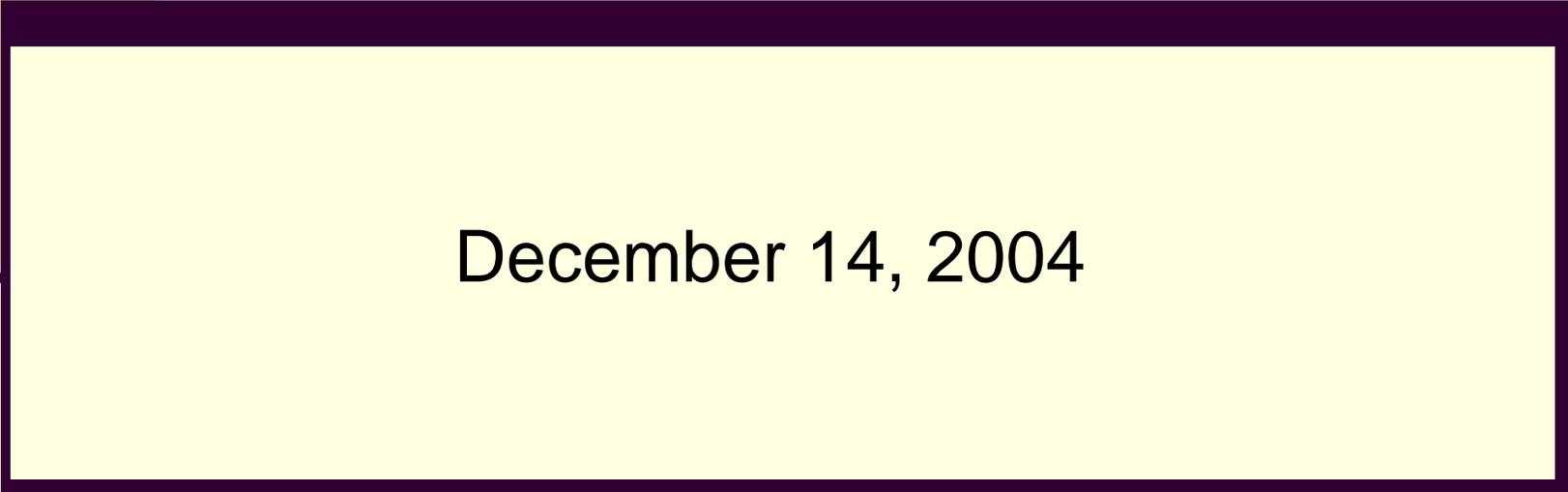




Overview of the Comprehensive Plan



December 14, 2004

Comprehensive Plan

- A development plan for the future.
- Elements
 - Statement of Objectives
 - Land Use Plan
 - Housing Plan
 - Natural Features Plan
 - Transportation Plan
 - Community Facilities Plan
 - Short and long range plan implementation strategies
 - Compatibility with the County & bordering townships
 - Water Supply Plan
 - Statement of interrelationship among elements

Comprehensive Plan

- Comprehensive Plan Committee
 - Oversee development of the Plan and Land Use Ordinance Amendments
 - Submit a recommended Plan
 - Support provided by Township and County staff
 - Public meetings schedule for 4th Tuesday each month
 - Estimated 18 month time frame

Comprehensive Plan

- Comprehensive Plan Committee (CPC)
 - CPC charged by the Planning Commission and Board of Supervisors to develop and submit a recommended Comprehensive Plan and Land Use Ordinance Amendments supporting said plan.
 - Seven voting members and four alternates representing the community.

Partnering

- Comprehensive Plan Partnership Compliance
 - Springettsbury Township contacted bordering municipalities and school districts and asked how they might like to comment on the development of the new Plan and provide contact persons regarding the Plan.

Partnering Responses

Municipality	Joint Comprehensive Plan	Common Goals and Borders	Informed of Progress	Informed According to the MPC
York City		*		
East Manchester			*	
Hellam		*	*	
Manchester				*
Spring Garden		*		
Windsor		*		
York		*		
School District				
York Suburban		*	*	
Central York		*		

Public Participation

- Press releases
- Newsletter
- Web site
- Open public meetings
- Presentations to community groups

Planning Consultant

- Board of Supervisors unanimously agreed to award the contract for CPC consultant to Kise, Straw, & Kolodner.

What is the CPC doing now?

- Reconnaissance survey



- Community Based Observation Technique (CBOT)



Springettsbury Township CBOT

- 16 cameras
- 296 photos
- Mix of comments: PROS and CONS
- Categories:
 - Housing and Community Development
 - Economic Development
 - Transportation
 - Open Space and Recreation
 - Community Aesthetics

A two-story house with a garage on the left and a porch with columns in the center. The house has a gabled roof and is surrounded by trees and a lawn. The entire image is covered with a semi-transparent pink filter.

Housing and Community Development

Housing and Community Development



Williams Road

PROS

- Clustered Housing
- Hillside Preservation Behind
- Close to Springettsbury Park

CONS

- Encroaching on Agricultural Land
- Needs to be connected to park with sidewalk

Housing and Community Development



Greensprings Apartments

PROS

- Nice Development
- Well-maintained

CONS

- Is this the best use of space?
- Is this the best type of housing?

Housing and Community Development



Orchard Hills

PROS

- Well-planned, including a playground/park

CONS

- Boring, cookie-cutter houses

Housing and Community Development



Central York High School

- Brand new \$50+ million facility
- Good start on a new “Education Town Center”

Housing and Community Development



York Technical Institute

- Great alternative school
- Higher education facilities are a good asset for the Township

Housing and Community Development

York County Nursing Home

- Nice for the Township
- Are there enough in the Township?



Housing and Community Development

- **Does the township have the right mix of housing types?**
- **Is the senior housing in the township meeting the demand and offering a variety of options?**
- **Should neighborhoods be better connected to local amenities such as parks, retail areas, schools, etc?**
- **Where should future housing development be located?**

An aerial photograph of a town, likely in a mountainous region, showing a large, dark-roofed building in the foreground. The background features rolling hills and a mix of residential and commercial buildings. The text "Economic Development" is overlaid in the center in a white, bold, sans-serif font.

Economic Development

Economic Development

York Valley Inn

- Eyesore, in deplorable condition
- Underutilized, what can be done here?
- Future development should provide a buffer for residential



Economic Development



Caterpillar Plant

- Needs redevelopment
- New tenant?

Economic Development

Nutech Design

- Good example of conversion of existing barn/farmhouse to offices



Economic Development



Village Green/ Greensprings Plaza

- In need of redevelopment
- High turnover rate and vacancies
- Is this the best use of space?

Economic Development



York Marketplace

- Good upgrade of older shopping center
- Great occupancy and always busy

Economic Development



Galleria Mall

PROS

- Well designed
- Good occupancy
- Good for Township

CONS

- Too much asphalt
- Poor internal circulation
- Link to recreation and business centers
- Will it meet residents' retail needs in the future?

Economic Development



Cloister Car Wash

- Landscaping is excellent
- Makes a beautiful corner

Economic Development



Industrial Uses

- Nice development
- Signage, trees, setback

Economic Development



Eastern Market

- Promote and protect
- Enhance through better access

Economic Development

- **Are new businesses replacing or adding to the existing commercial base?**
- **What market segments are not being served?**
- **Is the appearance of some commercial development affecting its viability?**
- **Is some level of commercial design standards needed, or should appearance be market driven?**
- **Could businesses that are good for the township be improved through façade improvements, more supportive locations, etc?**

Transportation



Transportation



Memory Lane

- Friday gridlock
- Traffic at East Market and Industrial Highway intersections

Transportation



Galleria West Entrance at Whiteford Road

- Problem Intersection

Transportation



Truck Traffic

- Roads at Galleria Mall not suitable for deliveries

Transportation



Pedestrian Safety

- Lack of sidewalks

Transportation

- **Should the township encourage other modes of getting around, such as biking and walking?**
- **Should the township ask for more from retailers when designing parking facilities, internal circulation, and connector roads?**
- **What are some options (locations, key connection points, etc.) to provide local traffic with alternate routes that are not clogged with regional traffic?**
- **Should there be roadway design standards?**

The background of the slide is a green-tinted landscape. It features a dense forest of trees in the middle ground, with rolling hills or mountains visible in the distance. The overall scene is peaceful and natural, with a consistent green color palette.

Open Space and Recreation

Open Space and Recreation



Rocky Ridge County Park

- Excellent amenity
- Great wooded park
- Link to Township parks

Open Space and Recreation



Springettsbury Park

- High use by local and regional residents
- Draws our community together
- Great 'urban' park with 'rural' feel

Open Space and Recreation



Park Expansion

- Acquire farm to join Springettsbury Park with Rocky Ridge Park
- Could be used for community/senior center

Open Space and Recreation



Codorus Creek

- Unpolluted waterway could become a major attraction

Open Space and Recreation



Stormwater Management

- Out front of St. Onge Building
- A great way to deal with stormwater

Open Space and Recreation

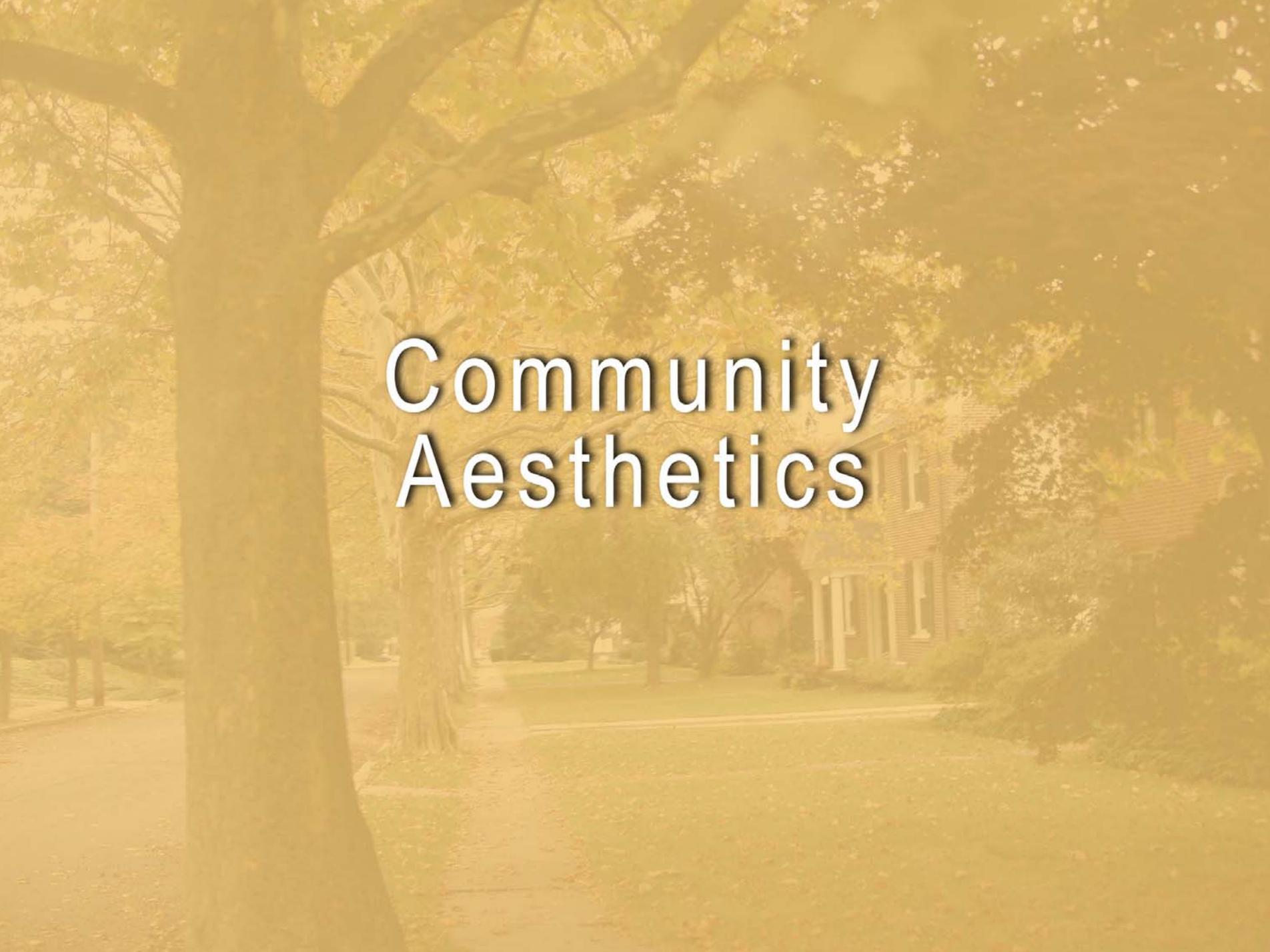


Agricultural Land

- Maintain remaining agricultural land

Open Space and Recreation

- **Should agricultural land be preserved or should it be made available for “higher” economic use?**
- **Is a connection between the township park and Rocky Ridge a high priority?**
- **What are other key recreation and open space priorities?**
- **What are some of the prime underutilized recreational opportunities?**



Community Aesthetics

Community Aesthetics



East Market Street

- The layout, setbacks, and composition of buildings is beautiful and inviting

Community Aesthetics



East Market Street

- Looks economically depressed
- Too many signs and access driveways
- Travelers use this road to go through the Township to Lancaster and if it's the only snapshot they see of our community; it's a poor one

Community Aesthetics

Temporary Signs

- Cover this derelict building
- Block line of sight when at an intersection



Community Aesthetics

Roadside Signs

- Increasing heights
- Cluttered appearance



Community Aesthetics



Architecture

PROS

- Blending of old and new
- Should be done throughout the Township

CONS

- Waste of money on old building?

Community Aesthetics



Trees

- Some developments leave mature trees untouched
- Increased hillside development is destroying the scenic vista

Community Aesthetics

- **How important are community aesthetics (especially in commercial areas) to the overall vitality/image of Springettsbury?**
- **Are streetscape improvements to improve the image of the community a high priority?**
- **Should older buildings of historical value be preserved? If so, who pays?**
- **What changes need to be made to control signage?**

Springettsbury Township CBOT

NEXT STEPS:

- **Begin to draft initial goals and objectives for review by CPC.**
- **Refine these with input from community meeting and public survey.**
- **Use feedback from tonight to guide our continuing review of background materials.**

Springettsbury Township 2005

Budget: Board of Supervisors Work Sessions

- November 3, 2004
 - Sewer & Other Funds Work Session
- November 12, 2004
 - General Budget Funds Work Session
- November 17, 2004
 - 2005 Proposed Budget Work Session
 - Budget Proposed
- December 6, 2004
 - Budget Work Session
- December 9, 2004
 - 2005 Budget Adoption

Springettsbury Township 2005 Budget: Tax Rates-mills

	Adopted	Proposed	Adopted
	2004	2005	2005
GENERAL PURPOSE	0.777	0.877	0.877
CAPITAL IMPROVEMENTS	0.200	0.300	0.200
FIRE COMPANY	0.100	-	-
Total	1.077	1.177	1.077

Fire Company will receive an allocation of \$140,000 from the General Fund Tax.

Springettsbury Township 2005

Budget: Where Resident's Tax Dollar Goes

York Suburban School District

Millage Rates	Amount	Percent
Township - 1.077	\$107	4.70%
School - 17.500	\$1,750	76.86%
County - 4.200	\$420	18.44%
	\$2,277	100%

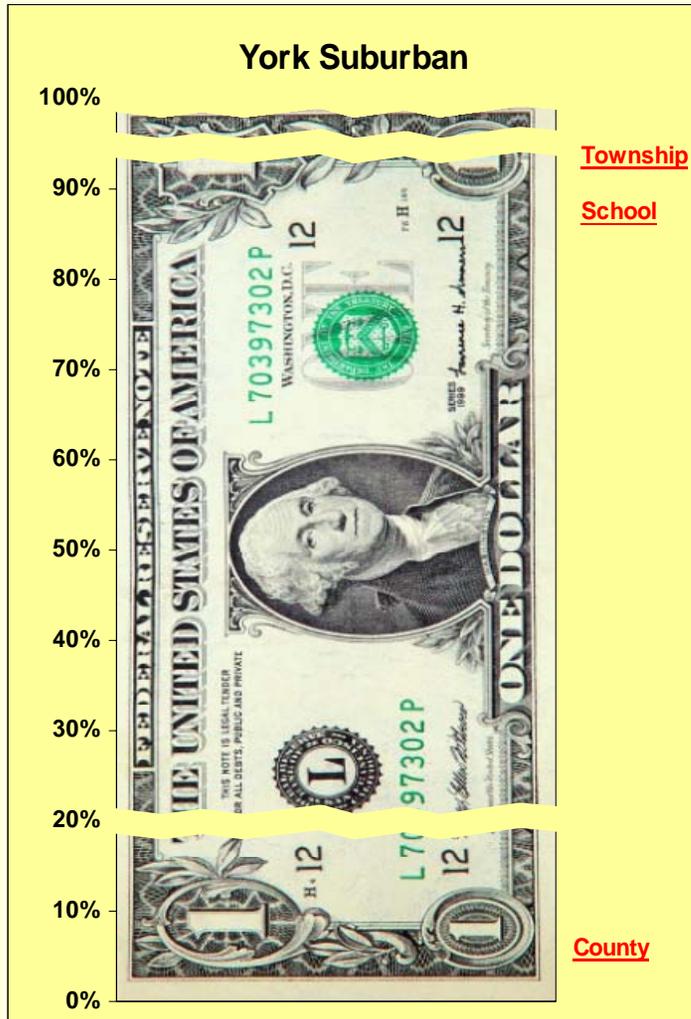
Central York School District

Millage Rates	Amount	Percent
Township - 1.077	\$107	5.07%
School - 15.830	\$1,583	75.02%
County - 4.200	\$420	19.91%
	\$2,110	100%

1 Mill = \$1 for every \$1,000 of Assessed Value, using \$100,000 Assessed Value of a home in the Township.

Springettsbury Township 2005

Budget: Where Resident's Tax Dollar Goes



Springettsbury Township 2005 Budget

GENERAL FUND				\$	10,265,000
OTHER FUNDS					
Capital Improvements		1,245,000			
Commonwealth Liquid Fuels		652,000			
Fire		145,000			
Library		2,000			
Petitioned Street Lights		43,000			
Storm Water Reserve		500			
Subdivision Recreation		152,500			
Waste Reduction		97,000			
Other Funds Total					2,337,000
SEWER FUND					7,200,000
ALL FUNDS TOTAL				\$	19,802,000

The Comprehensive Plan
is a plan for change that
is ever changing.