



Springettsbury Township Comprehensive Plan

Public Hearing

June 22, 2006



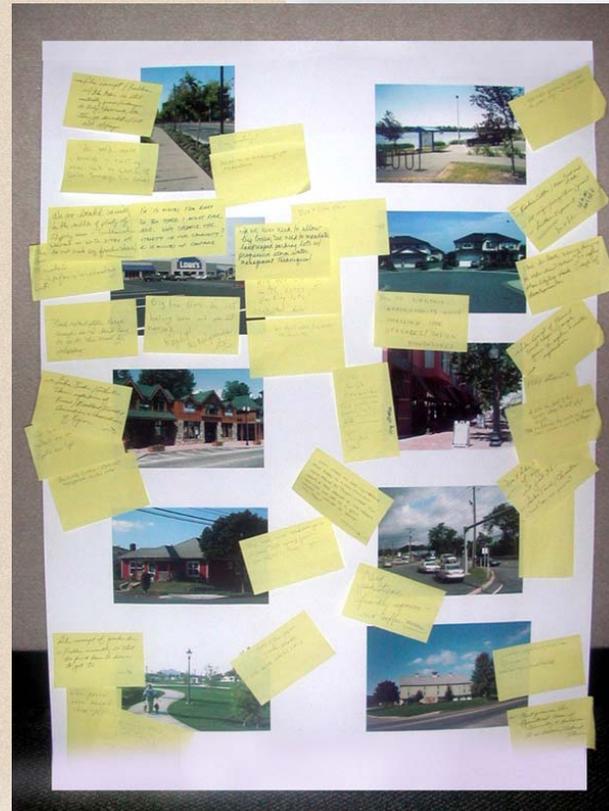


Springettsbury Township Comprehensive Plan

Public Process

- Begun in September 2004
- Comprehensive Plan Committee
- Stakeholder interviews
- Community survey
- Community meetings
- Plan review and meetings during adoption

	YES	NO
1. The Back Mountain Area is in need of more independent and assisted living housing options for seniors.		
2. The Back Mountain Area is in need of more affordable housing options.		
3. The commercial and retail services in the Back Mountain area meet my needs. I can do all of my shopping here.		
4. I'd like to see more village-style commercial areas with sidewalks, smaller independent stores, and restaurants.		
5. It is important to improve our major commercial corridors with trees, landscaping, and banners where appropriate.		
6. ...nes to enhance the		
7. ...m development is a		
8. ...in Area is a priority		
9. ...s a priority for the B... visitors.		
10. ...cultural setting of		
11. ...ould be evaluated to... ents.		
12. ...ncy and expand		





Springettsbury Township Comprehensive Plan

What we heard

- Concern about how make best use of remaining land as we near build-out
- Protect open space & rural development patterns in Druck Valley
- Maintain existing character of established neighborhoods
- Reuse/redevelop underutilized property
- Improve appearance of commercial areas, main roads, etc.
- Establish a town center
- Reduce traffic congestion

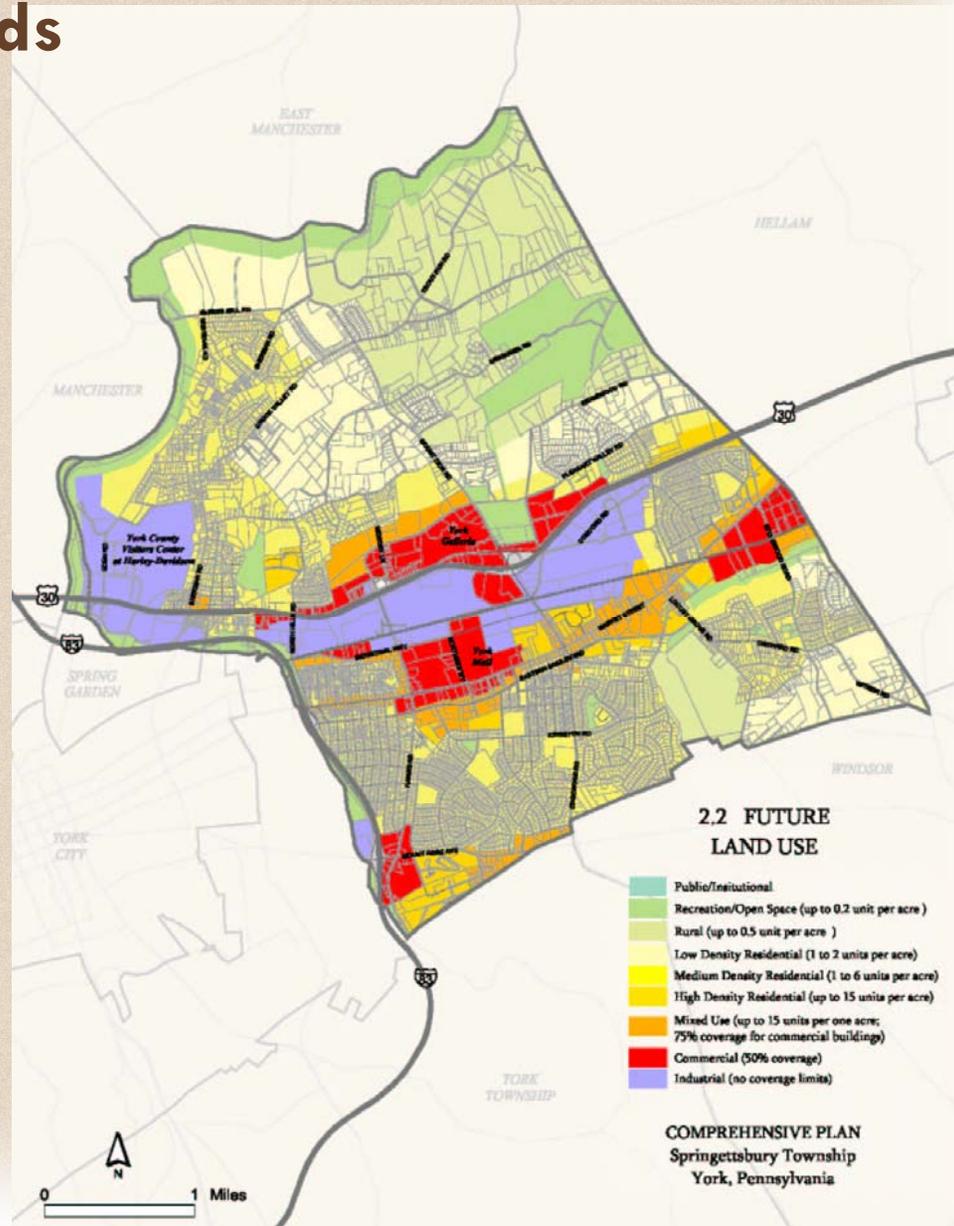




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What The Plan Recommends

- Strengthen protections for existing residential neighborhoods
- Focus changes to land use or character on commercial and industrial land
- Increase mixed-use, more apartment options in commercial areas and provide for “town center” opportunities
- Recommends zoning changes that ensure a clear consistent development process





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What The Plan Recommends

- Streetscape improvements and design guidelines to enhance appearance of commercial development
- Improve street connectivity to manage congestion and pair with traffic calming
- Complete strategic transportation capacity improvements





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What The Plan Recommends

- Increased protection of natural resources: steep slopes, floodplains, etc.
- Limit infrastructure extensions in Rural Area
- Consider “cluster development” and other tools to limit impacts of development





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Questions?