

# Springettsbury Township Comprehensive Plan

## Draft Goals and Objectives

### 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.

#### Objectives

- Provide affordable housing options for residents of all ages and income levels to meet the needs of current residents and ensure the Township is able to attract diverse populations in the future.
- Provide a range of housing options for aging residents that will allow them to age in place in current homes or move to alternative locations within the Township.
- Stabilize older residential housing stock neighborhoods through effective code enforcement, zoning regulations and other programs that encourage ongoing investment.
- Encourage innovation in site design and promote residential development diversity in lot sizes, lot widths, and building types, providing for a diverse selection of single- and multi-family housing options.

### 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.

#### Objectives

- Ensure that zoning and development regulations are adequate to attract new business development while contributing to a cohesive and attractively built environment.
- Work with York County and the York County Economic Development Corporation to attract a diverse range of new industry types to the Township.
- Establish a redevelopment authority to actively pursue attracting diverse industries and to seek alternative funding sources, such as grants and financing options not currently available to the Township.

- Continue efforts to redevelop the former Caterpillar site and other vacant and underutilized properties to provide industrial and other jobs that pay wages at or above the existing median income.
- Provide an affordable range of housing types to assure the availability of an adequate workforce for area employers.

## **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.

### **Objectives**

- Create design standards for commercial development that promote an aesthetically cohesive and attractive community.
- Preserve and enhance the Township's historic and cultural resources, recognizing them as assets to attract new residents and development to the community.
- Create a commercial or community town center environment to enhance a sense of place and community pride.
- Encourage mixed-use areas as a transition between commercial and residential areas.
- Improve sidewalk connections and bike lanes to encourage alternative mode usage and create more social interaction and activity on the street.

## **Natural Resources**

### **Goal**

Preserve and protect open space and natural resources in the Township

### **Objectives**

- Maintain open space and rural development patterns in Druck Valley and the environment around the Codorus Creek.
- Limit development on steep slopes to reduce stormwater runoff and protect rural viewsheds.
- Maintain the Township's tree farm as open space to enhance the rural environment of the area and create a development buffer around the wastewater treatment plant.
- Develop programs and funding sources to improve stormwater management for new and existing construction through a combination of structural (detention ponds, pipes, etc.) and non-structural (land use, vegetation preservation, etc.) tools.

## **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.

### **Objectives**

- Expand the visibility of the Township's services.
- Continue to work towards fire service consolidation with neighboring municipalities.
- Continue to coordinate with the school districts serving the Township to maintain existing and locate new schools next to or within existing neighborhoods to minimize transportation impacts and promote schools as an integral part of the community.
- Plan for and provide for recreational facilities and for residents with a broad range of interests and ages, including the elderly, as well as children and families.
- Expand active playing field facilities to meet current and growing needs for organized youth and adult sporting activities
- 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.

### **Objectives**

- Ensure that the wastewater treatment plant and collection system are able to meet the 2010 standards of the Chesapeake Bay Agreement.
- Ensure adequate resources to implement the recommendations of the Wastewater Collection System Plan.
- Where possible, create development buffers around the wastewater treatment plant to minimize conflicts between plant operation and occasional odor and residential development.

## **Municipal Finances**

### **Goal**

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

### **Objectives**

- Maintain and enhance the Township's diverse tax base by maximizing economic development opportunities, encouraging investment in the

existing built environment, and enhancing the value of existing and future commercial development through implementation of design standards and supportive streetscape improvements in commercial districts.

- Examine other potential sources of income, such as the Emergency Services Tax 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.

### **Objectives**

- Make strategic connections within the local roadway network to improve traffic flow through the Township.
- Improve traffic flow on existing facilities where possible without degrading the community built environment.
- Leverage limited Township resources with state, federal and private funds to make critical improvements.
- To the extent possible, create a local street network that increases access for residents, while discouraging regional traffic.
- Enhance alternative mode usage.
- Optimize the efficiency of parking and roadway facilities by maximizing the interconnectedness of adjacent parcels.
- Implement urban design standards and guidelines that encourage alternative modes of transportation to reduce the number of short trips on the local transportation network.