



**Springettsbury Township Comprehensive Plan**

**DRAFT STRATEGIES**

**May 24, 2005**

## Project Status

- Background and Data Collection
- Goals and Objectives
- Public meeting #1
- **Develop Comprehensive Plan**
- Implementation Strategy
- Public meeting #2
- Final Plan and Summary
- Revise Ordinances
- Public meeting #3



## Comments from Public meeting

### Housing

- **Maintain existing character**
  - especially in R2 zoning
  - with architectural controls
- **Encourage preservation of residential structures in commercial zones**
- **Control housing density with open space requirements, setbacks, stormwater, etc.**
- **Pair code enforcement with improvement loans**
- **Architectural controls on new construction to maintain character**



## Comments from Public meeting

### Economic Development

- **Create an Economic Development Authority**
- **Identify areas for redevelopment/reuse**
- **Attract diverse mix of businesses**
- **Encourage mixed use**
- **Balance development with aesthetics controls and preservation**



## Comments from Public meeting

### Open Space/Ag Needs

- **Investigate innovative protective ordinances**
  - easements
  - strong buffers around sensitive areas
  - stormwater regulations
  - green buffer along I-83 and Old East York
  - transfer development rights
- **Priorities**
  - Druck Valley
  - Camp Security
  - Greenway buffer along I-83 and Old East York



## Comments from Public meeting

### Community Character

- **Encourage diversity in architecture**
- **New construction should be compatible with context**
- **Beautify and landscape commercial areas, gateways and main arterials**
- **Preserve historical resources**
- **Create design standards**
- **Strengthen ordinances**



## Comments from Public meeting

### Transportation

- **Reduce congestion**
- **Address truck traffic**
- **Improve traffic lights with more effective timing and turn lanes**
- **Reduce speeding especially on cut-through residential streets**
- **Study traffic impacts prior to development**



## Comments from Public meeting

### Town Center

- **Springettsbury Park is a recognized “center” for the Township. It could be strengthened by adding year-round activities**
- **Need a community center/youth and senior center (Springettsbury Park an appropriate location)**
- **Commercial areas already serve needs, but currently do not support “town center environment”**
- **Interest in improving the appearance of commercial development, and careful “stepping-down” of intensity, but not overwhelming support for a specific town center**



# Housing

## *Goal*

**Provide high-quality housing opportunities to meet the needs of current and future Township residents, regardless of household size, age, ethnicity or income.**

## *Strategies*

- **Review zoning and consider changes to encourage a wider diversity of housing types including senior, multi-family and clustered development.**
- **Consider zoning changes to encourage ongoing investment in the Township's existing housing stock.**
- **Strengthen code enforcement to stabilize older neighborhoods.**
- **Target new residential development to designated growth areas with sound environmental protection and infrastructure utilization practices.**
- **Investigate measures to implement first time homebuyer assistance programs.**

## **Economic Development**

### ***Goal***

**Enhance the Township's economic strength as a center for skilled employment to enhance economic opportunities for residents and strengthen the tax base.**

### ***Strategies***

- **Establish a development authority to redevelop underutilized commercial and industrial properties.**
- **Consider changes to zoning and development regulations that continue to encourage new businesses development and business reinvestment.**
- **Use zoning and development ordinances to reinforce retail areas with village-style development.**
- **Continue efforts to redevelop the former Caterpillar site and other vacant and underutilized properties.**

**continued...**

## Economic Development (continued...)

### *Strategies*

- **Ensure that the proposed Township Economic Development Authority works with York County to attract a diverse range of new industry types to the Township.**
- **Actively pursue public/private partnerships during the development process to fund infrastructure improvements.**



## **Community Character**

### ***Goal***

**Provide a cohesive and attractively built environment through amenity development, beautification and reinvestment in vacant and underused sites to attract residents and development while enhancing property values and tax base.**

### ***Strategies***

- **Modify zoning to encourage mixed-use areas as transition zones between commercial and residential areas.**
- **Create design guidelines for commercial development.**
- **Continue efforts to develop Springettsbury Park as a community-based town center.**
- **Update historic resource surveys.**
- **Enhance the Township's historic preservation protections.**
  - **Identify historic resources in the Zoning Ordinance**
  - **Adopt comprehensive historic resource ordinance**
  - **Adopt design guidelines for infill development**

## **Town Center Questions:**

- *Do we need to include a commercial town center or are general statements about mixed-use development and “village style” development adequate to get at a desired community character?*
- *Should Market Street east of Mt. Zion be considered for town center style (re)development?*

## **Natural Resources**

### ***Goal***

**Preserve and protect open space and natural resources in the Township**

### ***Strategies***

- **Develop comprehensive stormwater management tools.**
- **Investigate grants, donations, fees-in-lieu and other funding sources to preserve open space within the Region.**
- **Consider zoning and other tools, including down-zoning, transfer of development rights, cluster zoning and others to preserve Druck Valley's rural development patterns.**
- **Modify zoning and development ordinances to limit development on steep slopes and create buffers to protect environmentally sensitive areas.**
- **Investigate tools to maintain the tree farm as open space and to create a buffer around the wastewater treatment plant.**

## **Community Facilities and Services**

### ***Goal***

**Maintain and enhance high-quality and cost-effective community services that will enable the Township to attract and retain a diverse population.**

### ***Strategies***

- **Continue to work towards fire service consolidation with neighboring municipalities.**
- **Continue to coordinate with the school districts serving the Township.**
- **Expand active playing field facilities.**
- **Continue to evaluate the need for and, where needed, implement trails and other passive recreational facilities.**
- **Develop a community center.**
- **Monitor current and future trends in recreation to ensure that the Township is able to plan for and meet future recreational needs.**

## **Wastewater**

### ***Goal***

**Provide high-quality, cost-effective services that serve current and future residents, other municipal customers and support desired land use patterns.**

### ***Strategies***

- **Amend zoning and development ordinances and make strategic land acquisitions (where possible) to create development buffers around wastewater treatment plant.**
- **Develop and implement a long-term Wastewater Collection System Plan.**

## **Municipal Finances**

### ***Goal***

**Ensure long-term financial stability as the Township approaches development build-out.**

### ***Strategies***

- **Examine other potential sources of revenues to fund specific programs or services.**
- **Continue to aggressively pursue grant funding as opportunities arise.**

## **Transportation**

### ***Goal***

**Provide for local and regional circulation needs – without sacrificing community value – and maximize travel options.**

### ***Strategies***

- **Make the following street connections: Pleasant Valley Road, Concord Road, Davies Drive, Eastern Boulevard, Kingston Road, Industrial Parkway.**
- **Implement a traffic calming program.**
- **Improve the streetscaping and aesthetics of various corridors including Market Street, Mount Rose Avenue, Whitford Road .**
- **Attend to visibility, lane transitions, and geometries inconsistent with posted speeds.**
- **Implement capacity-enhancing measures where appropriate, through re-timing of signal phases and addition of left-turn storage capacity.**

**continued...**

## Transportation (continued...)

### *Strategies*

- **Improve the viability and visibility of transit through amenity development and design changes.**
- **Require bicycle racks with all new development.**
- **Establish a “build-to” rather than “setback” line on commercial streets.**
- **Require interconnections between parking lots in new developments.**



## **Next Steps**

- **Refine strategies based on comments and draft Comprehensive Plan over the summer**
- **June meeting will focus on transportation recommendations**
- **Community meeting to review draft in early fall**