Commission / Committee. Clearly, it is more important that one organization be charged with the responsibility of monitoring the implementation of the plan. This responsibility has been assigned to a new committee in the region, the Regional Planning Commission / Committee. It is expected that the regional body will be meeting on a quarterly basis to collect input from the prime implementers on the progress of activities and on the need to make changes and adjustments to existing strategies and actions. It is expected the strategies and actions plans will be utilized routinely as a reference and recording source.

IMPLEMENTATION SCHEDULE

INITIATIVE	STRATEGY	YEARS					
		1	2	3	4	5	5+
Growth Management							
	Multi-Municipal Land Use Regulatory Approach						
	Homeowners Improvement and Assistance Program						
	Design Feature and Guidelines						
	Northern Region Official Map						
Transportation Initiative							
	Roadway Standards Program						
	Access Management Standards						
	Roadway Network Maintenance/Improvement Program						
	Alternative Transportation Development						
	US Route 15 Corridor Improvements						
Enviornmental and Natural Resource Protection Initiative							
	Crafting a Watershed Management Plan						
	Environmental Site Planning Standards						
	Stormwater Best Management Practices Program						
	Agricultural Preservation/Forestry Conservation Program						
	Environmental Education Opportunities Program						
Economic Development Initiative	Dillsburg Redevelopment Area						

IMPLEMENTATION SCHEDULE

INITIATIVE	STRATEGY	YEARS					
		1	2	3	4	5	5+
	Dillsburg Revitalization Program						
	Regional Business Development Program						
	Workforce Development Program						
Historic Preservation Initiative	Local Heritage Management Action Plan						
	Historic Preservation Program						
Community Services and Facilities Initiative	Comprehensive Regional Recreation Program						
	Older Adults Services Program						
	Volunteer Outreach Program						
	Intergovernmental / Services Communications Program						
	Dillsburg Area Public Library Strategic Plan						
	Regional Newsletter						
	Northern Region Website						

**Appendix 1**  
**Multi-Municipal Land Use Regulatory Approach**  
**Enabling Sections from the Pennsylvania Municipalities Planning Code**

- **Section 1102. Intergovernmental Cooperation Planning and Implementation Agreements.** For the purpose of developing, adopting and implementing a comprehensive plan for the entire county or for any area within the county, the governing bodies of municipalities located within the county or counties may enter into intergovernmental cooperative agreements, as provided by 53 Pa C.S. Ch. 23 Such. A (relating to intergovernmental cooperation), except for any provisions permitting initiative and referendum...
- **Section 1104. Implementation Agreements.**
- (a) In order to implement multimunicipal comprehensive plans, under section 1103 counties and municipalities shall have authority to enter into intergovernmental cooperative agreements.
- (b) Cooperative implementation agreements shall **(Note: the agreement would be between the participating municipalities; the County would not be involved.):**
- (1) Establish the process that the participating municipalities will use to achieve general consistency between the county or multimunicipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multimunicipal comprehensive plan and the consistency of implementing plans and ordinances. **(Note: key phrases are general consistency, adoption of conforming ordinances, two-year timeframe, and dispute resolution.)**
- (2) Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under this act shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process. **(Note: Key phrases are development of regional significance and one approval process.)**
- (4) Require a yearly report by participating municipalities to the county planning agency and by the county planning agency to the participating municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan. **(Note: Key phrases are yearly municipal reports to county and region, reports on development application, and analysis for the continued provision for all categories of uses and housing.)**

The joint zoning ordinance would be developed in accordance with Article VIII-A of the PAMPC - Joint Municipal Zoning. Excerpts from the act:

**Section 801-A. General Powers.**

- (a) For the purpose of permitting municipalities which cooperatively plan for their future to also regulate future growth and change in a cooperative manner, the governing body of each municipality, in accordance with the conditions and procedures set forth in this act, may cooperate with one or more municipalities to enact, amend and repeal joint municipal zoning ordinances in order to implement joint municipal comprehensive plans and to accomplish any of the purposes of this act.
- (b) A joint municipal zoning ordinance shall be based upon an adopted joint municipal comprehensive plan and shall be prepared by a joint municipal planning commission established under the provisions of this act. **(Note: Assumes the creation of a joint planning commission.)**

**Section 815-A. Administration.**

- (a) The governing bodies of the municipalities adopting the joint municipal zoning ordinance may establish a joint zoning hearing board pursuant to the authority of section 904, except that:
  - (1) The joint municipal zoning ordinance shall either create a joint zoning hearing board to administer the entire joint municipal zoning ordinance or provide for the retention or creation of individual zoning hearing boards in each of the individual participating municipalities to administer the new joint municipal zoning ordinance as to properties located within each of the individual participating municipalities... **(Note: Provides a choice of joint or individual zoning hearing boards)**
- (b) The joint municipal zoning ordinance shall specify the number of zoning officers to be appointed to administer the ordinance pursuant to section 614. One zoning officer may be appointed by each municipality to administer the ordinance within the municipal boundaries or a single zoning officer may be appointed to administer the ordinance throughout the jurisdiction of the ordinance. **(Note: Provides a choice of joint or individual zoning officers.)**

Carroll Township

RESOLUTION NO. 2004-20

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CARROLL  
TOWNSHIP, YORK COUNTY, PENNSYLVANIA, ADOPTING THE  
NORTHERN YORK COUNTY REGION COMPREHENSIVE PLAN, DATED  
SEPTEMBER 2004**

**WHEREAS**, the Carroll Township Board of Supervisors has authorized the participation of the Carroll Township in the preparation of the Northern York County Region Comprehensive Plan to address population growth and development and rural resource management for the Northern York County region; and

**WHEREAS**, Community Planning Consultant, Inc., in cooperation with TransAssociates, Inc.; Land Logics Group; and William F. Hill & Associates, Inc. were selected as the consultant team to assist in the preparation of the new Region Comprehensive Plan; and

**WHEREAS**, the Region's Governing Bodies entered into an agreement to cooperate on said Plan and to appoint a Comprehensive Plan Advisory Committee, the York County Planning Commission Staff, officials of the Northern York County municipalities, and the professionals of the Community Planning Consultants Team to develop and coordinate completion of said Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Advisory Committee held community meetings open to the public to gain focus and a community vision and a briefing to municipal officials; and

**WHEREAS**, a draft proposed Comprehensive Plan was developed; and

**WHEREAS**, said proposed Comprehensive Plan contains therein the required elements as specified in Section 1103 of the Pennsylvania Municipalities Planning Code, the Act of 31 July 1968, P.L. 805, No. 247, as amended and reenacted, 53 P.S. §10101, et seq. (the "MPC"); and

**WHEREAS**, a joint public meeting was held by the planning commissions and/or planning committee of the region's municipalities on 30 June 2003 at Carroll Township municipal building to receive public comments on the draft Comprehensive Plan.

**WHEREAS**, the planning commissions or planning committee voted to forward the Plan with its comments to the governing body.

**WHEREAS**, in accordance with the MPC, the Comprehensive Plan was forwarded to the York County Planning Commission, contiguous municipalities, and the Northern York County School District for review and comments; and

**WHEREAS**, the governing bodies of Carroll, Monaghan and Franklin Townships and Dillsburg Borough conducted a public hearing on 23 February 2004 at the Northern York High School to collect public comments, pursuant to public notice as required in Section 302 of the MPC; and

**WHEREAS**, a committee of the governing bodies was appointed to review all comments and make recommendations to the governing bodies. Pursuant to said recommendations, a second public hearing was held by the above governing bodies to review changes with the public on 29 June 2004 at the Northern York High School, pursuant to public notice as required in Section 302 of the MPC. Franklintown Borough held a separate public hearing to meet MPC requirements.

**WHEREAS**, the Carroll Township Board of Supervisors now wishes to adopt the "Northern York County Region Comprehensive Plan September 2004" in accordance with Article III of the MPC; and

**FUTHER RESOLVED**, that the Comprehensive Plan shall be presented in three parts: Policy and Action Plan, Background Profiles, and Map Atlas. The Policy and Action Plan shall include chapters entitled Introduction, The Planning Process, The Vision and Statements of Community Goals and Objectives, Policy and Action Plan, Growth Management Initiative, Transportation and Utilities Initiative, Environmental and Natural Resources Initiative, Economic Development Initiative, Historic Preservation Initiative, Community Services and Facilities Initiative, Implementation, Implementation Schedule. The Background Profiles shall include chapters entitled Introduction, The Planning Process, Demographic and Socioeconomic Profile, Existing Land Use Profile, Natural Resources and Environmental Features Profile, Transportation Profile, Community Services and Facilities Profile, and Utilities Profile. The Map Atlas provides mapping to support the Background Profiles.

**FURTHER RESOLVED**, that copies be available to the public upon request for a fee reasonably related to the cost thereof as determined by Resolution of the governing body, with the copies of said Plan to contain therein a copy of the herein Resolution adopting said Plan as the official Comprehensive Plan of the Region; and

**FURTHER RESOLVED**, that this Resolution shall become effected and be in force immediately.

APPROVED by action of the Carroll Township Board of Supervisors at its duly convened meeting held this 21st day of September, 2004.

ATTEST:

TOWNSHIP OF CARROLL, COUNTY  
YORK, PENNSYLVANIA

Faye Z Romberger  
Secretary

BY: [Signature]  
Chairman

BY: [Signature]  
Vice-Chairman

BY: [Signature]  
Supervisor

BY: [Signature]  
Supervisor

BY: [Signature]  
Supervisor

I, Faye Romberger, Township Secretary, hereby certify that the foregoing is a true copy of the Resolution 2004 -20, which was duly adopted September 21, 2004.

Faye Z Romberger  
Secretary

## **RESOLUTION 2004-7**

### **A RESOLUTION OF THE BOROUGH OF DILLSBURG, YORK COUNTY, PENNSYLVANIA, ADOPTING THE NORTHERN YORK COUNTY REGION COMPREHENSIVE PLAN, DATED SEPTEMBER 2004**

**WHEREAS**, the Borough of Dillsburg, York County, Pennsylvania, is a Municipal Corporation organized under the laws of the Commonwealth of Pennsylvania;

**WHEREAS**, the Dillsburg Borough Council has authorized the participation of the Borough of Dillsburg in the preparation of the Northern York County Region Comprehensive Plan to address population growth and development and rural resource management for the Northern York County region; and

**WHEREAS**, Community Planning Consultant, Inc., in cooperation with TransAssociates, Inc.; Land Logics Group; and William F. Hill & Associates, Inc. were selected as the consultant team to assist in the preparation of the new Region Comprehensive Plan; and

**WHEREAS**, the Region's Governing Bodies entered into an agreement to cooperate on said Plan and to appoint a Comprehensive Plan Advisory Committee, the York County Planning Commission Staff, officials of the Northern York County municipalities, and the professionals of the Community Planning Consultants Team to develop and coordinate completion of said Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Advisory Committee held community meetings open to the public to gain focus and a community vision and a briefing to municipal officials; and

**WHEREAS**, a draft proposed Comprehensive Plan was developed; and

**WHEREAS**, said proposed Comprehensive Plan contains therein the required elements as specified in Section 1103 of the Pennsylvania Municipalities Planning Code, the Act of 31 July 1968, P.L. 805, No. 247, as amended and reenacted, 53 P.S. §10101, et seq. (the "MPC"); and

**WHEREAS**, a joint public meeting was held by the planning commissions and/or planning committee of the region's municipalities on 30 June 2003 at Carroll Township municipal building to receive public comments on the draft Comprehensive Plan.

**WHEREAS**, the planning commissions or planning committee voted to forward the Plan with its comments to the governing body.

**WHEREAS**, in accordance with the MPC, the Comprehensive Plan was forwarded to the York County Planning Commission, contiguous municipalities, and the Northern York County School District for review and comments; and

WHEREAS, the governing bodies of Carroll, Monaghan and Franklin Townships and Dillsburg Borough conducted a public hearing on 23 February 2004 at the Northern York High School to collect public comments, pursuant to public notice as required in Section 302 of the MPC; and

WHEREAS, a committee of the governing bodies was appointed to review all comments and make recommendations to the governing bodies. Pursuant to said recommendations, a second public hearing was held by the above governing bodies to review changes with the public on 29 June 2004 at the Northern York High School, pursuant to public notice as required in Section 302 of the MPC. Franklintown Borough held a separate public hearing to meet MPC requirements.

WHEREAS, the Dillsburg Borough now wishes to adopt the "Northern York County Region Comprehensive Plan September 2004" in accordance with Article III of the MPC; and

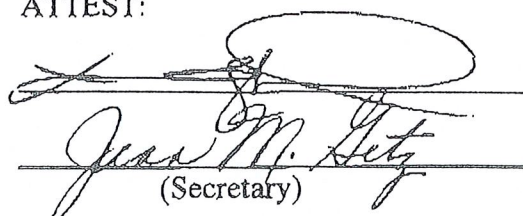
**FUTHER RESOLVED**, that the Comprehensive Plan shall be presented in three parts: Policy and Action Plan, Background Profiles, and Map Atlas. The Policy and Action Plan shall include chapters entitled Introduction, The Planning Process, The Vision and Statements of Community Goals and Objectives, Policy and Action Plan, Growth Management Initiative, Transportation and Utilities Initiative, Environmental and Natural Resources Initiative, Economic Development Initiative, Historic Preservation Initiative, Community Services and Facilities Initiative, Implementation, Implementation Schedule. The Background Profiles shall include chapters entitled Introduction, The Planning Process, Demographic and Socioeconomic Profile, Existing Land Use Profile, Natural Resources and Environmental Features Profile, Transportation Profile, Community Services and Facilities Profile, and Utilities Profile. The Map Atlas provides mapping to support the Background Profiles.

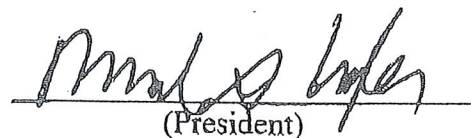
**FURTHER RESOLVED**, that copies be available to the public upon request for a fee reasonably related to the cost thereof as determined by Resolution of the governing body, with the copies of said Plan to contain therein a copy of the herein Resolution adopting said Plan as the official Comprehensive Plan of the Region; and

**FURTHER RESOLVED**, that this Resolution shall become effected and be in force immediately.

**APPROVED** by action of the Dillsburg Borough Council at its duly convened meeting held this 14<sup>th</sup> day of September, 2004.

ATTEST:

  
(Secretary)

  
(President)

**CERTIFICATION**

I, Jean M Getz, Secretary, hereby certify that the foregoing is a true copy of the  
Resolution 2004-7, which was duly adopted September 14, 2004.

  
\_\_\_\_\_  
Jean M Getz, Secretary

**RESOLUTION NO. 10-2004**

**A RESOLUTION OF FRANKLIN TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA, ADOPTING THE NORTHERN YORK COUNTY  
REGION COMPREHENSIVE PLAN DATED SEPTEMBER 2004**

WHEREAS, the Board of Supervisors has authorized the participation of Franklin Township in the preparation of the Northern York County Region Comprehensive Plan to address population growth and development and rural resource management for the Northern York County region; and

WHEREAS, Community Planning Consultant, Inc., in cooperation with TransAssociates, Inc.; Land Logics Group; and William F. Hill & Associates, Inc. were selected as the consultant team to assist in the preparation of the new Region Comprehensive Plan; and

WHEREAS, the Region's Governing Bodies entered into an agreement to cooperate on said Plan and to appoint a Comprehensive Plan Advisory Committee, the York County Planning Commission Staff, officials of the Northern York County municipalities, and the professionals of the Community Planning Consultants Team to develop and coordinate completion of said Comprehensive Plan; and

WHEREAS, the Comprehensive Plan Advisory Committee held community meetings open to the public to gain focus and a community vision and a briefing to municipal officials; and

WHEREAS, a draft proposed Comprehensive Plan was developed; and

WHEREAS, said proposed Comprehensive Plan contains therein the required elements as specified in Section 1103 of the Pennsylvania Municipalities Planning Code, the Act of 31 July 1968, P.L. 805, No. 247, as amended and reenacted, 53 P.S. §10101, et seq. (The "MPC"); and

WHEREAS, a joint public meeting was held by the planning commissions and/or planning committee of the region's municipalities on 30 June 2003 at Carroll Township municipal building to receive public comments on the draft Comprehensive Plan; and

WHEREAS, the planning commissions or planning committee voted to forward the Plan with its comments to the governing body; and

WHEREAS, in accordance with the MPC, the Comprehensive Plan was forwarded to the York County Planning Commission, contiguous municipalities, and the Northern York County School District for review and comments; and

WHEREAS, the governing bodies of Carroll, Monaghan and Franklin Townships and Dillsburg Borough conducted a public hearing on 23 February 2004 at the Northern York High School to collect public comments, pursuant to public notice as required in Section 302 of the MPC; and

WHEREAS, a committee of the governing bodies was appointed to review all comments and make recommendations to the governing bodies. Pursuant to said recommendations, a second public hearing was held by the above governing bodies to review changes with the public on 29 June 2004 at the Northern York High School, pursuant to public notice as required in Section 302 of the MPC. Franklintown Borough held a separate public hearing to meet MPC requirements; and

WHEREAS, the Board of Supervisors of Franklin Township held another public hearing on 18 November 2004 at the Franklin Township Municipal Building, pursuant to public notice as required in Section 302 of the MPC; and

WHEREAS, the Board of Supervisors now wishes to adopt the "Northern York County Region Comprehensive Plan September 2004" in accordance with Article III of the MPC; and

FURTHER RESOLVED, that the Comprehensive Plan shall be presented in three parts: Policy and Action Plan, Background Profiles, and Map Atlas. The Policy and Action Plan shall include chapters entitled Introduction, The Planning Process, The Vision and Statements of Community Goals and Objectives, Policy and Action Plan, Growth Management Initiative, Transportation and Utilities Initiative, Environmental and Natural Resources Initiative, Economic Development Initiative, Historic Preservation Initiative, Community Services and Facilities Initiative, Implementation, Implementation Schedule. The Background Profiles shall include chapters entitled Introduction, The Planning Process, Demographic and Socioeconomic Profile, Existing Land Use Profile, Natural Resources and Environmental Features Profile, Transportation Profile, Community Services and Facilities Profile, and Utilities Profile. The Map Atlas provides mapping to support the Background Profiles.

FURTHER RESOLVED, that copies be available to the public upon request for a fee reasonably related to the cost thereof as determined by Resolution of the governing body, with the copies of said Plan to contain therein a copy of the herein Resolution adopting said Plan as the official Comprehensive Plan of the Region; and

FURTHER RESOLVED, that this Resolution shall become effected and be in force

immediately.

APPROVED by action of the Franklin Township Board of Supervisors at its duly convened meeting held this 18<sup>th</sup> day of November, 2004.

ATTEST:

**FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS**

Linda J. Hansen  
Linda J. Hansen, Secretary

By: Edward Balsavage  
Edward Balsavage, Chairman

By: Larry Lambert  
Larry Lambert, Vice Chairman

By: \_\_\_\_\_  
Naomi Decker

By: Donald J. Lerew  
Donald Lerew, Sr.

By: John L. Shambaugh  
John Shambaugh

**Borough of Franklinton**

**RESOLUTION NO. 2005-2**

**A RESOLUTION OF THE Borough of Franklinton, YORK COUNTY,  
PENNSYLVANIA, ADOPTING THE NORTHERN YORK COUNTY REGION  
COMPREHENSIVE PLAN, DATED SEPTEMBER 2004**

**WHEREAS**, the Franklinton Borough Council has authorized the participation of the Borough of Franklinton in the preparation of the Northern York County Region Comprehensive Plan to address population growth and development and rural resource management for the Northern York County region; and

**WHEREAS**, Community Planning Consultant, Inc., in cooperation with TransAssociates, Inc.; Land Logics Group; and William F. Hill & Associates, Inc. were selected as the consultant team to assist in the preparation of the new Region Comprehensive Plan; and

**WHEREAS**, the Region's Governing Bodies entered into an agreement to cooperate on said Plan and to appoint a Comprehensive Plan Advisory Committee, the York County Planning Commission Staff, officials of the Northern York County municipalities, and the professionals of the Community Planning Consultants Team to develop and coordinate completion of said Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan Advisory Committee held community meetings open to the public to gain focus and a community vision and a briefing to municipal officials; and

**WHEREAS**, a draft proposed Comprehensive Plan was developed; and

**WHEREAS**, said proposed Comprehensive Plan contains therein the required elements as specified in Section 1103 of the Pennsylvania Municipalities Planning Code,

the Act of 31 July 1968, P.L. 805, No. 247, as amended and reenacted, 53 P.S. §10101, et seq. (the "MPC"); and

**WHEREAS**, a joint public meeting was held by the planning commissions and/or planning committee of the region's municipalities on 30 June 2003 at Carroll Township municipal building to receive public comments on the draft Comprehensive Plan.

**WHEREAS**, the planning commissions or planning committee voted to forward the Plan with its comments to the governing body.

**WHEREAS**, in accordance with the MPC, the Comprehensive Plan was forwarded to the York County Planning Commission, contiguous municipalities, and the Northern York County School District for review and comments; and

**WHEREAS**, the governing bodies of Carroll, Monaghan and Franklin Townships and Dillsburg Borough conducted a public hearing on 23 February 2004 at the Northern York High School to collect public comments, pursuant to public notice as required in Section 302 of the MPC; and

**WHEREAS**, a committee of the governing bodies was appointed to review all comments and make recommendations to the governing bodies. Pursuant to said recommendations, a second public hearing was held by the above governing bodies to review changes with the public on 29 June 2004 at the Northern York High School, pursuant to public notice as required in Section 302 of the MPC. Franklintown Borough held a separate public hearing to meet MPC requirements.

**WHEREAS**, the *Franklintown Borough Council* now wishes to adopt the "Northern York County Region Comprehensive Plan September 2004" in accordance with Article III of the MPC; and

**FUTHER RESOLVED**, that the Comprehensive Plan shall be presented in three parts: Policy and Action Plan, Background Profiles, and Map Atlas. The Policy and Action Plan shall include chapters entitled Introduction, The Planning Process, The Vision and Statements of Community Goals and Objectives, Policy and Action Plan, Growth Management Initiative, Transportation and Utilities Initiative, Environmental and Natural Resources Initiative, Economic Development Initiative, Historic Preservation Initiative, Community Services and Facilities Initiative, Implementation, Implementation Schedule. The Background Profiles shall include chapters entitled Introduction, The Planning Process, Demographic and Socioeconomic Profile, Existing Land Use Profile, Natural Resources and Environmental Features Profile, Transportation Profile, Community Services and Facilities Profile, and Utilities Profile. The Map Atlas provides mapping to support the Background Profiles.

**FURTHER RESOLVED**, that copies be available to the public upon request for a fee reasonably related to the cost thereof as determined by Resolution of the governing body, with the copies of said Plan to contain therein a copy of the herein Resolution adopting said Plan as the official Comprehensive Plan of the Region; and

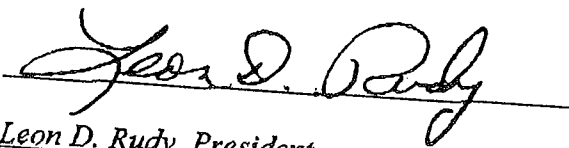
**FURTHER RESOLVED**, that this Resolution shall become effected and be in force immediately.

APPROVED by action of the *Franklintown Borough Council* at its duly convened meeting held this 2nd day of February, 2005.

ATTEST:

*Borough of Franklintown*

I, *Leon D. Rudy, President*, hereby certify that the foregoing is a true copy of the Resolution 2005-2, which was duly adopted *February 2, 2005*.

  
*Leon D. Rudy, President*

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# TOWNSHIP OF MONAGHAN

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202 S. YORK ROAD      DILLSBURG, PENNSYLVANIA 17019      YORK COUNTY  
PHONE (717) 697-2132      FACSIMILE (717) 795-0604

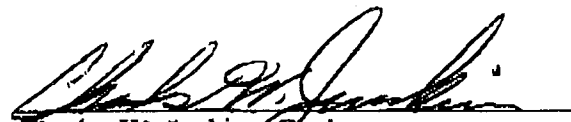
To:            Participants in the Northern Region Comprehensive Plan

From:        Monaghan Township

Date:        December 1, 2004

Subject:     Regional Comprehensive Plan

At the Board of Supervisors meeting held November 8, 2004 the Supervisor's voted unanimously not to adopt the Regional Comprehensive Plan. This decision was based on negative input from the public at the meeting and fact that Monaghan Township adopted a new comprehensive in the year 2000.

  
Charles W. Junkins, Chairman