

A map of Springettsbury Township, Pennsylvania, showing its geographical outline and internal township boundaries. The map is colored in a light green shade, with a darker green triangle indicating the location of the township within the larger county context.

Springettsbury Township Comprehensive Plan

**PRELIMINARY
FINDINGS AND ANALYSIS**

January 25, 2005



Springettsbury Township Comprehensive Plan

Update Since Last CPC Meeting

- **Completed initial research analysis and mapping tasks**
- **Begun stakeholder interviews**
 - **York Suburban and Central York school districts**
 - **Real Estate and Development Focus Group**
 - **York County Economic Development Corporation**
 - **Springettsbury Business Association**





Population Trends

- **Springettsbury has grown about 10% since 1980 and is projected to continue to grow at a similar pace through 2020**
- **Median age is 42.1 years, significantly older than the state or county**
- **Older residents will affect the Township's employment base and needs for community services and housing**
- **County projections through 2020 show median age continuing to increase with more older residents and flat growth for school age children**
- **School districts' projection show growth in school age children, an issue we are following up on in stakeholder interviews**



Housing Trends

- High rate of owner occupancy
- Low vacancy rate for owner-occupied homes creating a demand for new construction
- Good diversity of housing stock, though more than 40% are over 45 years old
- Maintenance and code enforcement will be an issue to keep building conditions good and keep good affordable housing options
- Few single-story homes, which will be an issue for seniors who wish to “age in place”
- Given growth in older population, plan should consider senior housing options
- Median home values in 2000 Census reported at \$116,900 about 22% higher than 1990



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Economic Analysis

- Median incomes are higher than state and county averages, but have not kept pace with inflation since 1979
- Workforce participation is lower than county or state figures, and has decreased by 3.6% since 1990, which could relate to higher population of retired persons and incomes not keeping pace with inflation
- Unemployment rate is lower than county or state, so is not likely a contributor
- Top three 2000 employment sectors are manufacturing, education/health/social services, and retail trade
- Manufacturing jobs have held steady, though decreased as a proportion of all jobs. Residents working in retail jobs have decreased

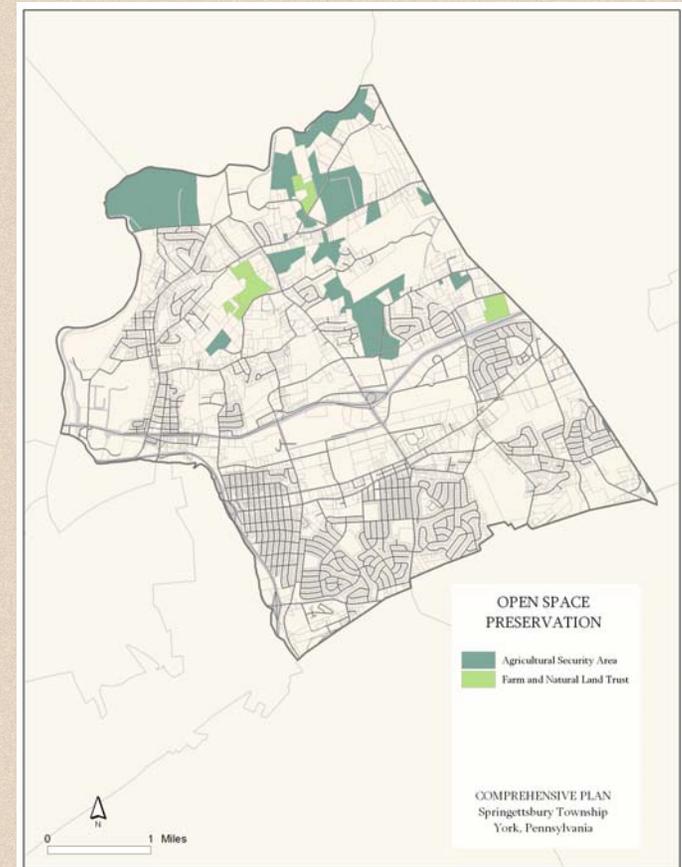




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Environmental and Natural Features Assessment

- Springettsbury has a considerable inventory of natural features including steep slope areas, wetlands, floodplains, woodlands and agricultural security areas
- Consider protections to natural features as a tool to preserve open space
- Township has steep slope and floodplain development ordinances

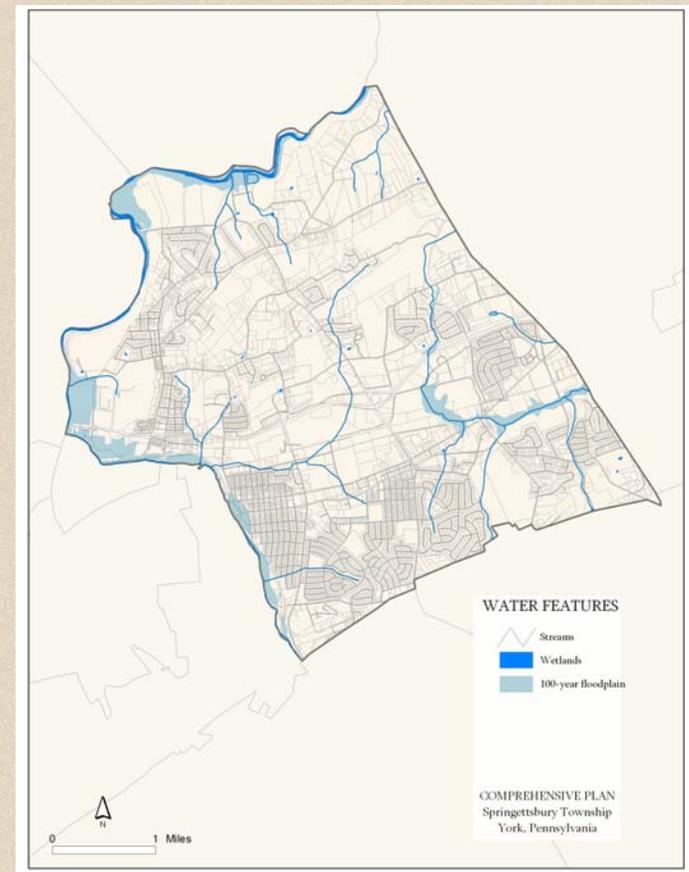




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Environmental and Natural Features Assessment

- **Other areas to consider are wetland or wetland buffer protections and woodland areas along Codorus Creek**
- **Stormwater management is a big issue: most development completed before stormwater ordinance passed – need to look at financing options for system retrofits as well as ensure adequate mitigation for new development**

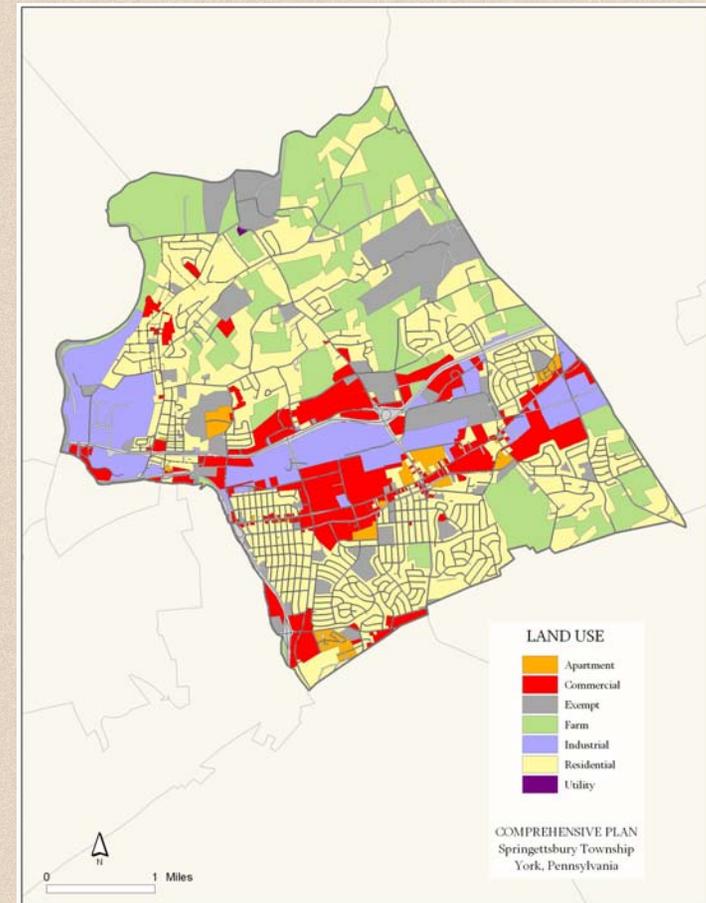




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Land Use Analysis

- **Largest land uses are single family residential (39%) and agriculture/open space (24%), providing the Township with its established character**
- **As agriculture becomes less economically viable, need to consider desired future for open space**
- **Commercial uses are concentrated on major corridors: need to consider transition areas between commercial and residential areas**





Community Facilities and Services

- **Excellent police protection, including community policing efforts focusing on public safety issues**
- **Fire protection is a combination of paid and volunteer service: difficult to maintain, particularly for a municipality of this size – could be a good candidate for joint service provision**
- **School districts performing well above state averages and actively planning for future growth**
- **New high school opening in September 2005**
- **Library services through Martin Library at Bradley Academy: concern that this is underutilized**



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Parks and Recreation

- Township parks are heavily utilized with parks programming, youth and adult sports leagues and casual users
- Phase II of Springettsbury Park Master Plan to be completed this year with new tennis courts, parking, midway area and picnic pavilion
- Current improvements include Penn Oaks Park and a possible dog park
- Greenways and trails as opportunities to link parks





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Community Utilities

- **Water provided by York Water Company**
- **Township sewer facility serves nine municipalities, and capacity is generally adequate, but may need to consider future expansions**
- **On-lot systems still prevalent in northeast corner of the township**
- **Future use of on-lot systems needs to be carefully considered: soils are not good for septic systems**
- **Consider strategic connections of municipal systems to existing and future development**
- **Limit use of future on-lot systems to large lots**



Municipal Finances

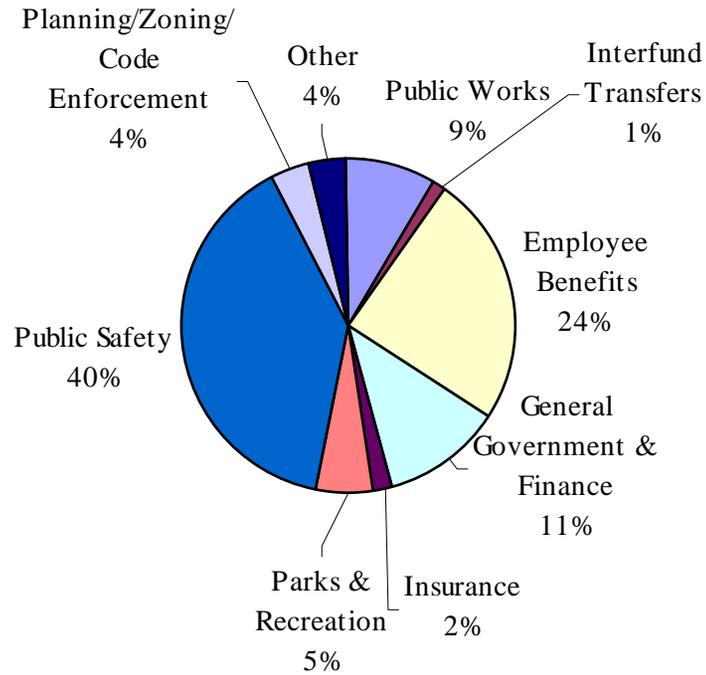
- **Earned income tax, mercantile tax and real estate taxes make up nearly 2/3 of the general fund budget**
- **Diverse income stream means that the Township does not over rely on an single source**
- **Over the last few years revenues from all sources have grown modestly**



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Municipal Finances

2005 Budgeted Expenditures





Municipal Finances/Structure

- **Second Class Township operated under the Supervisor/Manager form of government with 127 full and part time employees**
- **Developing a three-year spending plan to provide a longer-range budget outlook**
- **Updating the five-year capital plan for 2005-2009**
- **Other near-term considerations include:**
 - **Joint service opportunities to control costs and enhance services**
 - **Update permit and license fees to ensure they reflect cost of program operation**
 - **Comprehensive plan recommendations to provide long-term guidance of capital priorities**



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Transportation

- Congestion is an issue due to high volumes of local and “cut through” traffic
- Capacity Limits:
 - Limited connectivity
 - High traffic signal frequency and chaotic flow make it difficult to coordinate signal system to increase capacity on existing facilities
 - Frequent curb cuts
 - Poor intersection alignment
 - Poor visibility and inadequate turning gaps





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Transportation

- **Parking:**
 - **Poor internal circulation**
 - **Oversupply along commercial corridors**
 - **Lacks landscaping and other treatments**
 - **Many parking configurations undermine viability of alternative mode access**
- **Alternative Modes**
 - **Cost-effective means of addressing increased trip demand**
 - **Would require increased attention to site planning and arrangement of buildings to sidewalk etc.**





Springettsbury Township Comprehensive Plan

Next Steps

- Continue stakeholder and staff interviews
- Refine initial findings and produce review draft for Township staff
- Draft to CPC before in packet for next meeting
- Begin working on goals and objectives

