



# Fairview Township

York County, Pennsylvania



## Growth Management Plan

*June 2010*

## **ACKNOWLEDGEMENTS**

*We sincerely thank the following Township Board members, staff and volunteers who have contributed to the development of this plan.*

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## EXECUTIVE SUMMARY

The Plan Executive Summary provides Township residents, developers, and regulatory agencies with a short story of the plan's intent, growth patterns, future growth areas and priority implementation initiatives.

**Plan Purpose Statement:** *To update the 1993 Comprehensive Plan through community involvement activities and public meetings, demographic and economic data analysis, transportation, housing, natural and historic resources, and community facilities and services land use trend determinations for the creation of a future growth plan.*



The plan addresses current conditions and desired future conditions by identifying valued community resources, a desired way of life and strategies to manage growth through techniques such as preservation and conservation, designation of future growth areas and rural conservation areas, identification of non-residential uses to ensure an adequate tax base and provisions for appropriate public facilities.

Development pressures are advancing in the northern area of the Township around the Interstate 83 corridor. Fairview Township is significant to the region in that the density and type of future development may impact surrounding York County municipalities. Currently the Township serves as a “gateway” to York County and provides a buffer between the suburbanization advance from Lower and Upper Allen Townships in Cumberland County and the Harrisburg Metropolitan Area of Dauphin County.

### Critical Issues

Township staff, residents and the project Advisory Committee were asked to document the most critical issues and/or challenges they face in years to come. The following is a cumulative list from all project stakeholders:

- **Preserve open space**, environmentally sensitive lands and natural resources;
- Address needed **roadway improvements**, better traffic control resulting in safer and more efficient flow of vehicles;
- Provide **growth management strategies** and design standards that promote high quality at desired housing densities;
- Address resident **recreation** needs;
- Revitalization of the **New Market** area;
- Protect the **Yellow Breeches Creek** corridor;
- Addresses **tax burdens** caused by increased housing growth and demand;
- Attain consistency with **land use patterns across municipal boundaries** laying the groundwork for consistent municipal land use regulations;
- Identify growth areas where the logical expansion of **water and sewer facilities** should be planned;



- Increase lands for **commercial and industrial lands** to create a sustainable community and balanced tax base; and
- Provide planning and regulatory **tools and techniques** that further the state's *growing greener* and *smart growth* initiatives.

### Township Residents and Households

Fairview Township residents are predominately middle-aged, educated, Caucasian families making above-average family incomes. The number of residents has dramatically increased over the past ten years and is projected to continue this trend over the next ten years. In addition, there will be an increased demand and need for:

- additional playground and school space;
- youth and young adult activities and programs;
- convenience services and access to commercial areas; and
- available public water and sewer services.

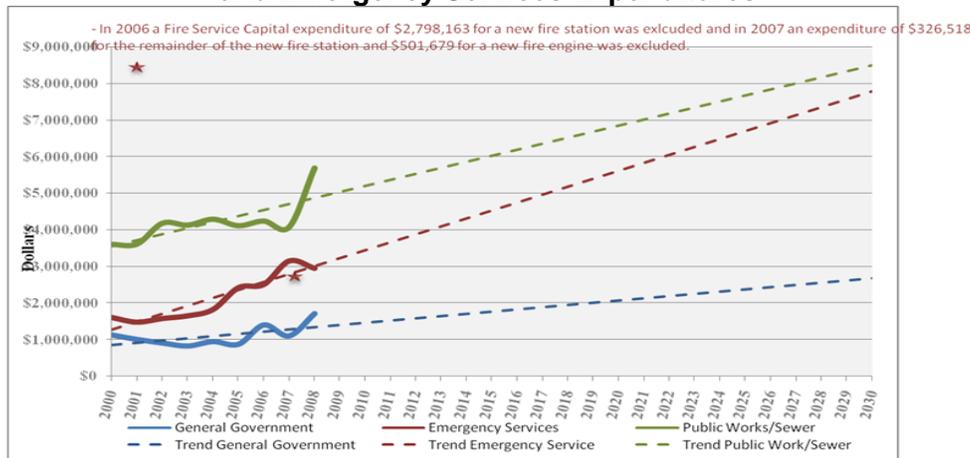
### Projected Population and Housing Units

YEAR	Projected Population (Total)	Projected New Housing Units	Projected Housing Units (Total)
2000	14,321	-	5,788
2005	15,840	328	6,116
2010	17,163	511	6,627
2015	18,012	327	6,954
2020	18,744	283	7,237
2025	20,107	526	7,763
2030	21,220	430	8,193
<b>Total</b>	<b>125,407</b>	<b>2,405</b>	<b>48,678</b>

### Community Facilities and Services

Currently, Fairview Township collects approximately \$242 per household in taxes versus expenditures of \$1,305 (2008) of basic government services (police, EMS, basic maintenance of roads, parks and recreation, public works). The West Shore School District collects \$1,586 per household in taxes versus expenditures of \$5,675 per student (\$8,345 actual local and state dollars). The diagram below shows how expenditures have increased since 2000 plus projections into year 2030.

### Projected Government Services, Public Works/Infrastructure and Emergency Services Expenditures



### ***Designated Growth Areas***

A Designated Growth Area (DGA) is an area to contain and maximize future residential and non-residential growth. ***The Township identified both Primary and Secondary Designated Growth Areas.*** These growth areas represent an increase in area designated primarily for a mix of residential and non-residential development in the northern area of the Township having accessibility to I-83. Managed growth in these areas provides opportunities for future development of employment centers, mixed use neighborhoods and commercial service areas to help increase the local tax base as well as reduce the fiscal impacts placed upon the West Shore School District.

Primary and Secondary Designated Growth Areas, in accordance with the MPC, identify boundaries for future growth in the Township and are defined as follows:

- ***Primary Designated Growth Area*** is a region within the Township within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more and commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.
- ***Secondary Designated Growth Area*** is an area targeted for future growth and development because of its local land use patterns, development potential based upon land use regulations; however, due to the lack of planned public infrastructure expansion this area holds a lower priority for growth than in the *designated growth area*.

### **Vision Statement**

*Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities.*



Designated Growth Area Policies were developed to help guide or provide a foundation for future implementation projects such as amending existing zoning and/or subdivision and land development ordinances. These ordinances are the key to regulating and implementing better neighborhood design, diagnosing roadway impacts, and forecasting necessary community facilities.

### ***Designated Growth Area Policies***

*Policy 1:* Ensure sewer and water infrastructure for all development within the DGA.

*Policy 2:* Allow flexibility in housing densities and site layout.

*Policy 3:* Transportation improvements should be prioritized within the DGA. Alternative modes of transportation such as walking, biking and public transportation should be included within future roadway improvement projects.

*Policy 4:* Attain to the greatest extent possible connectivity between uses, neighborhoods and service centers not only through roadway development but also through biking and walking paths.

*Policy 5:* Permit mixed use development.

*Policy 6:* Protect significant environmental and natural resources.

*Policy 7:* Plan and build new park and recreation facilities within DGA.

**Community Visioning**

A vision statement was prepared to assist the Township in the preparation of a Future Land Use Plan that is supported by residents and municipal government as well as the area’s natural resources and economic development opportunities. The final vision statement was created through a culmination of planning activities. The initial vision statement was prepared by the Advisory Committee and was enhanced by public input from a vision-setting public meeting, community-wide survey, and place-making group activities.

**Future Land Use Plan**

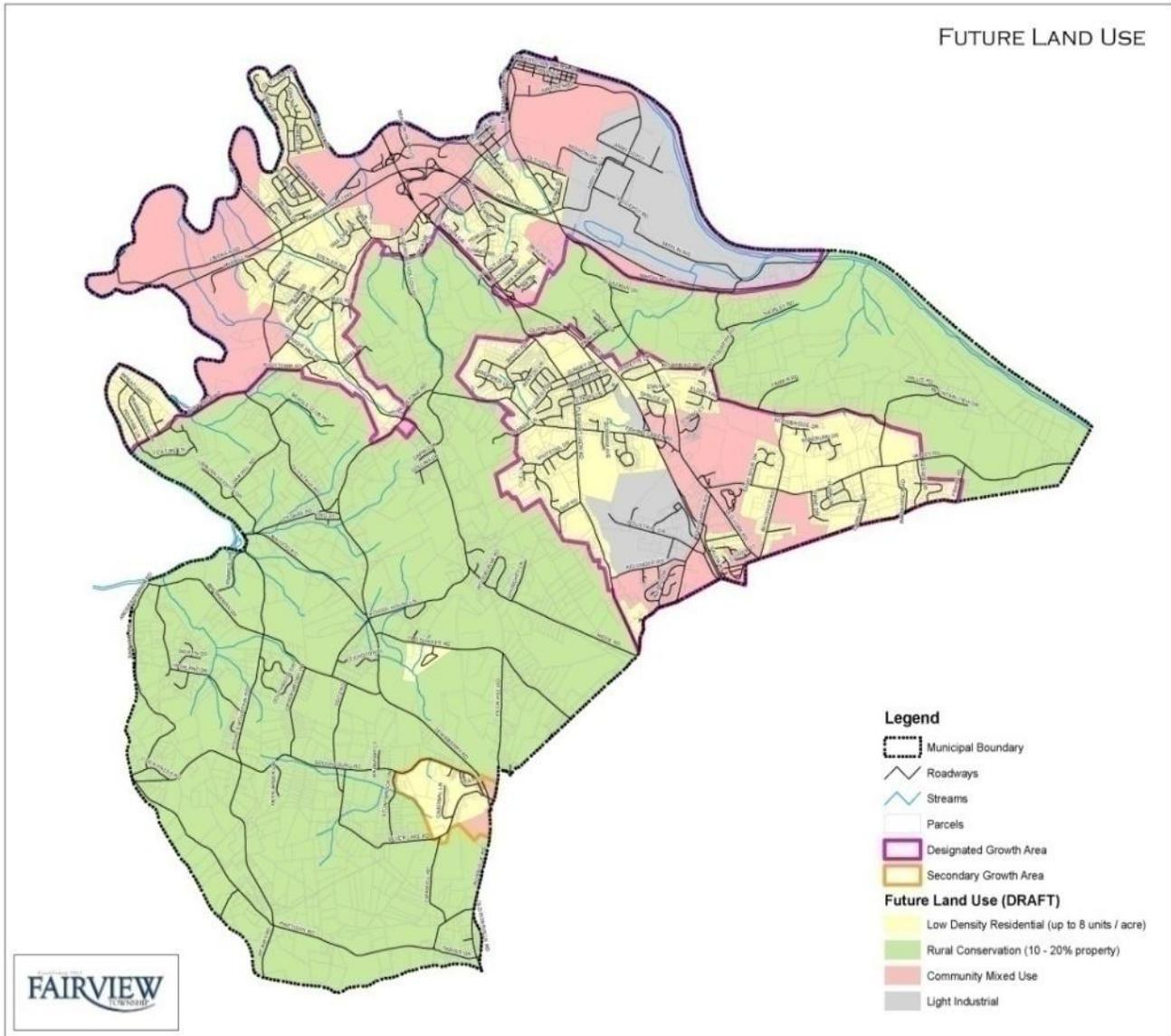
The Future Land Use Plan was prepared based upon input from the community and working collaboratively with the project Advisory Committee and municipal staff to identify areas of preservation/conservation and areas for growth. The plan was also developed based upon technical analysis of impacts through use of Build-Out Analysis along with consideration of other plan elements to support development of a sustainable community. One of the primary issues addressed through this planning process was the limited amount of land devoted to or classified as non-residential development. Because of this, the Township has determined the following may occur:

- 1) Noticeable increases in school taxes as well as impacts on the school district facilities; and
- 2) Noticeable increases in property taxes to pay for existing community services.

Four land use classification categories emerged from the land use planning activities and discussions. These classifications originally derived from the most important quality of life issues expressed during the visioning process. The following chart and map describes the land use classifications established for Fairview Township.

**Future Land Use Classifications**

<b>Rural Conservation</b>	Rural Conservation intends to retain current rural conditions observed in areas located outside the designated growth boundary area. These lands have been designated for future rural and open space conservation and should allow very low density residential development to occur through strict subdivision regulatory conditions.
<b>Low &amp; Medium Density Residential</b>	Includes a variety of dwelling unit types, with the exception of multi-family and apartment type dwelling units with a maximum density of up to six units per acre. This classification lies generally within the designated growth boundary area and should have planned sewer and water infrastructure. New neighborhoods are encouraged to utilize conservation and smart growth design techniques.
<b>Community Mixed Use (CMU)</b>	The CMU land use classification is designed to encompass a variety of development types located within the Primary and Secondary Designated Growth Area. The CMU supports Smart Growth Keystone Principles including: concentrated residential and/or commercial development; increase job opportunities; foster sustainable businesses; and expand housing opportunities. Development within the CMU may occur in many different forms and land use patterns including the following land use sub-categories: • Flexible Mixed Use • High Density Residential • Commercial
<b>Industrial</b>	Industrial classification intends to allow warehousing, manufacturing, industrial uses, business and industrial parks, laboratory and technology oriented business and businesses that support industrially-oriented land uses. This classification should have good accessibility to major collectors and arterial roads, public water and sewer and design guidelines for buffer and screening and on-site odor, noise and pollutants.



The Future Land Use Plan proposes to aggressively preserve rural areas of the Township while permitting development within the Designated Growth Area (DGA). The DGA promotes new neighborhoods and community service areas designed to include a mix of housing sizes and necessary commercial services and employment opportunities. These development patterns have been identified in the context of other aspects of community development, such as transportation, community facilities and services, parks and recreation, preservation/conservation and economic development.

**Implementing the Plan**

Implementing this plan will require collaboration and cooperation among a broad base of interested parties including the residents, businesses, county and state governments, regional authorities and agencies as well as private property owners and investors. Emphasis has been placed on community sustainability through land preservation and growth management within the Designated Growth Areas delineated for Fairview Township.

***Recommended Actions and Strategies:***

- **Land Conservation/Preservation:** Modify zoning and subdivision land development ordinances to strengthen and preserve environmentally sensitive, natural features and open space as well as provide park and recreation facilities within the Designated Growth Areas (*Section 5.0 Conservation/Preservation Plan provides details for options and methodologies for conservation planning*).
- **Roadway Improvements:** Establish priority bike routes; work collaboratively with YAMPO, YCPC and PennDOT to prioritize transportation improvements; improve pedestrian safety in the New Market area; establish a ranking system to annually set priorities for local roadway improvements for future budget allocations; and reduce future transportation improvement costs.
- **Growth Management Strategies:**
  - Modify zoning districts to promote development of higher densities and a variety of uses through specific zones within the Primary and Secondary Designated Growth Areas consistent with this plan.
  - Amend zoning ordinance to identify & regulate uses of regional significance with appropriate standards to minimize impacts on the natural environment and infrastructure.
- **Recreation:** Prepare a feasibility study to locate sites for new recreational space and facilities; prepare a financial strategy to fund the recreation space and the desired improvements.
- **New Market Revitalization:** Create guidelines for design and enhancements for New Market Area including: create a gateway and town center area; protect the historic integrity, consistent street trees and access to the waterfront.
- **Yellow Breeches Creek:** Preserve and protect natural resources and floodplain areas of the creek; promote greenway planning.
- **Tax Burdens:** Reduce residential growth by promoting economic development in the community mixed use areas; encourage growth in the northern sewer service area; coordinate with school district when reviewing land development proposals that may impact school facility capacity.
- **Land Use Patterns Across Municipal Boundaries:** Coordinate land development and regulatory changes and decisions with surrounding municipalities.
- **Water and Sewer Facilities:** Plan for sewer and water extensions to handle growth within the designated growth areas; encourage growth in the northern sewer service area.
- **Community Development:** Utilize available lands within the DGA for a mix of residential and/or commercial and industrial uses by promoting integrated plans for mixed-use development and by creating connectivity between neighborhoods and employment centers.
- **Tools & Techniques:** Using the right tools and techniques provides available funding opportunities, resources, technical assistance guidance, and regulatory models for design and land use planning that can assist the Township with recommended actions.



## SECTION 1.0 INTRODUCTION

A community's land is its most valuable asset. The Comprehensive Plan was developed through a collaborative planning process that integrated technical analysis with community input. The plan is a blueprint or guide for future development and redevelopment within the region. The content of this plan is based upon the following supporting documents:

- 1993 Comprehensive Plan;
- Existing Conditions Report;
- Build-Out Analysis Report; and
- Summary of Community Participation Report.



These documents are described in Appendices 1, 2 and 3 respectively. This plan provides an update of facts and statistics, results of analysis, vision statement, plan goals and objectives, growth management strategies, explanation of various plan elements and implementation plan.

### Section 1.1 Boundaries of the Planning Area

The Boundaries of the comprehensive planning area are the Township boundaries, and are shown in Map 1. While the formal plan boundaries follow municipal lines, the plan does recognize impacting factors related to development and trends occurring in adjacent municipalities as well as in the context of the County.

### Section 1.2 Plan Purpose

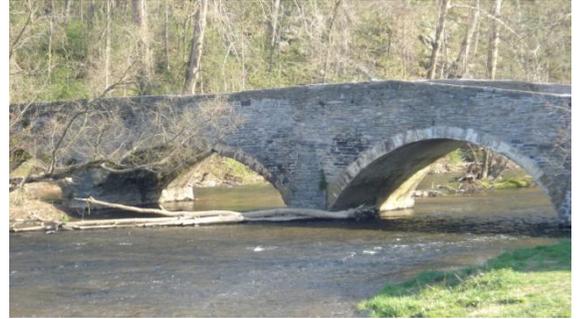
***Purpose Statement: To update the 1993 Comprehensive Plan through community input and public meetings in compliance with Article III of the Municipalities Planning Code (MPC) to include: demographic and economic data analysis, transportation, housing, natural and historic resources, community facilities and services, current and future land use patterns and growth management plan.***

The purpose of the plan is to comply with the MPC requirement of Section 301(c) to review the comprehensive plan at least every ten years to determine if the plan remains generally consistent with the County Comprehensive Plan as well as meets the needs of the municipality, and make updates or prepare new plans to address municipal and regional needs. Prior to creation of this plan, the Township reviewed their Comprehensive Plans of record and determined there was a need for an update.

This plan addresses current conditions and desired future conditions by identifying valued community resources, a desired way of life and strategies to manage growth through techniques such as preservation and conservation, designation of future growth areas and rural conservation areas, identification of non-residential uses to ensure an adequate tax base and provisions for appropriate public facilities. This plan includes short-term and long-term implementation strategies for the next 20 years providing the basis for management of growth and recommendation for update of a variety of ordinances including, but not limited to, the Townships' Zoning Ordinances and Zoning Maps, Subdivision and Land Development Ordinances and any other implementing ordinances.

At the onset of this planning effort, the Township identified a number of critical issues to be technically addressed through the planning process and analysis. At a minimum the plan will:

- provide a plan element that conserves open spaces, environmentally sensitive lands and natural resources;
- provide a plan element with strategies for roadway improvements, better traffic control resulting in safer and more efficient flow of vehicles;
- provide a plan element addressing growth management strategies and design standards that promote high quality at desired housing densities;
- provide a plan element that meets the needs of the Township residents;
- provide a plan element that addresses recreational needs;
- provide a plan element that addresses revitalization of the New Market area;
- provide a plan element to protect the Yellow Breeches Creek corridor;
- provide a plan element that addresses tax burdens attributed to the housing growth and demand;
- provide a plan element that identifies consistent land use patterns across municipal boundaries laying the groundwork for consistent land use regulations;
- provide a plan element that identifies growth areas where the logical expansion of water and sewer facilities should be planned;
- provide a plan element for the expansion of commercial and industrial lands to create a sustainable community and balanced tax base;
- provide a plan element that protects water resources; and
- provide a plan element with a variety of tools and techniques that furthers the state's *growing greener* and *smart growth* initiatives.



### Section 1.3 Planning Process

A collaborative planning process was implemented to obtain valuable community input as part of the framework for plan development. The process was designed to gather input to support identification of a desired future for the Township integrated with technical analysis to support a strategy for growth management to realize the vision for the future. Put simply, the comprehensive planning process involved finding the sometimes complex answers to the following simple questions.

- Where are we?
- Where do we want to be?
- How do we get there?

Finding these answers involves implementing a collaborative planning process with involvement of various key stakeholders, the general public and appointed and elected officials. The following describes several of these opportunities to obtain input and guidance from the community.

The Township engaged in a planning process covering eighteen (18) months. The process involved routine meetings with the Advisory Committee meetings, Visioning Activities (*vision statement, plan goals and objectives and concept development*), a SWOT (strengths, weaknesses, opportunities and threats) exercise, a Visual Preference Survey, a Community Survey, two (2) public meetings, Board of Supervisors meeting, and a public hearing to support adoption of the plan. The public meetings included a number of activities, several of which are listed above, to actively engage the community. Each public participation or Advisory Committee activity is described in detail in Appendix 3: Community Participation. The planning process was supplemented with project website updates.

The Advisory Committee consisted of residents, Planning Commission, Board of Supervisor – liaison, business representative, and municipal staff and was established to provide guidance to the Consultant Project Team. The Committee’s responsibilities included taking a leadership role in obtaining input from the community by participation in public meetings, sharing information and educating the community about key issues and concerns along with identifying potential solutions and planning strategies. Members of the Committee played an instrumental role in plan development. The committee met routinely throughout the planning process to fulfill their responsibilities and to provide opportunities for public participation, communication with the consultant team and to review the results of analysis and plan documents.

The planning process is further described and graphically depicted in Section 2.0 with additional details pertaining to the public involvement process and public input provided in Appendix 3: Community Participation.

## **Section 1.4 What is a Comprehensive Plan?**

The Comprehensive Plan is a collection of information, analysis, planning principles and strategies that provide the framework and policy direction for land use decisions. This plan provides the Township with a firm foundation for policies and actions that will allow the community to achieve higher levels of sustainability.

The plan identifies where and how growth needs will be met considering a planning horizon of 20 to 25 years. The plan includes a vision for the future and goals, objectives and strategies to achieve the vision. The plan also identifies the type, location and timing of development for residential, commercial, institutional, industrial uses and/or a planned mix of land uses desired to realize the vision.

The plan addresses various elements of community development impacting land use decisions such as transportation, housing, parks, recreation and open space, preservation/conservation of land, public utilities, community facilities and services, historic preservation and economic development. Implementation of the plan will include monitoring implementation actions to ensure consistency with Plan goals and policies are adopted to manage growth in a way that will achieve the vision for the future.

## **Section 1.5 Consistency with State and Federal Codes, Policies & Initiatives**

The goals, objectives, concepts, plan elements and implementation strategies of this plan were developed applying the planning principles contained in this section so that the Township is best positioned to develop partnerships with state agencies to realize the vision for the future of the

Township and region through successful implementation of the plan. The Plan strives to maintain consistency and support several state and federal codes, policies and initiatives.

### **Section 1.5.1 Municipalities Planning Code (MPC)**

Article III, Comprehensive Plan of the MPC provides a guide to basic plan elements, procedures and details of the legal status of the Comprehensive Plan (Sections 301, 302 & 303).

The Pennsylvania Municipalities Planning Code (MPC) empowers a municipality to:

- Plan their development and to govern the same by zoning, subdivision and land development ordinances, planned residential development and other ordinances, by official maps that identify the reservation of certain land for future public purpose and by the acquisition of such land;
- Promote the conservation of energy through the use of planning practices and to promote the effective utilization of renewable energy sources; and,
- Provide for transfer of development rights.

*Source: MPC, Act of July 31, 1968, P.L. 805, No. 247 as amended.*

### **Section 1.5.2 Keystone Principles & Criteria for Growth, Investment & Resource Conservation, May 2005**

The Commonwealth of Pennsylvania adopted the *Keystone Principles & Criteria for Growth, Investment & Resource Conservation* in May of 2005. These principles and criteria were designed to support a coordinated interagency approach to fostering sustainable economic development and conservation of resources through the state's investments in communities. The principles outline general goals and objectives for economic development and resource conservation. The criteria measure the extent to which particular projects accomplish identified goals. Projects to be funded by state agencies are to be evaluated with the recognition that rural, suburban and urban areas have different characteristics and needs. For example, what might work in an urban area might not work in a rural area. The following is a brief description of the state's *Keystone Principles* that provide the basis for growth, investment and resource conservation.



- **Redevelopment First** – The State is giving priority to cities, towns, brownfields and previously developed sites in urban, suburban, and rural communities for economic development activity that create jobs, housing, mixed-use development and recreational assets. Conservation of heritage resources and rehabilitation of historic buildings and neighborhoods for compatible contemporary uses is a priority.
- **Provide Efficient Infrastructure** – The State is emphasizing “fix it first” by making improvements to existing infrastructure resulting in highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these areas. This emphasis includes providing multi-modal choices and adequate public facilities within designated growth areas. Other strategies include the use of on-lot and community water and septic/sewer systems in rural areas and the requirement for private and public expansions consistent with comprehensive plans and implementing ordinances.

- **Concentrate Development** – The State is supporting both infill and greenfield development that is compact and conserves land and is integrated with existing or planned transportation, water and sewer services and schools. The goal is to create well-designed developments that are walkable communities with options for non-vehicular modes of travel that offer healthy lifestyle opportunities. It is important that these types of developments be planned and designed for successful and timely completion.
- **Increase Job Opportunities** – The State is focusing on retaining and attracting a diverse, educated workforce by partnering with local communities to provide quality economic opportunities that improve the quality of life for current and future residents. The state is investing in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highways or transit).
- **Foster Sustainable Businesses** – The State is promoting efforts to strengthen natural resource based businesses that use sustainable practices in energy production and land uses such as agriculture, forestry, fisheries, recreation and tourism. Support is for construction and promotion of green buildings and infrastructure that use land, energy, water and materials efficiently. This principle supports economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters.
- **Restore and Enhance the Environment** – The State is supporting efforts to maintain and expand land, air and water protection and conservation programs. The conservation and restoration of environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat are a priority. The emphasis is to promote development that respects and enhances the state's natural lands and resources.
- **Enhance Recreational and Heritage Resources** – The State is promoting maintenance and improvement of recreational and heritage assets and infrastructure including parks, forests, greenways and trails, heritage parks, historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities for residents and visitors.
- **Expand Housing Opportunities** – The State is emphasizing the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. It is important to coordinate the location of housing with the location of jobs, public transit, services, schools and other existing infrastructure. New housing developments should be consistent with local plans and community character.
- **Plan Regionally and Implement Locally** – The State is encouraging multi-municipal, County and local planning and implementation that has broad public input and support of these principles. The State is providing funding for such planning efforts.
- **Be Fair** - The State is supporting equitable sharing of the benefits and burdens of development. The State applies these principles and criteria for selection of projects so that all communities are assisted regardless of characteristic: suburban, urban or rural.

Source: *Keystone Principles & Criteria for Growth, Investment & Resource Conservation, Commonwealth of Pennsylvania, Economic Development Cabinet, May 31, 2005.*

### Section 1.5.3 PA Smart Growth Initiative, 2002

*Smart growth* is development that serves the economy, community and the environment. This planning initiative provides the framework for communities to make informed decisions about how and where they grow. *Smart growth* techniques are designed to accommodate growth in a way that **protects the environment and rural land, and enhances the economy and the quality of life**. The 10 principles of Smart Growth are:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

Source: *Getting To Smart Growth, Smart Growth Network, 2002*

**Smart growth** development principles outlined above support the strategies and recommendations prepared for the various landscapes across the Township.

### Section 1.6 Planning Process

Put simply, the comprehensive planning process involves finding the sometimes complex answers to the following simple questions.

- Where are we?
- Where do we want to be?
- How do we get there?

Finding these answers involves implementing a collaborative planning process.

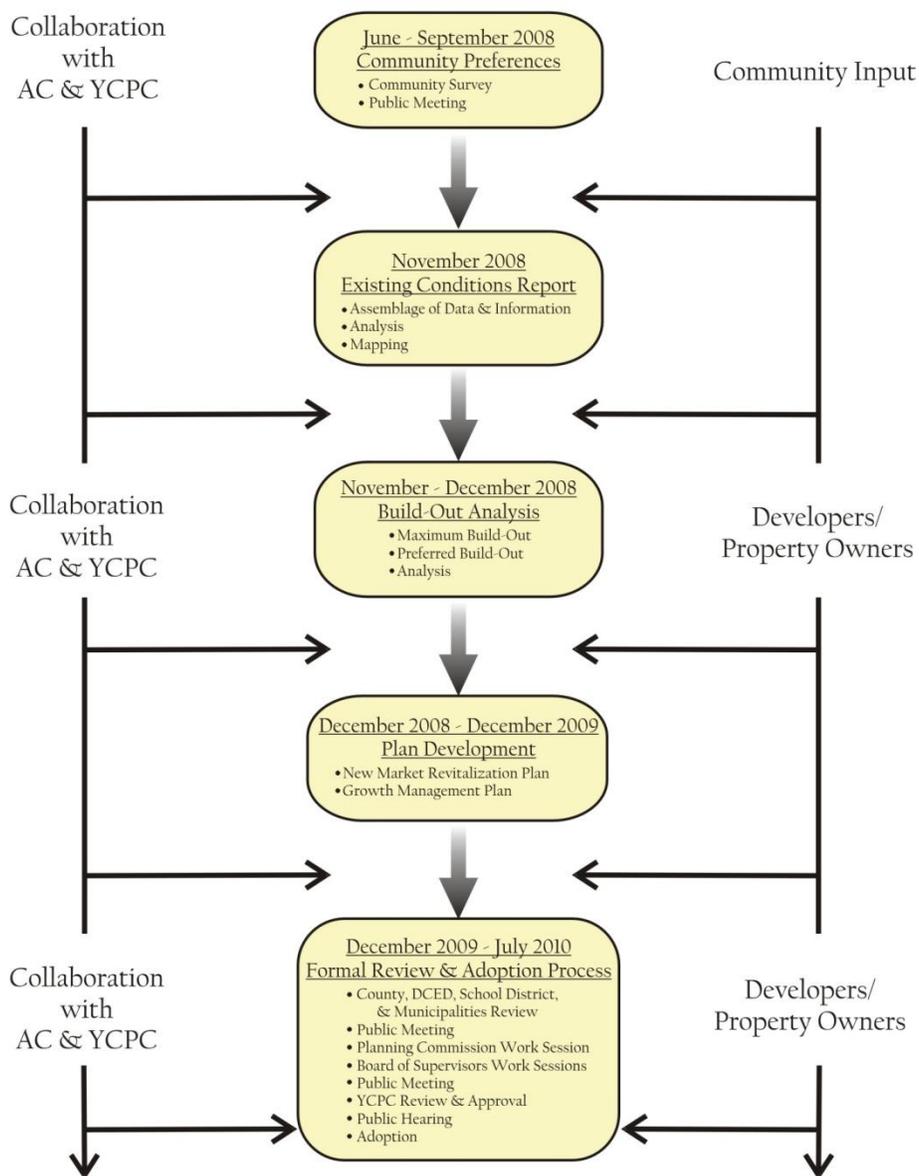
The Township engaged in a collaborative planning process covering eighteen (18) months. The process involved routine meetings with the Citizens Advisory Committee (CAC), Visioning Activities (*vision statement, plan goals and objectives and concept development*), a SWOT (strengths, weaknesses, opportunities and threats) exercise, a Visual Preference Survey, a Community Survey, two (2) public meetings and a public hearing to support adoption of the plan. The public meetings included a number of activities, several of which are listed above, to actively engage the community. In addition to those activities, participants of the AC and public meetings at New Market participated in a “Place-Making” Visioning/Enhancement Activity. Township staff, AC and Board of Supervisors were presented with the Build-Out Analysis in great detail. Each



activity is described in detail in Appendix 3: Community Participation. The planning process was supplemented with a project website and additions within a Township newsletter.

The AC was established to provide guidance to the Consultant Project Team. The AC's responsibilities included taking a leadership role in obtaining input from the community by participation in public meetings, sharing information and educating the community about key issues and concerns along with identifying potential solutions and planning strategies. Members of the AC played an instrumental role in plan development. The planning process commenced in December of 2007 with completion in September of 2009 followed by a formal review and adoption process. Figure 1: Planning Process Diagram provides a snap-shot of the planning process.

**Figure 1: Planning Process Diagram**  
Collaborative Planning Process



## SECTION 2.0: BACKGROUND INFORMATION

Background information describing existing conditions, trends and projections, and public concerns provide the framework for development of a comprehensive plan. Key background information is summarized in this section. Detailed background information is presented in the Appendices of this document including: Appendix 1: Existing Conditions, Appendix 2: Build-Out Analysis and Appendix 3: Community Participation. These reports provide the basis for further assessment, evaluation and recommendations contained in this plan. An overview of planning implications addressed by this plan is also provided in this section.



### Section 2.1 Summary of Existing Conditions & Future Impacts

The summary table below and on the following page describes regional characteristics derived from the Existing Conditions Report and the Build-Out Analysis Report. The information provides a brief synopsis of data in the reports and summarizes existing conditions.

**Table 1: Existing Conditions Summary**

Characteristic	Amount	%	Characteristic	Amount	%
<b>Land Use Characteristics</b>			<b>Employment Characteristics</b>		
<b>Total Area (Acres)</b>	<b>21,177.9</b>	<b>100</b>	<b>Total Employment</b>	<b>7,848</b>	<b>100</b>
Total Residential Acres	7,360.9	34.7	Education/Health/Social	1,088	13.9
Total Commercial Acres	436.2	2.1	Arts/Entertainment/Recreation/Food/Accommodations	388	4.9
Total Industrial Acres	1,593	7.5	Manufacturing/Construction/Wholesale	1,833	23.4
Total Agricultural/Wooded Acres	11,116.8	52.5	Professional/Finance/Information/Public Administration/Other Services	1,634	20.8
Total Conserved/Preserved Acres	1,218.6	5.7	Agricultural/Forestry/Hunting/Mining	122	1.6
Total Public Open Space/Recreation (TWP & State)	95.3	.5	Retail Trade/Wholesale Trade	1,045	13.3
Total Lands Available for Development (acres)	5,007	23.6	Transportation and Warehousing and Utilities	472	6.0
<b>Population/Demographics</b>			<b>Building Trends</b>		
<b>Total Population (2000)</b>	<b>14,321</b>		<b>Residential Permits (1997-2006)</b>	<b>53</b>	
Population per Square Mile	416.3		Non-Residential Permits (1998-2006)	1,149	
Projected 2030 Population	21,220		% change from 1993 Plan to 2009 Plan		43.8
<b>Household Information</b>					
<b>Total Households</b>	<b>5,480</b>				
Total Occupied Housing Units	5,480				
Owner Occupied Units	4,672	85.3			
Renter Occupied Units	808	14.7			

Refer to the previously mentioned reports for greater detail and/or explanation of characteristics listed in the table above. The predominant land use is Agricultural-Wooded (52%) and residential (34.7%). A small percentage of the Township constitutes conserved/preserved acres of land (5.7%) and public recreational lands (5.5%). Fairview Township does have a substantial number of employees creating a high non-residential tax base for the Township.

### **Section 2.1.1 Existing Conditions Report**

The Existing Conditions Report (Appendix 1) provides analysis of existing conditions within the Township. Analysis of existing conditions provides an understanding of the current social, economic and physical environment. This report presents findings, inventories and assessment of the present status of each Township with respect to the required comprehensive plan elements outlined in the Pennsylvania Municipalities Planning Code (MPC). The report includes population and housing demographics, land use, environmentally sensitive areas, natural areas inventory, agriculture, historic resources, infrastructure, transportation, community facilities and services, local and regional economics and utilities.

The Existing Conditions Report provides the following key information and maps to identify the following inventories, conditions and trends to support this plan:

- Section 3.1.7 Population Projections
- Section 4.1.6 Household / Housing Unit Projections
- Section 5.1 Economic Profile
- Section 7.1 Land Use
- Section 7.2.2 Environmentally Sensitive Areas
  - Hydrology
  - Geologic Formations & Aquifer Yields
  - Wetlands
  - Floodplains
  - Steep Slopes
  - Natural Areas Inventory
  - Historical Resources
  - Exceptional Value and High Quality Waters
- Section 8.1 Water and Sewer
- Section 8.2.1 Sewer Services
- Section 8.3 Stormwater Management
- Section 8.4 Community Facilities and Services
- Section 8.5 Utilities
- Section 9.1 Transportation
- Planning Implications (located in the following report sections)
  - Section 3.1.8 Population Growth Planning Implications
  - Section 4.1.7 Housing Planning Implications
  - Section 5.1.8 Economic Development Planning Implications
  - Section 6.1.1 Historic Planning Implications
  - Section 7.1.7 Land Use Planning Implications
  - Section 7.2.3 Natural and Environmental Lands Planning Implications
  - Section 8.2.2 Water and Sewer Planning Implications
  - Section 8.3.1 Stormwater Management Planning Implications
  - Section 8.6 Community Facilities & Services Planning Implications
  - Section 9.7 Transportation Planning Implications



### ***Section 2.1.2 Build-Out Analysis Report***

The Build-Out Analysis Report (Appendix 2) provides a model of the Township's potential for development based upon existing conditions, existing land use regulations and current and future economic trends. The analysis quantifies land use and the costs and/or impacts associated with growth. The analysis describes a maximum build-out scenario (the maximum amount of residential and commercial uses permitted per acre) and a low density build-out scenario (the least amount of residential uses permitted per acre) under current zoning regulations. One of the aspects assessed with respect to community sustainability is the increase in non-residential development within the Township. Refer to Appendix 2 for additional details.

This report also includes a cost analysis of conservation of lands in comparison with fiscal impacts on the school districts. Both the Build-Out Analysis and cost analysis of conservation suggests the following:

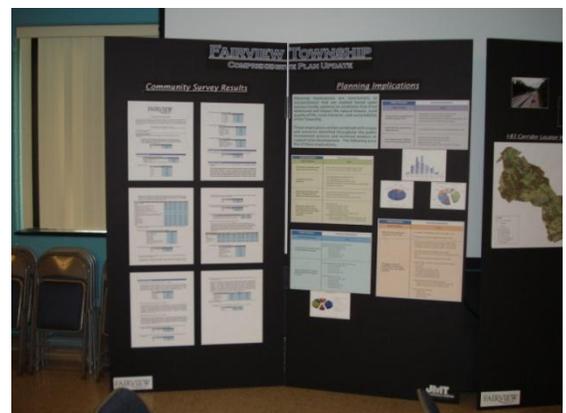
1. As residential development increases over the next 20 years, additional park land will be needed. Scenario 2 projects a minimum of 90 acres will be needed.
2. Long-term, the cost savings for each resident, as a result of the Township purchasing land for conservation purposes, is less expensive than the potential costs associated with educating new students and paying for increase in municipal services. Each household is projected to save nearly 15% on property and school taxes by 2030.
3. Purchasing land preservation easements rather than out-right acquisition of land as a means of preserving/conserving open space will result in a quicker return on investment (two years versus six years).

### ***Section 2.1.3 Community Participation Report***

The Community Participation Report (Appendix 3) documents the results of public input received through the collaborative planning process to support plan development conducted as part of the comprehensive planning process. This public involvement process was tailored to obtain valuable input about community issues associated with land use, preservation/conservation, growth areas, infrastructure, community services, parks, recreation, open space and greenways to support plan development. Refer to Appendix 3 for additional details.

## **Section 2.2 Summary of Community Issues, Concerns & Priorities**

Issues, concerns, and priorities were derived from the community-at-large using several techniques including a priority preference survey of issues, a visual preference survey (VPS), a community survey, and several facilitated discussions with the advisory committee. The compilation of survey results and facilitated discussions provides a generalized view of the community's issues, concerns, and priorities. These views were used to develop plan objectives and strategies. Appendix 3: Community Participation Report includes public and AC and Board of Supervisor meetings and detailed results of survey activities.



### Section 2.2.1 SWOT Activity

At a September 2008 public meeting, a SWOT **Strengths, Weaknesses, Opportunities and Threats** activity was facilitated to offer citizens an opportunity to provide community assets and issues of concern followed by a large group ranking using electronic voting devices to indicate their level of priority or importance. Results of the SWOT are provided in Appendix 3. Plan objectives and strategies address these issues and concerns by topic in the context of various plan elements.

**Table 2: Strengths, Weaknesses, Opportunities and Threats**

<b>Strengths</b>	<b>Weaknesses</b>
Safe Community	Too much traffic on rural roads
Good School System	Too much development
Abundance of green lands	Loss of rural character
Beautiful rural environment & closeness to transportation	Loss of woodlands and ridgelines
Good parks and recreation	Township discourages the preservation of agricultural lands
<b>Opportunities</b>	<b>Threats</b>
Develop a balance between continued growth and preservation of precious green space	Higher taxes
Smart growth opportunities (managed growth/guiding growth)	Increased traffic
Tree preservation during development	Unchecked commercial and industrial development (warehouses, developments)
Hiking and biking trails and pedestrian/bicycle access in residential communities and rural communities	Control of residential density
Opportunities for alternative energy sources	Applications for variances and changes to zoning regulations (cluster developments)

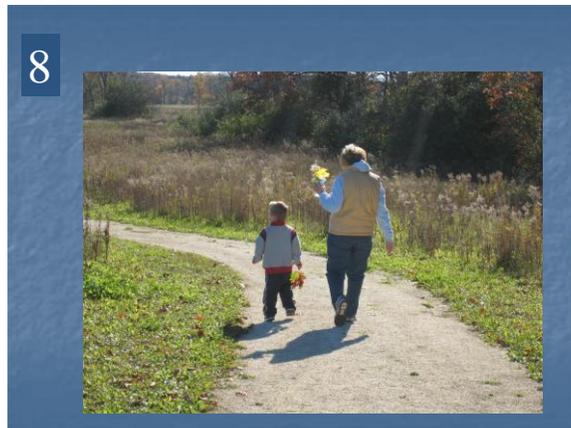
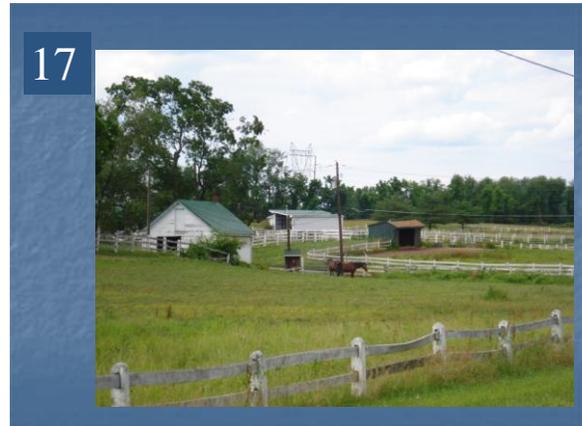
### Section 2.2.2 Visual Preference Survey (VPS)

At the same September 2008 public meeting, a visual preference survey (VPS) was conducted to provide opportunity for citizen evaluation of physical images of natural and built environments depicted with images of streetscapes, land uses, site design, building types and varying aesthetics and natural amenities. The results of this type of survey are an indication of the community's level of preference for what they have viewed and what they identify as appropriate for the community. The following images include the top preferred and top opposed preferences.

The top preferred images of the Visual Preference Survey match issues and concerns as identified in the priority preference survey including agriculture preservation, conservation of land and recreation improvements associated with less developed or lower density development. The top opposed (least preferred) images mirror the community's dissatisfaction with franchised commercial uses and high density, nondescript/cookie-cutter residential development which detracts from the rural character of the community. Plan objectives and strategies address these preferences.

**Highest Preference Images**

These images suggest a higher importance should be placed on public space such as picnic areas, sidewalks, trails, piers, paths, parks and the preservation of agricultural area.



## Lowest Preference Images

These images suggest a lower preference for uses such as development of industrial warehousing, mobile home parks and the use of open space for new residential developments.

28



24



20



29



22



### **Section 2.2.3 Community Survey**

A mail-out – mail-back or drop-off Township-Wide Community Survey was developed and administered in June 2008 as a component of the public involvement portion of the comprehensive planning process. This public involvement technique was used to collect citizen opinions, attitudes, and facts about the community. The results of the community survey provide the Township vital information about assets within the community, about how the community would like to change, key issues, and where tax dollars should be spent. The results of the community survey were incorporated with other supporting documents and results included in the Existing Conditions Report and Visual Preference Survey and Priority Preferences Activity results to focus technical analysis to support strategy development that meets community goals and objectives of the Township.

The results of the community survey signify the community's awareness of the responsibilities of local government as well as an understanding of development impacts. Results also indicate that in order to address concerns regarding increased taxes, demand for services, preservation of rural character, and efficient transportation - growth management tools and techniques must be applied.

#### **Summary of Community Survey:**

- The majority of the residents of Fairview Township support the vision statement.
- The majority of residents have lived in the Township for less than 30 years and 50% are between the ages of 45 to 64. In addition 25% are 65 years of age and older.
- The average yearly household income is between \$61,000 and \$100,000.
- The majority of residents obtain some form of college or undergraduate degree of education.
- The majority of residents feel that there is adequate housing available in the Township.
- Residents feel that more hiking/biking paths and public parks are needed with the use of tax dollars to support public recreation.
- The majority of residents favor the preservation of historic resources and scenic views with the use of tax dollars.
- The majority of residents favor the preservation/conservation of environmentally sensitive lands for use as public recreation, open space and greenways with public tax dollars.
- The majority of residents travel to the Camp Hill area for shopping, entertainment and professional services. The majority of residents work in the Harrisburg Area.
- The majority of residents shop at large discount bulk stores.
- The majority of Township residents are satisfied with the overall quality of life.
- The majority of residents feel neighborhoods should provide sidewalks, paths, or trails to connect with other neighborhood parks and/or community facilities and with the use of tax dollars.



**Written comments from the community survey also included...****Community Desires:**

- A better quality of life through increased recreation, preservation of rural character, increased economic opportunity;
- Maintain existing quality of public services by controlling growth;
- Future growth should result in minimal impacts on the rural character and non-developed areas of the community;
- Provide flexibility for development size, design and land use variety within the planned growth areas;
- Preserve the Township's open spaces and historical features;
- Provide more recreation space, create new recreational opportunities, build more walking/hiking/biking trails and establish and conserve lands for greenways;
- Maintaining accessibility to the region's shopping, places of employment and entertainment;
- Maintaining a high level of municipal services (recreation, public infrastructure, fire, police, accessibility, and refuse collection);
- Senior housing and associated senior services may be an issue in the future;
- The biggest concern of township residents today is residential sprawl, increasing taxes, and poor roadway conditions;
- Make safety improvements and reduce I-83 congestion; and
- Improve conditions of Valley Road, Fishing Creek Road, Lewisberry Road and Old York Road.

**Section 2.3 Framing the Vision**

The next step in the planning process involved "framing the vision." Using planning analysis and citizen input, a vision statement, goals, and objectives were drawn to capture citizen's aspirations for the future of Fairview Township. The following draft vision statement was initially developed by the project's Advisory Committee and was provided to each resident attending the Vision-Setting Public Meeting to review and critique.

***June, 2008 Draft Vision Statement:***

**"Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space, creating greener and safer neighborhoods, easily accessible work places and sustainable municipal services."**

*The survey respondents and public that attended the public meeting were asked if the vision statement reflected or concurred with their personal vision for Fairview Township. A large majority of respondents felt the vision statement was true and correct however; the most common comment or addition many residents would like to include as part of the vision statement was:*

***"increased park space, linear bike paths and walking trails"***

This draft statement was further refined to read as follows:

### **Final Vision Statement**

*Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents will have the ability to bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities.*

As a direct result of the establishment of an agreed upon Vision Statement various *land use alternatives*, which describe the location and pattern of development, infrastructure, investment, farmland/forestland conservation, and natural resource protection with accompanying policy were created.

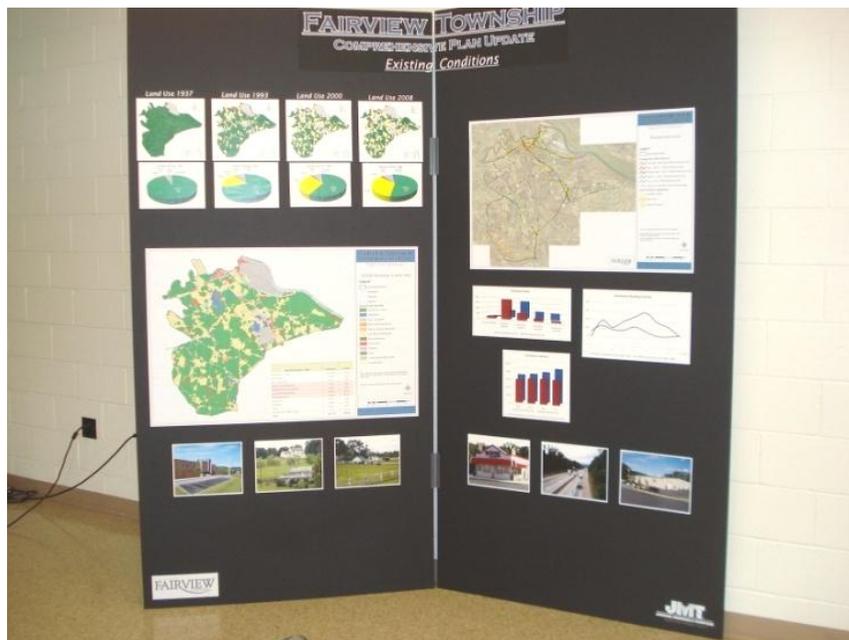
Based on the preferred land use alternative, vision statement refinement, development concepts and issues identified in the vision-setting public meeting, the *Growth Management Plan* was prepared. The key to this effort is to develop a framework to promote growth that efficiently uses the Township's or region's existing infrastructure, adds long-term economic value, and preserves the rich natural and agricultural resources of the Township.

## SECTION 3.0 SUMMARY OF PLANNING IMPLICATIONS

The Township has suburban and urban landscapes in areas near the I-83 corridor with a predominantly rural development pattern on the outskirts of this roadway corridor. Although significant changes have occurred to the landscape, for the most part public opinion desires Township government to conserve the rural character and agricultural heritage the land still exhibits today. The appeal of this region of York County is vast amount of lands available for development, available housing, and high quality natural beauty found to be attractive to both new families and retirees.

Planning implications for Fairview Township are based upon assessment of the existing conditions, community survey, Advisory Committee input, public meetings and potential consequences of build-out under current zoning. ***Planning Implications are conclusions or circumstances that are implied based upon various trends, patterns or conditions that if not addressed will impact the rural character, economic vitality and sustainability of the region.*** Key planning implications outlined in the Existing Conditions portion of this plan were organized by plan element. Policies and implementation strategies identified in the Comprehensive Plan will be designed to address the planning implications. These implications will be combined with issues and concerns identified throughout the public involvement process as well as planning implications identified in the Build-Out Analysis. Policies and implementation strategies identified in the Growth Management portion of the Comprehensive Plan are designed to address the following planning implications.

Section 4.0: Growth Management Plan uses the following Planning Implications to help shape the policies, concepts and strategies for future growth and development; Tools and Techniques for implementation and Recommended Actions within the Section 12: Implementation Plan.



Existing Conditions Display Board  
Growth and Housing Trends

**Table 3: Growth Management Planning Implications**

<b>Growth Management (Land Use) Facts</b>
<p>Percentage of homes built prior to 1939: 25%</p> <p>Percentage of homes built after 1998: 8%</p> <p>Percent increase in housing development from 1940-1989: 15%</p> <p>Average new lot size in developed areas is: .32 acres</p> <p>Average parcel size Township-wide: 2.94 acres</p> <p>Percent of population increase from 2000 to 2006: 17%</p> <p>Population has doubled since 1960</p> <p>Percent of projected population growth by 2030: 30%; estimated projected population 21,220</p> <p>Percentage of population that are college graduates: 30%</p> <p>Acres lost to development 1993 to 2008: 5,058</p> <p>Total acres of agricultural and forested lands: 11,188</p> <p>Environmentally constrained lands: 27% (floodplains; wetlands; steep slopes)</p> <p>Agricultural and forested lands have decreased nearly 50% while residential development increased from nearly 0% to 35%</p> <p>Since 1993, nonresidential development has increased only 3%.</p> <p>Lands available for development: 5,007 acres-maximum build-out or 22% of Township lands</p> <p>Township Zoning Ordinance:</p> <ul style="list-style-type: none"> <li>• A lack of key definitions consistent with the MPC</li> <li>• Definitions and general provisions for common uses consistent with today's economy are needed.</li> <li>• Inadequate slope limitations regulations</li> <li>• Mixed use provisions</li> <li>• Definitions and general provisions for additional agricultural and agri-businesses</li> </ul>
<b>Growth Management (Land Use) Planning Implications</b>
<ol style="list-style-type: none"> <li>1. As the population and number of homes increase the natural and undeveloped lands within the Township will be lost to development. Currently the Township does not mandate the preservation of open space within their zoning ordinance</li> <li>2. 30% of all households contain advanced or college degree occupants. The workforce changed from an agrarian community to a professional and service oriented community.</li> <li>3. 25% of the Township's lands lie within a public sewer/water service area.</li> <li>4. Because development trends indicate the population will increase an additional 30% by year 2030, huge demands will be placed on the Township's available community services.</li> <li>5. Over 5,000 acres of land have been residentially developed since 1970.</li> <li>6. Approximately 27% of lands within the growth area are considered environmentally constrained (lands containing steep slopes, wetlands and floodplains).</li> <li>7. Long-term, the cost savings for each resident, as a result of the Township purchasing land for conservation purposes, is less expensive than the potential costs associated with educating new students and paying for increases in municipal services. Each household is projected to save nearly 15% on property and school taxes by 2030.</li> <li>8. Purchasing land preservation easements rather than out-right acquisition of land as a means of preserving/conserving open space will result in a quicker return on investment (two years vs. six years).</li> <li>9. The average parcel size Township-wide is between 2-3 acres.</li> <li>10. The average lot size within a suburban residential neighborhood is .32 acres.</li> <li>11. Agricultural and forested lands have decreased nearly 50% while residential development increased from nearly 35% over the last 30 years.</li> </ol>

**Table 4: Economic Development Planning Implications**

<b>Economic Development Facts</b>
<p>Average travel: 20 minutes</p> <p>Places of work of survey respondents:</p> <ul style="list-style-type: none"> <li>- Mechanicsburg: 11%</li> <li>- York County: 14%</li> <li>- Fairview Township 16%</li> <li>- Camp Hill: 16%</li> <li>- Harrisburg: 33%</li> </ul> <p>Commercial &amp; Industrial lands: 1,966 acres or 8.3% of the Township lands</p> <p>Nearly 95% of the commercial &amp; industrial zoned lands are built out</p> <p>Jobs in Fairview Twp: 12,146</p> <p>Top retail goods residents purchase <u>outside</u> the Township:</p> <p>Electronic shopping, vehicle dealers, building materials and supplies/home ctr, clothing/dept store.</p> <p>Current household retail expenditures: \$337.1 million</p> <p>Retail dollars spent in the Township: \$178 million</p> <p>Current supply: \$178 million</p> <p>Gap/Dollars spent outside the Township: \$159.1 million</p> <p>47% of consumer dollars are spent on goods outside the Township</p> <p>Places respondents use professional services:</p> <ul style="list-style-type: none"> <li>- Fairview Township: 10%</li> <li>- Camp Hill: 27%</li> <li>- Harrisburg: 19%</li> <li>- Mechanicsburg: 16%</li> <li>- Other: 28%</li> </ul> <p>Places respondents shop:</p> <ul style="list-style-type: none"> <li>- Fairview Township: 11%</li> <li>- Camp Hill: 20%</li> <li>- Harrisburg: 14%</li> <li>- Mechanicsburg: 14%</li> <li>- Carlisle Pike: 16%</li> <li>- Other: 25%</li> </ul> <p>Township and County tax millage rates have risen 139% since 1992. However; neighboring Township's local, county and school district tax millage rates are slightly higher than Fairview Twp.</p>
<b>Economic Development Planning Implications</b>
<p>1. 88% of the land area in Fairview Township is zoned residential which far exceeds commercial and industrial land area (8.3%).</p>
<p>2. Over 89% of Fairview Township residents do not shop for their everyday needs.</p>
<p>3. Township residents spend nearly \$159 million on retail goods purchased outside the Township.</p>
<p>4. General merchandise (clothing, clothing accessories, furniture, and home furnishings) and vehicle dealerships show the greatest opportunity for business expansion into Fairview Township.</p>
<p>5. Township and County taxes have risen 139% over the last 15 years. However surrounding townships and municipalities pay slightly higher tax rates.</p>
<p>6. Currently only 5% of the lands permitting non-residential uses are available for development.</p>
<p>7. If the number of homes continues to increase, each household will increase their expenditure for community facilities and services by 54%. Residents currently pay an estimated \$1,305 (2008) each year for municipal services and are projected to pay \$2,405 for year 2030.</p>
<p>8. If school enrollment numbers continue to increase, the current amount of \$1,586 collected in taxes per household to pay for the cost of educating one student will increase to \$5,675 per student by year 2030.</p>
<p>9. Additional non-residential lands in the Township results in decreases in new housing units, population and school students. Scenario 2, when compared to Scenario 1, results in 1,038 less housing units; 2,688 less people, and 688 less students.</p>
<p>10. Additional non-residential lands in the Township result in increased revenues and decreased expenditures in 2030. Appendix 2: Build-Out Report, Scenario 2 results in a potential savings of nearly 12% or \$1,353,596 in municipal expenditures when compared to Scenario 1.</p>

**Table 5: Housing Planning Implications**

<b>Housing Facts</b>	
Percentage of single-family dwelling units: 86%	
Homes constructed between 1980 and 2006: 2460 (increase of 58%)	
Home-ownership occupancy rate: 85%	
Percentage of survey respondents who were homeowners: 99%	
Renter occupancy rate: 15%	
Average new lot size in developed areas is: .32 acres	
Average parcel size Township-wide: 2.94 acres	
Average parcel size in existing residential areas: .8 acres	
Percent of homes between \$100,000 and \$200,000: 64%	
2006 home sales price range: \$50,000 to \$199,000	
Average # homes built/year over the last four decades:      Number of homes built between:	
1970-1979: 120/year	1970-1979: 1,034
1980-1989: 103/year	1980-1989: 465
1990-1999: 93/year	1990-1999: 471
2000-2006: 14/year	2000-2006: 127
1980-90 - Since 2000 home building decreased: 27%	
Median Household Income 1990: \$37,343	
Median Household Income 2000: \$57,150	
Median Home Sale Price 1990: \$88,300	
Median Home Sale Price 2006: \$170,095	
Percentage of households in the Township aged 55 and older: 15%	
Percentage of Township population aged 55 and older: 1990: 19%    2000: 21.2%	
The elderly population has increased only 2% since 1990	
50% of the survey respondents feel there is a need for senior housing and associated senior services	
<b>Housing Planning Implications</b>	
1. By year 2030, under current trend conditions, community built-out has the potential to yield 9,776 new households and 25,319 additional residents.	
2. Utilizing housing development trends methods to project future housing units yields a higher percentage of new people and new units. The number of housing units increased 58% (2,460) since 1980.	
3. Since 1980, approximately 1,156 students were added to the West Shore School District.	
4. The Township, in the past 50 years, has experienced a great amount of residential development. However; building trends have decreased significantly since 2000.	
5. On average 65 dwelling units were built each year from 1970 until 1999. However this number has decreased over the last six years to approximately 20 units/year.	
6. 85% of the residents who responded to the community survey have indicated consideration should be given to the future location of housing, the preservation of open spaces and the provision of more recreational space.	
7. The median home sale price in 2006 was \$170,095.	
8. The median household incomes and the average cost of a home have increased (40%) over the last 10 years.	
9. 86% of the homes in Fairview Township are owner-occupied, single-family residential dwelling units.	
10. In the last 30 years 2,097 homes were built in Fairview Township. However; building trends decreased 27% since 2000.	
11. Current development trends indicate small parcel sizes (.32 acres) requiring public water and sewer services.	
12. Elderly residents make up 21.2% of the Township's population.	

**Table 6: Community Facilities & Services**

<b>Community Facilities &amp; Services Facts</b>	
<p><b>Police:</b> current staff: 19 FBI Uniform Crime Report (2006) a municipality is recommended to employ an average of 2.3 full-time sworn employees for every 1,000 citizens.</p> <p><b>Fire:</b> Volunteer fire fighters: 30-40 Fairview Township contains 416 persons/square miles. FEMA states: 6 firefighters are needed to have an adequate response time of 14 minutes.</p> <p><b>Water:</b> Water service area 1993: 3,700 acres Water service area 2008: 7,600 acres (51% increase)</p> <p><b>Sewer:</b> Wastewater treatment plant capacity: North WWTP: 58% South WWTP: 96% 25% of the Township lies within a sewer service area</p> <p><b>School:</b> School district capacity: 92% Red Land High School: 99% Crossroads Middle School: 90% Fishing Creek Elementary: 94% Newberry Elementary: 96%</p> <p><b>Maximum Build-Out:</b> 16,027 additional units (2.6 times current) 42,139 additional people (2.6 times current) 1,647 additional school students</p>	<p><b>Recreation:</b> Park and recreation land: 52 acres Population: 14,321; National Park and Recreation Standard requirement (2006) 6-10 acres/1,000 people: Minimum recreation land needed: 90 acres</p> <p><b>Cost of Services:</b></p> <ul style="list-style-type: none"> <li>• \$242 per household is collected in taxes vs. an expenditure of \$1,305 (2008) of basic government services</li> <li>• \$1,586 per household is collected in taxes vs. an expenditure of \$5,675 per student (\$8,345 actual local and state dollars)</li> <li>• Current expenditure on services: Year 2008- \$1,305/household</li> <li>• Projected expenditure on services: Year 2030- \$2,405/household based on trends</li> <li>• Non-residential                         <ul style="list-style-type: none"> <li>• \$39/sq.ft. non-residential space (approximately)</li> <li>• Assessed value/acre of non-residential is \$92,000 vs. \$55,000 for residential land (varies by home type and location)</li> </ul> </li> </ul> <p>The Township collects \$2.9m/year from Non-Residential uses (2,029 Acres) vs. \$2.3m for all other uses (7,361 residential acres)</p>

**Community Facilities & Services Planning Implications**

1. Nearly 22% of Township lands are available for future development within the DGA.
2. If the number of homes continues to increase, each household will increase their expenditure for community facilities and services by 54%. Residents currently pay an estimated \$1,305 (2008) each year for municipal services and are projected to pay \$2,405 by year 2030.
3. All five schools within the West Shore School District are over 90% capacity.
4. The northern sewage service area has capacity for future development. The northern sewer service area is at 58% capacity. However; the amount of existing capacity may not sustain future projected total build-out conditions.
  - a. Capacity for the northern sewer service is projected to have a deficit of 654,000 if all non-residential development is built-out.
  - b. Sewer service is available from the Lower Allen Township Treatment Plant.
  - c. Agreements for additional capacity for Fairview Township from Lower Allen Township are not readily in place.
5. Nearly 25% of the Township's lands lie within sewer/water service areas.
6. If build-out occurs, the southern sewer service area can expect a deficit capacity of 208,000 in 2030. The sewage treatment plant is at 96% capacity.
7. Although the water service area in the Township has doubled its size over the last 15 years, correspondence with PA American Water Company reveal they have the ability to accommodate future customers.
8. Fairview Township's police department is adequately staffed, according to Federal standards of one officer to every 1,000 citizens.
9. Fairview Township has adequate response times and adequate number of volunteer staff according to FEMA standards and positive resident response.
10. As residential development increases over the next 20 years, additional park land will be needed. Scenario 2 projects a minimum of 90 acres will be needed.
11. The community attitude survey results show 67% of the respondent's desire additional trails and walking paths. 53% of the respondent's desire additional park lands.

**Table 7: Transportation Planning Implications**

<b>Transportation Facts</b>
<p>Percent increase in traffic volumes from 1993 to 2008:</p> <ul style="list-style-type: none"> <li>PA-76: 124%</li> <li>I-83: 20%</li> <li>Pinetown Rd (SR 4024): 706%</li> <li>Old Forge Road(SR 4020): 73%</li> <li>Lewisberry Road(SR 0382): 47%</li> <li>Fishing Creek Rd(SR 0262): 33%</li> </ul> <p><b>Current or recent roadway improvement projects are:</b></p> <ul style="list-style-type: none"> <li>-Lewisberry Road and I-83 intersection widening</li> <li>-SR-114 and I-83 intersection improvements</li> <li>- Valley Road and Wyndamere Road intersection realignment</li> <li>-Salem Road (T-880) resurfacing</li> <li>-Martingale Drive (T-897) resurfacing</li> <li>-Pleasant View Road (T-892) resurfacing between Hain Lane &amp; I-83 Ramp and between Sunset Drive &amp; Fishing Creek Road</li> <li>-Evergreen Road (T-970) resurfacing between Gaumer Road &amp; I-83 Ramp</li> </ul> <p>Future residential development:</p> <ul style="list-style-type: none"> <li>- ±1,042 acres have been designated for future development at a common density of three units per acre that will access Old Forge Road and Limekiln Road. New trips: 18,604 (7-10/day)</li> </ul> <p>Township residents have direct access to three major highways (PA-76 and I-83).</p> <ul style="list-style-type: none"> <li>- Connections to PA-76: 1</li> <li>- 5 Connections to I-83:                             <ul style="list-style-type: none"> <li style="width: 33%;">○ Limekiln Road</li> <li style="width: 33%;">○ Pleasant View Road</li> <li style="width: 33%;">○ Wyndamere Road</li> <li style="width: 33%;">○ Old Forge Road</li> <li style="width: 33%;">○ Fishing Creek Road</li> </ul> </li> </ul>
<b>Transportation Planning Implications</b>
<ol style="list-style-type: none"> <li>1. At full build-out, over 18,600 additional trips per day are projected for the Limekiln and Old Forge Road region within the designated growth area.</li> <li>2. Roadways within the growth area that will experience additional trips are: Local Roads including: Ridge Road; Collector Roads including: Old Forge Road, Limekiln Road; and Arterial Roads including: Old York Road and Fishing Creek Road.</li> <li>3. Noticeable increases in average daily traffic have occurred on the Township’s major and minor roadways particularly on PA 76; I-83; Pinetown, Old Forge, Lewisberry and Fishing Creek Roads.</li> <li>4. Residential growth has located along and near the I-83 corridor.</li> <li>5. Additional traffic on local roadways will compromise accessibility onto I-83 and PA-76.</li> <li>6. Fairview Township has highway accessibility to major interstate roadways. Five connections to I-83 and one turnpike connection are available for Fairview Township residents.</li> <li>7. Seven of the most recent roadway improvements have been concentrated on roadways near or having direct access to I-83.</li> </ol>

## SECTION 4.0 GROWTH MANAGEMENT PLAN

The *Growth Management Plan* provides a blueprint or guide for future development and potential redevelopment areas of the Township. A growth management plan is a conscious effort to influence the rate, amount, type, location and quality of future development. Management of these aspects of growth can affect the overall form and nature of development measured by a set of impact characteristics including environmental and fiscal impacts and outputs as a result of development including but not limited to: traffic congestion, damage caused by unmanaged stormwater run-off, inadequate public facilities and services and other affects of sprawl. This act of guiding growth is not intended to stop growth; but instead, manage growth in an environmentally sensitive and fiscally responsible manner.



### Section 4.1 Policies for Growth Management

The Vision for Fairview Township, plan goals, plan objectives, growth management concepts and strategies create the foundation for the Township to guide future development, redevelopment and revitalization projects. Growth Management policies provide the basis for development of plan elements that address future community development activities/projects/ and programs. Policies build the framework for growth management concepts and strategies that help the Township obtain a more “sustainable” community that:

- Recognizes that growth occurs within some limitations and is often restricted to some degree by the carrying capacity of the environment;
- Values cultural diversity;
- Respects other natural life forms and supports biodiversity;
- Promotes shared values amongst the members of the community through education;
- Employs ecological decision-making such as integration of environmental criteria into all municipal government, business and personal decision-making processes;
- Makes decisions and plans in a balanced, open and flexible manner that includes the perspectives from the social, health, economic and environmental sectors of the community;
- Makes best use of local controls, capabilities and resources;
- Uses renewable and reliable sources of energy;
- Minimizes to the greatest extent possible harm to the natural environment;
- Does not compromise the sustainability of other communities (a regional perspective); and,
- Does not compromise local sustainability for future generations.

As stated in Section 1.1, the vision statement, goals, objectives, growth management concepts and strategies, and community and neighborhood design elements established in this portion of the plan that provide the framework for elements of the Growth Management Plan. Subsequent sections consisting of the following elements make up the Growth Management Plan: Future Land Use Plan, Future Housing Plan, Future Transportation Plan, Future Community Facilities & Services Plan, and Economic Development Plan.

## Section 4.2 Community Vision

The general public and the Advisory Committee played an important role in creating a vision for the future. The vision statement is a vivid description of desired outcomes spanning a planning horizon of 20 years. The vision is intended to inspire, energize and help to create a mental picture of the future. A vision statement was initially prepared by the project Advisory Committee, enhanced by public input from the community survey and vision-setting public meeting.

The final vision statement builds upon the Township's assets with an emphasis on conservation and preservation and enhanced recreation:

### Vision Statement

*Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well utilize paths, trails and greenways to access natural amenities.*

The vision statement provides the basis for research, analysis and the planning process to support development of this plan. This vision looks both within and outside of the Township to determine what kind of place would be suitable for present and future generations.

## Section 4.3 Goals and Objectives

The Plan goals and objectives have been developed based upon issues and concerns expressed by the community, local elected officials and staff. The plan goals and objectives outlined by plan element are consistent with the requirements outlined in the MPC. The goals and objectives provide the basis for development of growth management and conservation/preservation policies, strategies, regulations, projects and programs.

### Section 4.3.1 Land Use

A delicate balance of land use (both non-residential and residential land uses) is required to attain a stable tax base and the desired level of sustainability.

**Goal 1: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.**

#### Objectives:

- Develop policies to promote orderly and efficient community development.
- Protect land by effectively planning and designing future development.

- Encourage the reuse of existing structures or vacant or underutilized buildings in the designated growth areas to help conserve the rural conservation areas.
- Protect environmentally sensitive areas and utilize land preservation techniques during a land development process.
- Reinvest in the redevelopment and revitalization of New Market area.
- Promote residential and non-residential growth in the northern plant sewer service area.
- Design residential neighborhoods and commercial developments in proximity to each other so that residents can live and work, and save time and energy by locating such uses in generally the same area.
- Identify and permanently preserve agricultural land for future agricultural uses.
- Create land use controls that protect existing open spaces and forested, primary and secondary open space resources, and remaining agricultural parcels.
- Direct incompatible capital projects away from agricultural, forested and open space areas.
- Adopt ordinances which would not unreasonably restrict agricultural structures and agricultural practices.
- Encourage the continued establishment of Agricultural Security Areas and enrollment in the Clean and Green Program and promote active participation in the Pennsylvania Agricultural Conservation Easement Program.
- Discourage the subdivision of large agricultural tracts of land into small lots that would contribute to development sprawl and loss of rural character.
- Utilize Conservation by Design techniques to preserve lands in the Rural Conservation areas as well as large residential developments that may occur within the Designated Growth Boundary area.
- Inventory Fairview Township's outstanding scenic viewsheds and landscapes.
- Develop a comprehensive viewshed and landscape protection program.
- Perform road improvements without disrupting the scenic and rural nature of the Township.
- Perform road improvements that are designed to highlight or enhance designated higher quality viewsheds and overlooks.



### ***Section 4.3.2 Preservation/Conservation***

Community sustainability and green infrastructure are interrelated with respect to economic development and preservation of natural and historic and cultural resources for use by current and future generations.

***Goal 1: Protect, conserve and preserve the natural resources of Fairview Township including heritage areas, woodlands, green areas, agricultural areas, water resources and wildlife.***

**Objectives:**

- Compile natural resource data as part of the Township subdivision and land development planning process.
- Educate the development community to utilize the Comprehensive Plan as a base for natural resource protection.
- Review all development plans with consideration given to environmentally sensitive areas with special emphasis to groundwater protection (quality and quantity).
- Establish an "Environmental Advisory Council" at the Township or inter-municipal level.
- Preserve and protect as permanent open space those areas that are ecologically sensitive or that pose development constraints, including wetlands, floodplains, forested areas, and steep slopes, by coordinating open space protection efforts with other levels of government and land protection advocacy groups.
- Minimize the effects of future land use that have a high potential for adversely impacting the environment and character of the area.
- Coordinate the acquisition of public parks and open spaces with other natural protection programs and open space preservation initiatives.
- Identify scattered historic sites of regional or local importance.
- Regulate the demolition of historic sites.
- Protect the architectural character of historic buildings, sites and structures and protect historic areas.
- Direct incompatible capital projects away from historic and cultural resources.
- Preserve the Township's scenic/historic roads and bridges.
- Revitalize the New Market area by enhancing the streetscapes, create safe pedestrian pathways, and rehabilitate historic structures, create infill opportunities, and redevelopment of vacant and abandoned properties.

**Section 4.3.3 Housing & Community Development**

Availability of decent, affordable housing for households of all ages and all income levels is an indicator of a sustainable community.

**Goal 1: Preserve and enhance the community character that makes Fairview Township unique, distinct and an identifiable place to live.**

**Goal 2: Provide for the diverse housing needs of all residents of Fairview Township.**

**Goal 3: Conserve energy and provide for a variety of reliable and affordable energy resources.**

**Objectives:**

- Revise zoning and subdivision and land development ordinance provisions that will increase energy efficiency in new developments.
- Implement urban forestry programs to increase energy efficiency in developments.
- Provide housing opportunities for the Township's elderly and workforce residents.
- Concentrate new and infill housing within the designated growth areas.



- Revitalize the housing stock in New Market.
- Create neighborhoods that are safe and pedestrian friendly.

#### **Section 4.3.4 Economic Development**

A healthy economy fosters a sustainable community by providing a balance of land uses to include housing, business development, employment, open space, recreation and tourism opportunities.

**Goal 1: Guide orderly, efficient and landscape sensitive development to accommodate projected growth of the Township while providing adequate public facilities and services in managed growth areas having strict policies about land preservation/conservation in areas outside the growth area in an effort to maintain a sustainable community.**

##### **Objectives:**

1. Maintain the region's existing rural community character by promoting landscape sensitive non-residential development in a managed growth area.
2. Encourage commercial and industrial development located and designed to be compatible with existing land uses and the regional economy.
3. Allow development that can provide for adequate public facilities and services that promote public health, safety and welfare.
4. Attract employment opportunities on a regional level by working with the area's regional economic development agencies.
5. Encourage business expansion from existing businesses and industry.



#### **Section 4.3.5 Community Facilities & Services Plan**

Community facilities and utilities include land, buildings and services to help meet health, safety, and welfare, educational and social needs.

**Goal 1: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.**

##### **Objectives:**

- Ensure that all public service user fees are equitable and financially feasible.
- Encourage, establish and maintain inter-governmental relationships with adjoining municipalities.
- Promote coordination among police, fire and emergency services both within the Township and at an inter-municipal level.
- Improve staffing level of fire protection services to provide for the highest level of protection for Township citizens.
- Promote collaboration with the school district and Township Police Department to maintain a crime-free environment through educational programs geared towards school-aged children.
- Work with PA American Water to ensure a safe, reliable and adequate supply of water.

- Develop and enforce provisions within the subdivision and land development ordinance that require developers to accurately determine the water supply needs and impact generated by their development proposals.
- Update the Township's Comprehensive Parks and Recreation Plan to determine the location and size of future recreational lands and community park facilities.
- Secure land areas for the establishment of a new community-wide park including active and passive recreational opportunities tied together by interconnecting greenways, biking and walking paths.
- Develop street lighting standards that are not obtrusive or brazen to be applied to all new street development or existing street improvements where development is planned.
- Restrict the extension of urban sewer and water facilities into the rural conservation areas outside the designated growth areas.

### **Section 4.3.6 Transportation**

Safety, mobility and accessibility for all modes of travel are key indicators of sustainability.

**Goal 1: Provide for safe, functional and convenient movement of people and goods while preserving the Township's scenic and rural character.**

#### **Objectives:**

- Develop a clearly defined roadway hierarchy system for all existing and future roads within the Township built upon the functional classification system described in this Comprehensive Plan.
- Identify existing deficiencies in the transportation system that pose safety hazards or restrict mobility within the designated growth areas.
- Township staff and Board of Supervisors collaborate to determine future road improvement priorities.
- Continue annual road inspections to identify improvement needs.
- Prioritize needed improvements to ensure adequate maintenance is performed without disrupting the scenic and rural conservation areas of the Township.
- Design new roads to be complete with lighting, sidewalks and connections to other development areas and parks.
- Develop standards to ensure safe and appropriate vehicular and pedestrian access to all properties including adequate sight distance and control over access to collector and arterial roads.
- Promote the use of alternative means of transportation including transit, carpooling, and park-and-ride systems.
- Encourage and support rail as a viable means of transporting goods and services for industrial businesses within the Township.
- Encourage specialized or express transportation services between economically challenged areas with compact neighborhoods and employment centers.



## Section 4.4 Growth Management Concepts & Strategies

In order to reach the goals and objectives prepared for this plan, four key growth management concepts with accompanying strategies have been outlined in this section that provide the framework for preparation of a growth management plan. The key concepts are described in terms of boundaries, landscapes, revitalization, resources, and economic core development. The following provides the purpose for each of these **CONCEPTS AND STRATEGIES**.

1. Establish **growth boundaries** including a designated growth area, a future growth area, a rural resource area and a public infrastructure area in order to provide adequate public facilities and services.
2. Preservation and enhancement of **rural landscapes** such as *rural resource areas* including open space, farmland, locally significant historic/cultural areas, and environmentally sensitive areas in order to promote public health, safety and welfare by guiding future development into the designated growth areas. Preserve natural resources and environmentally sensitive lands across all landscapes.
3. Promote low and moderate residential development within undeveloped and underutilized **residential neighborhood landscapes** within the designated growth boundaries.
4. Create a sustainable and more balanced tax base for the Township by enabling integrated design concepts to create and enhance the **community development landscapes**. Throughout this landscape the Township is encouraged to permit a mix of land uses including: planned and integrated mixture of residential and nonresidential development patterns into areas best suited for future growth. The Township wishes to enhance its economic base by directing development/redevelopment into areas where vacant (infill) properties exist as well as adjacent undeveloped properties within the DGA in an effort to reduce transportation and infrastructure impacts outside of the DGA.

The following section provides a description for each of these landscape concepts and key **STRATEGIES** associated with each.

- ① **Growth Boundaries:** Growth boundaries are a means to delineate where more intense development is appropriate and where it is not. Boundaries are not intended to build a wall between communities or to stop growth. Instead, growth boundaries assist with management of growth in a responsible manner with respect to sustainability of the community by directing growth to the most appropriate locations.

**STRATEGY:** Provide adequate public facilities through private and public partnerships to support growth within designated growth areas.

**STRATEGY:** Provide for a variety of uses at a variety of densities and intensities within the growth boundary to reduce development pressures outside of designated growth areas. The goal is to reduce residential sprawl working toward developing a more sustainable community.

**STRATEGY:** Provide for the phasing and timing of growth by establishing a designated growth area and future growth area adequate in size and location to

accommodate anticipated short-term growth while reserving adequate lands for long-term growth.

**STRATEGY:** Identify growth boundaries to preserve natural and rural landscapes.

**STRATEGY:** Use designated growth areas to allow public infrastructure improvements to occur and keep pace with development in the pursuit of attaining a more sustainable community serviced by adequate public facilities.

Primary and Secondary Designated Growth Areas have been identified (refer to Map 2), consistent with the MPC, and used to identify growth boundaries in this plan and can be defined as follows:

- **Primary Designated Growth Area** is a region within the township that preferably includes residential and mixed use development permitted or planned for at densities of at least one or more units to the acre and commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.
- **Secondary Designated Growth Area** is an area targeted for future growth and development because of its local land use patterns, development potential based upon land use regulations; however, due to the lack of planned public infrastructure expansion this area holds a lower priority for growth than in the *designated growth area*.

The MPC also provides a definition for areas currently planned to be serviced by public infrastructure such as water, sewer and other services.

- **Public infrastructure area** is a designated growth area and all or any portion of a future growth area where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed.

*Source: Pennsylvania Municipalities Planning Code*

- ② **Rural Landscapes:** Rural landscapes exist within the Rural Conservation Areas consisting of prime agricultural lands and natural areas where development should be limited and targeted to serve the needs of local residents. Very limited growth should occur, and having the best possible access to the transportation corridors should be carefully planned to protect the function of the corridor, preserve the scenic character of the landscape and enhance traffic safety. Natural areas include undeveloped areas consisting of wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural lands, floodplains, unique natural areas and similar environmentally sensitive areas. Rural landscape areas provide benefit to public health, safety and welfare with respect to essential resources found in nature such as water, air, land, forests, fish and wildlife, topsoil, and minerals.



- STRATEGY:** Limit development to densities that can be supported by existing transportation networks with minor upgrades.
- STRATEGY:** Provide an option to create a cluster development placing standards and policies on: multiple access drives onto existing transportation networks; minimizing new infrastructure needs to support development; and preserving the rural landscapes.
- STRATEGY:** Identify small pockets of concentrated development located outside of the designated growth areas where such development should expand as well as identify the types of development that should be permitted to support the needs of local residents.
- STRATEGY:** Promote conservation-based development to protect natural resources, agricultural lands and scenic viewsheds / viewsapes.
- STRATEGY:** Preserve and protect natural resources, forested lands and unique landscapes by using a variety of tools and techniques in order to establish sound land use policies, encourage community revitalization in growth areas and infill development in existing residential neighborhood areas, address recreational needs and protect agricultural lands and open space.
- STRATEGY:** Promote strategically located greenways that protect the region's natural resources and environmental quality, while providing opportunities for future linkages and connections via trails and paths.
- STRATEGY:** Promote the development of a greenway plan consistent with the York County Open Space and Greenways Plan. Encourage linking greenway concerns with implementation strategies that address sound land use, community revitalization, recreation needs, various modes of travel and open space protection.

The MPC provides the following guidance with respect to preservation and conservation of rural resources.

- **Rural resource area** is an area within which rural resource uses include, but are not limited to agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted and public infrastructure services are not provided except in villages.  
*Source: Pennsylvania Municipalities Planning Code*
- **Agricultural land** is land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture natural resource and conservation services county soil survey.  
*Source: Pennsylvania Municipalities Planning Code*
- **Preservation or protection** when used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from

wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.

*Source: Pennsylvania Municipalities Planning Code*

- **Historic Resource Protection** Historic resources define the essence of many of the rural areas within Pennsylvania. Preservation of the rural historic resources also improves property values as well as contributes to the aesthetics of desirable communities with a higher quality of life for residents. Using tools such as National Register Districts, local historic districts, architectural standards and Historic Architectural Review Board Districts (zoning overlays) are good ways to protect scattered or clusters of historic resources. The Township should consider development of regulations for architectural, demolition, and redevelopment/rehabilitation of sites to preserve historic integrity and character of any existing historic places.
- **Conservation-Based Development** requires the consideration and preservation of resources on the site within the development process. The process involves the identification of resources through a site analysis plan and the design of a proposed development in the least intrusive manner. This tool is appropriate for the Township who seeks to protect and retain natural resources and character in the face of development pressure. Overall benefits or advantages to this approach include: minimal disruption to natural systems with the introduction of development; resource protection with little public cost while accommodating context sensitive development patterns; retention of resources and community character within the development process; quality permanent open space and desirable, livable and walkable neighborhoods; a clear process for achieving conservation subdivisions; a practical alternative to conventional, tract development; and, reduction of takings arguments that may occur in large-lot zoning or other preservation requirements.
  - **Cluster development** is used to preserve and conserve natural features and environmentally sensitive areas including viewsheds or viewscapes while concentrating development and reducing the amount of infrastructure improvements required in support of this development pattern. This development pattern can be used in both suburban and rural landscapes.

### ③ **Residential Neighborhood Landscapes:**

Residential Neighborhood landscapes are located within the primary and secondary DGA encompassing lands that are either serviced or can be serviced by logical extensions of existing infrastructure including roads, water, sewer and a variety of services to support development. These areas are located within and around the fringes of Community Development Landscapes where predominantly residential neighborhoods are located and planned with connections to retail shopping, employment centers and institutional facilities. These uses are typically located in proximity to each other with residential development clustered to preserve and conserve natural resources and open space. Developments include a variety of housing types and densities with appropriate linkages to eliminate sprawl and traffic congestion. The land use pattern should be designed to support alternative modes of transportation such as transit, bicycling and pedestrians. Park and recreational facilities should be accessible to all residential neighborhoods via sidewalks, greenways, and roadways. Transportation



corridors within the suburbs should provide access to major employment and commercial areas. Use of access management tools and techniques will maintain corridor function as a major transit and road connection between centers.

**STRATEGY:** Provide cluster development design guidelines that manage access onto the existing transportation network.

**STRATEGY:** Plan and program public improvements that offer multiple modes of transportation and provide linkages to suburban centers and park and recreation facilities.

**STRATEGY:** Promote a small percentage of lands to be dedicated to providing commercial and personal services.

**STRATEGY:** Provide tools and techniques to promote access management.

**STRATEGY:** Develop redevelopment and infill development standards consistent with neighborhood scale, design and land use patterns for suburban landscapes and walkable communities.

**STRATEGY:** Increase recreational opportunities for existing and future neighborhoods

- **Cluster development** is used to preserve and conserve natural features and environmentally sensitive areas including viewsheds or viewscapes while reducing the amount of infrastructure improvements required in support of this development pattern. This development pattern can be used in both suburban and rural landscapes.
- **Community centers** are areas where there is a mix of community-oriented commercial uses, offices, public services, local parks, schools and medium to high density residential uses.

**④ Community Development Landscapes:** Community Development Landscapes are located within the Growth Boundary encompassing lands that are serviced by existing infrastructure including roads, water, sewer and a variety of services to support development. Community Development Landscapes include the Community Mixed Use land classification areas where there is a potential for higher concentrations of integrated and mixed land use patterns to exist in a compact setting. Over time these areas have developed adjacent to the Township's major transportation corridors and where basic goods and services are readily available. These lands are located within the DGA and are best suited for future economic and residential development.



**STRATEGY:** Coordinate redevelopment and infill development strategies that will enhance the New Market Area with improvements characteristic of traditional neighborhood developments.

**STRATEGY:** Plan and program public improvements that offer multi-modes of transportation and provide linkages from neighborhoods to community service centers, community facilities, and other places providing essential goods and services.

**STRATEGY:** Plan and program transportation improvements sensitive to the context of neighborhoods and varying landscapes along major corridors.

**STRATEGY:** Plan for an integrated mix of residential and nonresidential land use patterns to meet future growth projections as well as work to create a well balanced tax base for Fairview Township.

**STRATEGY:** New housing developments shall meet the housing needs desired by the elderly and/or current and future workforce.

- ***New Market (Town Center) Area Revitalization and Redevelopment Opportunities***

New Market, founded in the mid 1700's, by John Harris, began a large Indian settlement at the mouth of the Yellow Breeches Creek. By 1806, the area boasted several churches, stores, a working forge, and a distillery. The growth of this particular portion of the Township was due in large part to the establishment of a ferry across the Susquehanna and the York-Harrisburg Road, which passed through the area. In 1807, a 120-lot village was laid out, and lots were sold by lottery drawing held at the local tavern. The owner of the New Market Forge, Jacob Haldeman, Sr., was responsible for laying out the town of New Cumberland in 1814, and selling the lots with the same lottery method used for New Market. *Source: <http://www.twp.fairview.pa.us/history.html>*

Based upon input received from the community-at-large, New Market and surrounding areas was identified as a target area for revitalization. The New Market Area contains characteristics of a traditional neighborhood containing smaller residential dwellings, mixed uses, concentrated development patterns that have occurred over time, within a somewhat walkable/pedestrian-friendly environment. The following community enhancement ideas were documented from a "New Market Place-Making" activity facilitated at the September 2008 - Vision-Setting Public Meeting along with technical assessment of redevelopment and village enhancement opportunities.

**Community Enhancement Design Parameters for New Market Area (*creating a Town Center*):**

Mixed-use development is encouraged to include a variety of appropriately scaled retail and commercial services, civic and residential uses as well as public open space supported by transportation facilities for all modes as described below:



1. Connections between all areas in New Market as well as connections to the Town Center making traffic circulation and traffic calming improvements:
  - (a) Roundabout and roadway upgrades utilize a boulevard concept to slow traffic for both worker and pedestrian safety as well as provide aesthetic qualities to establish roadway as the key corridor to and through the Town Center.
  - (b) Designated pedestrian crossings, paths and sidewalks provide separation between vehicle and pedestrians.

- (c) Pedestrian, bicycle, vehicular and transit connections to other developed areas.
2. Consistent streetscape enhancement treatments including sidewalks, lighting, tree planting, gateway treatments, wayfinding signage and landscaping.
3. Developing a Town Center:
  - (a) Redevelopment opportunities to increase commercial retail, services and office space.
  - (b) Provide uses and relationship between uses to serve as a social and commercial hub for Fairview residents and visitors from the region. Uses within the “center” may include a balanced mix of commercial retail, professional and personal services, government and public spaces including common areas and focal points having safe pedestrian accessibility, gateway treatments/signage, landscaped parking lots, and convenient shopping hours.
  - (c) Develop a central focal point within the roundabout. Amenities within the town center area may include space to host community events, exhibit public art, seating, landscaping, gathering space and necessary utilities.
  - (d) Businesses within the town center and adjacent downtown New Cumberland are encouraged to create joint promotional strategies for businesses and events within the center.
4. Preservation of historic resources. Preservation of historic resources is crucial to the preservation of what remains in New Market and provide heritage signage and information.
5. Implementation of infill development and redevelopment in and on underutilized and vacant spaces throughout the New Market Area.
  - (a) Opportunities for infill development exist within the older New Market area located along the Susquehanna River (Water Street, Umberto Avenue, and Ross Avenue). Those areas include pockets of infill residential development.
  - (b) Areas targeted for high density residential should have direct access to existing roadways within the New Market Area including connections and pathways to adjacent commercial, public areas and/or residential areas.
  - (c) Implement strategies for infill and redevelopment:
    - Provide adequate public facilities and any necessary upgrades (community water and community sanitary sewer systems) through private and public partnerships to support infill development, redevelopment and expansion opportunities.
    - Provide proper zoning regulations and design guidelines to support infill development, redevelopment and expansion.
    - Create design standards within zoning and subdivision/land development regulations and standards to achieve the following:
      1. Edges – Define the edges or fringes to create the transition and buffer area between commercial or mixed use areas and surrounding natural areas.
      2. Gateways – Gateways should be established at entranceways to existing or proposed commercial centers or village-oriented mixed use areas.
      3. Pedestrian Ways – Paths, sidewalks, and walkways provide links to various attractions and natural amenities.
      4. Setbacks – Shallow front yard setbacks typical of traditional town centers.
      5. On-Street Parking – In appropriate locations, on-street parking provides a separator between moving traffic and pedestrian ways.

6. Trees – Trees provide a buffer between pedestrian ways and the streets, a unified visual effect along a street and protection of pedestrians from elements such as sun glare and reflective heat from paved surfaces.
7. Access to Waterfront – Where appropriate, establish new areas for public access and/or improve all existing public access areas to the water.
8. Historic Preservation – The historic character of a property is important to preserving local and regional heritage areas and buildings. Deteriorated historic features should be repaired rather than replaced.
9. Density – Traditionally, lot sizes in town centers are smaller in comparison to those typically required in suburban areas.
10. Signage – Sign standards addressing appropriate size and design should reflect the unique characteristics of a traditional village setting.
11. Architectural Design – New construction and additions should consider proportion and scale, massing, directional expression, materials and colors consistent with downtown and town center development.
12. Proportion and Scale – Scale includes the height, width and mass of the buildings. Future building additions should be built in proportion to and maintain the scale of the existing building and any neighboring structures.
  - i. Consistent Building Massing – Massing refers to the volume created by the combined sections of a building. Various architectural styles have different massing such as boxlike structures versus varied massing. Respect for the predominant styles of a traditional village should be demonstrated in new construction and additions.
  - ii. Common Private Drives & Public Alleyways – As development occurs in the town center, consideration should be given to common private drives or public alleyways to the rear of buildings where appropriate to support traditional downtown design. On-site parking should be oriented to the rear or the property accessible from common private drives or public alleyways.
  - iii. Traffic Calming – Traffic calming measures and design elements/regulations should be established for safety purposes. Measures such as pedestrian crosswalks, narrower cartway widths, and signage.

### **New Market Area Redevelopment Concept**

The New Market community and surrounding area was a subject of a great amount of discussion throughout the comprehensive planning process. The public and advisory committee was asked to participate in a "New Market" workshop to make suggestions and determinations for the overall enhancement of the New Market Area. Key issues to be addressed were:

- Demolition of deteriorated buildings
- Revitalization of old homes
- Needed commercial and personal services
- Achieve a greater level of community sustainability through new economic development opportunities creating a more stable municipal tax base.

- Traffic circulation and congestion
- Pedestrian safety and connectivity between destination uses
- Planning for a mix of community services and commercial uses including higher density residential living opportunities

A strategy and concept was created based upon public and advisory committee input, development trends, restrictive zoning regulations, environmental constraints, existing road patterns and congestion, underutilized land/buildings and vacant land/buildings within the New Market Area. Recent development trends indicate a need for enhanced flexibility in current development zoning codes to permit a variety of uses as part of one comprehensive development plan. Section 6.1 Future Land Use Classifications includes a **Community Mixed Use (CMU)** classification that permits several types of potential development patterns:

- Commercial/Employment Mixed Use Centers (permits a variety of employment-generating uses and commercial center opportunities integrated with residential)
- Town Center Mixed Use Neighborhood (permits a mix of residential, commercial and live-work uses having multi-floor construction typically found in a village atmosphere)
- Residential Mixed Use Centers (permits a minimum of six units per acre supported with multi-floor, mixed commercial and office uses)

The New Market Redevelopment Concept was developed to encourage village types of mixed use and design ideals such as medium and high density residential uses; mixed commercial (potentially retail/personal/professional services) first floor with second floor office or residential opportunities. The concept also includes transportation improvements to Bridge Street and Old York Road, new common areas, pedestrian-oriented improvements, boulevard enhancements to Old York Road, and streetscape enhancements to Lewisberry Road and connections to existing park facilities. Table 8 provides specific information regarding the New Market Area concept.

**Table 8: New Market Redevelopment Concept Opportunities**

Land Use Type*	Area or Units
Residential	
Medium Density (units)	118 acres / 28 units
High Density (units)	15 acres / 45-50 units
Retail Commercial (square ft) (430sq.ft./employee)	74,163 sq.ft.
Office/Industrial (square ft)	32,608 sq.ft.
Job Creation (# of jobs)	247
Public Spaces	
Common areas (acres)	71 acres
Parks (acres)	33 acres
Pedestrian Connections	
Sidewalks; Crosswalks; trails (linear ft)	7,189 lf
Streetscape Enhancements (linear ft)	13,898 lf
Roadway Improvements – Traffic Circle (square ft)	17,117 sq.ft.
Greenway Preservation (12-15 feet in width)	114,912 lf

\*Refer to New Market Area Redevelopment Concept.

Acknowledging that the proposed strategy is conceptual in nature, the graphic concept provided enables the Township to see new land use patterns that can be created within the existing urban environment.

**Analysis of Mix of Land Uses for New Market Area**

Table 9 provides guidelines for planning the appropriate mix of land uses to support traditional neighborhood development patterns in a “village” setting. The guidelines, when compared to land use percentages for existing development within the New Market Area, suggest the need for mixed land uses such as two- or three-story mixed commercial businesses, higher density residential living units (apartments, condominiums, attached dwellings and/or townhouses), and other employment uses (office and industrial). New Market Area is estimated to be approximately 321.49 acres as depicted on the New Market Area Redevelopment/Revitalization Concept.

**Table 9: Suggested Mix of Land Uses**

Land Use Type	Standard* %	Existing New Market Area %	Redevelopment/Revitalization Concept
Medium Density Residential (attached housing i.e. townhouses, duplexes)	Maximum of 60%	4.4%	36.7%
High Density Residential (apartments and smaller condominium units)	Minimum 20% Maximum 60%	6.4%	4.7%
Employment Uses (office and industrial)	Minimum of 2% Maximum 30%	14.0%	6.5%
Commercial Uses/Mixed	Minimum 2% Maximum 30%	13.5%	26.9%
Civic Uses	Minimum 2%	1.2%	1.2%
Public Space	Minimum 5% or 3 acres (whichever is greater)	18.0%	24.0%
Low Density Residential	N/A	41.3%	0%

*\*Source: Architectural Graphic Standards, Tenth Edition, the American Institute of Architects*

## Section 4.5 Using the Right Tools and Techniques



Growth management is a set of techniques used by the Township to ensure that as the population grows and development occurs there are adequate public, private and support services to meet the demands of the community. Services typically address residential and non-residential land use needs as well as demands for protection of natural spaces, sufficient affordable housing, delivery of utilities, preservation of buildings and places of historic values and sufficient community facilities. Other tools and techniques are used to address impacts of development and regulate the type, density and intensity, location, timing and phasing of development.

A variety of tools and techniques have been packaged in a toolkit recommended for Fairview Township to address **pertinent issues** pertaining to growth management; economic development, and needs associated with housing, community facilities & services and transportation. Some techniques are narrowly focused to one specific landscape, while others apply to several or all landscapes. This section serves as a reference and orientation to the tools and techniques that are most appropriate to each landscape.

This section can be used as a menu of tools within this kit based on community interest and needs. For techniques that apply to a certain land use classifications i.e. rural conservation, readers should refer to the specific plan elements (future land use, economic development, housing, community facilities and services, and/or transportation) to view which tools and techniques would support certain types of activities or development.

### Section 4.5.1 Land Preservation

The Vision Statement, “Fairview Township intends to guide growth in a manner that **preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities**” can only be attained through responsible planning and growth management. Fairview Township contains vast amounts of open space throughout its western region of the Township. Residents and survey respondents feel policies and land development regulations are necessary for the future preservation of existing open space. The following tools and techniques are helpful in attaining the vision related to land preservation:



#### Tool #1: Conservation-Based Development

**Conservation-Based Development** is consistent with the Keystone Principles placing an emphasis on development that respects, conserves and enhances the Township’s natural lands and resources. The Plan provides several maps to assist the Township during subdivision and land development process to implement conservation based development standards:

- **Primary Conservation Lands:** Areas comprised of the most severely constrained lands where development is typically restricted under current codes and laws. Areas include wetlands, floodplains and steep slopes exceeding 25%.
- **Secondary Conservation Lands:** Areas including other noteworthy or significant features of the natural, cultural, and historic landscape such as forested areas/woodlands, wildlife habitats (Natural Areas), scenic byways and water trails,

groundwater recharge areas, greenways and paths/trails, river and stream corridors and historic sites and buildings.

- **Existing Protected Areas:** Areas that are subject to conservation easements, state and federal forest lands, parks and game lands, municipal parks, and areas that are enrolled in Clean and Green (Act 319), temporarily preserved as Agricultural Security Areas (ASAs), preserved through the York County Agricultural Land Preservation Program and conservancy properties including, but not limited to, lands in Farm & Natural Lands Trust.
- **Other Conservation Tools**

Other conservation tools include the adoption of an Official Map and use of conservation easements. The following provides a brief description of each.

- **Official Map** – A map adopted in accordance with Article IV of the MPC. An Official Map shows the location of areas that the municipality has identified as necessary for future public streets, recreation areas and other public grounds, or areas for open space acquisition, in fee or by easement. By showing the areas on the Official Map, the municipality puts the landowner on notice that the property has been identified for potential future acquisition for a public facility or purpose. The municipality has one year to purchase the property upon notice by the owner of intended development and may refuse to issue a permit for any building or development on the designated parcel during this timeframe.
- **Conservation Easement** – A conservation easement is a legal agreement between a landowner and a land trust or government agency. The easement may be sold or donated by the property owner and places permanent restrictions on the use or development of land in order to protect its conservation values.

A variety of conservation-based development tools and techniques that promote sustainability through preservation and conservation have been evaluated in the following tables with respect to key advantages and disadvantages and ease of implementation. Specific tools and techniques will be identified in the implementation section of the plan for various landscapes and situations. Careful consideration of advantage, disadvantages and implementation requirements should be given prior to implementation of various tools and techniques.

For key tools and techniques outlined in this plan including, but not limited to Planned Residential Developments, Traditional Neighborhood Development (TND) and Transfer of Development Rights (TDRs), the following tables provides an evaluation of advantages, basis of implementation and disadvantages of techniques with respect to achieving goals and objectives set forth in the Growth Management Policy for various landscapes (*rural landscapes, rural residential neighborhood landscapes and Community Development landscapes*)

A variety of conservation-based development tools and techniques that promote sustainability through preservation and conservation has been evaluated on the following pages with respect to key advantages and disadvantages and ease of implementation.



**Tool #1: Conservation-Based Development** (Conservation-Based is consistent with the Keystone Principles placing an emphasis on development that respects, conserves and enhances the Township’s natural lands and resources. The following tools provide assistance to the Township to help implement the conservation/preservation goals and objectives of this plan.

Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<p><b>Map of Potential Conservation</b> (Primary &amp; Secondary Conservation Maps, Existing Protected Areas Map &amp; Opportunities for Preservation Map)</p>	<ul style="list-style-type: none"> <li>Protects interconnected networks of open space including natural areas, greenways, trails and recreational lands.</li> <li>Identifies areas for permanent preservation and conservation.</li> <li>Identifies optimum areas for development.</li> <li>Results in context sensitive design.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate into SALDO regulations.</li> <li>Requires a sketch plan phase.</li> <li>Requires developer and Township collaboration early in the planning process to support development.</li> <li>Applicable to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Requires developer and Township collaboration early in the planning process to support development.</li> <li>Developers perceive this level of site planning and design as more costly and extends development review process.</li> </ul>
<p><b>Official Map Development &amp; Adoption</b></p>	<ul style="list-style-type: none"> <li>Identifies municipal intentions for conservation, preservation, and acquisition of land for public use.</li> <li>Provides opportunity for municipal involvement in development negotiations.</li> <li>Can provide official street names and road ownership.</li> <li>Official Map is only triggered when property owner provides notice of development.</li> </ul>	<ul style="list-style-type: none"> <li>Legal basis found in MPC.</li> <li>Development of Official Map and Ordinance.</li> <li>Map is updated as development plans are approved.</li> <li>Applicable to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Municipalities that do not readily respond to request for development can delay property owners from developing.</li> <li>Cost associated with development of Official Map and update of Map.</li> <li>Must be established by ordinance.</li> </ul>
<p><b>Conservation Easements</b></p>	<ul style="list-style-type: none"> <li>Land is preserved as open space for public and private access.</li> <li>Inexpensive method for protecting natural resources and/or establishing greenways.</li> <li>Landowner retains all other property rights, land remains on tax rolls.</li> </ul>	<ul style="list-style-type: none"> <li>Decision by private property owner.</li> <li>May or may not allow public access to support establishment of greenways.</li> <li>Applicable to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Public access may be restricted.</li> <li>Easement must be monitored and enforced.</li> <li>Easement may lower resale value.</li> </ul>

**Tool #1: Conservation-Based Development (Continued)**

Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<p><b>Preserve and Repair Riparian Buffers</b></p>	<ul style="list-style-type: none"> <li>• Reduction of peak storm flow.</li> <li>• Filtering pollutants.</li> <li>• Reduction of nutrients in waterways.</li> <li>• Streambank stabilization</li> <li>• Stream temperature control</li> </ul>	<ul style="list-style-type: none"> <li>• Legal basis to establish is founded in the MPC.</li> <li>• Establish buffers, greenways, open space and recreational areas through Comprehensive Plan.</li> <li>• Support local watershed groups.</li> <li>• Riparian Corridor Conservation District – zoning overlay district.</li> <li>• Consistency between zoning, subdivision/land development and stormwater management ordinances.</li> <li>• Best Management Practices should be developed for implementation by landowners in natural and rural landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Establishments of buffers must be clearly tied to health, safety and welfare issues and environmental protection.</li> <li>• A strong buffer awareness program may be required to educate the development community and property owners.</li> </ul>
<p><b>Floodplain Ordinance</b></p>	<ul style="list-style-type: none"> <li>• Protection of floodplain and water quality.</li> <li>• Protection from flood damage.</li> <li>• Creates riparian buffers to support wildlife habitats, greenways and access for recreation.</li> <li>• Allowable and unallowable uses are defined in the ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>• Map and ordinance regulations.</li> <li>• Implemented as part of Zoning Ordinance.</li> <li>• Land Development Plans subject to requirements and floodways, floodplain, flood areas and/or riparian buffers must be shown on plans.</li> </ul>	<ul style="list-style-type: none"> <li>• Cost associated with development of floodplain map and ordinance.</li> <li>• Requires establishment of ordinance.</li> <li>• Limitations on allowable uses may be too restrictive.</li> </ul>
<p><b>Conservation Subdivision or Cluster Development Standards</b></p>	<ul style="list-style-type: none"> <li>• Alternative to conventional development patterns that allow for preservation/conservation.</li> <li>• Fewer environmental impacts.</li> <li>• Potential reduction in infrastructure costs.</li> <li>• Ability to create walkable neighborhoods and sense of community.</li> <li>• On-lot systems can be used if designed and maintained properly.</li> </ul>	<ul style="list-style-type: none"> <li>• Legal basis founded in the MPC.</li> <li>• Amendment of zoning ordinance and subdivision/land development ordinance.</li> <li>• Sketch plan process.</li> <li>• Use of Map of Potential Conservation.</li> <li>• Can be applied to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• May result in the need for community sewer systems.</li> <li>• Continued use of agricultural uses in open spaces of cluster development creates conflict.</li> <li>• Transportation and air quality impacts are the same as conventional development.</li> <li>• Poor design can result in greater visual impacts than conventional design.</li> <li>• May require more site inspections.</li> </ul>

**Tool #1: Conservation-Based Development (Continued)**

Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<p><b>Wellhead Protection Areas</b></p>	<ul style="list-style-type: none"> <li>Protects existing water supply and maintains safe sources of drinking water.</li> <li>Preserves longevity of sources of water supply and reduces the need and cost to develop new sources.</li> <li>Reduces the need for increased treatment technologies to purify water.</li> <li>Places restrictions on development in identified areas that contribute water directly to wells.</li> <li>Reduces or eliminates potential well contaminant sources.</li> </ul>	<ul style="list-style-type: none"> <li>Legal basis is founded in the MPC.</li> <li>Delineation should be done by a professional hydro-geologist or engineer.</li> <li>Applicable to landscapes consisting of wellhead protection areas.</li> </ul>	<ul style="list-style-type: none"> <li>Assessments can be costly.</li> <li>Owners and operators of small water systems must be evaluated.</li> </ul>
<p><b>Community Water &amp; Sewer Systems</b></p>	<ul style="list-style-type: none"> <li>May provide alternative to conventional development patterns and can allow for preservation/conservation.</li> <li>Fewer environmental impacts.</li> <li>Fewer health impacts.</li> <li>Potential reduction in infrastructure costs.</li> <li>Enhances Cluster Development opportunities if designed properly.</li> </ul>	<ul style="list-style-type: none"> <li>Legal Basis found in Act 537 Plans</li> <li>Amendment of zoning ordinance and subdivision/land development ordinance (requiring tie in to existing or future services).</li> <li>Applicable to village landscapes and planned residential developments in rural residential landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Implementation may require municipal involvement in sewage facilities planning and management.</li> <li>Motivating owners and operators of existing small water/sewer systems to participate may be difficult.</li> <li>Motivating existing owners to tie-in may be difficult.</li> <li>Cost associated with system installation and maintenance.</li> </ul>
<p><b>Stormwater Management Best Management Practices (BMPs)</b></p>	<ul style="list-style-type: none"> <li>Provides acceptable practices for compliance with regulation of stormwater management.</li> <li>Minimizes the increase of surface volumes, rates and frequencies resulting from development.</li> <li>Minimizes increases to downstream flooding.</li> <li>Increases recharge to groundwater.</li> <li>Increases treatment and pollutant removal for groundwater recharge and surface water discharge.</li> <li>Decreases erosion, scour and stream downcutting in upper reaches and sedimentation in lower reaches.</li> <li>Contributes to the aesthetic amenities of new development.</li> </ul>	<ul style="list-style-type: none"> <li>Adoption of County Stormwater Management Plan Act 167.</li> <li>Legal basis to allow these standards in subdivision and land development ordinance is founded in the MPC.</li> <li>Include a hierarchy of BMPs in Stormwater Management Ordinance and/or Subdivision/Land Development Ordinance.</li> <li>Reference most current BMP manuals.</li> <li>Stormwater management plans should be included as part of the Preliminary Plan submission.</li> <li>Inspection and enforcement procedures.</li> <li>Adopt low impact development (LID) standards using Integrated Management Practices (IMPs) for rural</li> </ul>	<ul style="list-style-type: none"> <li>Evaluating and selecting BMPs is complex.</li> <li>Must be an individual, organization or agency responsible for operation and maintenance of BMPs along with demonstration of financial ability and commitment to fulfill responsibilities.</li> <li>Requires increased application review and increased inspections and enforcement (may require additional staffing).                         <ul style="list-style-type: none"> <li>Some BMPs require additional capital costs but may reduce lifecycle costs.</li> <li>Continued education is required for planners, reviewers and designers to keep up-to-date with new practices.</li> <li>Homeowners will be required to be</li> </ul> </li> </ul>

<b>Tool #1: Conservation-Based Development (Continued)</b>			
<b>Key Tools/Techniques</b>	<b>Key Advantages</b>	<b>Implementation</b>	<b>Key Disadvantages</b>
	<ul style="list-style-type: none"> <li>Reduces infrastructure requirements, space requirements and maintenance costs for stormwater handling facilities.</li> <li>Enhances stream and riparian corridor management.</li> </ul>	residential landscapes and village landscapes.	more educated about practices and techniques.
<b>Locating Sewage Systems in Open Space</b>	<ul style="list-style-type: none"> <li>Provide flexibility to create variable lot sizes and layouts to achieve preservation goals.</li> <li>Best match between land use needs and specific site characteristics.</li> <li>Reserves the best soils suitable for subsurface disposal.</li> <li>Allow for a subdivision design where some lots are served by on-lot systems and others by off-lot systems.</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision/land development ordinance amendments.</li> <li>Promote sketch plan submissions and reviews.</li> <li>Adopt a sewage facilities management program.</li> <li>Applicable to development occurring in rural, rural residential and village landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Implementation requires municipal involvement in sewage facilities planning and management.</li> </ul>
<b>Natural Features Conservation Standards or Conservation Zoning</b>	<ul style="list-style-type: none"> <li>Protection of floodplains, forests and vegetation.</li> <li>Preserve the Lower Yellow Breeches Creek corridor.</li> <li>Protect groundwater and maintain groundwater recharge areas.</li> <li>Protect wellheads, riparian buffers, steep slopes and manage stormwater.</li> <li>Protect and maintain water supply and reduce erosion and sedimentation.</li> <li>Protection of environmentally sensitive areas.</li> </ul>	<ul style="list-style-type: none"> <li>Legal basis is founded in the MPC.</li> <li>Delineation of water resource features should be done by a professional hydro-geologist or engineer.</li> <li>Coordination with update of Natural Areas Inventory.</li> <li>Use of Map of Potential Conservation.</li> <li>Can be applied to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Assessments can be costly.</li> </ul>
<b>Planned Residential Development</b>	<ul style="list-style-type: none"> <li>Development standards are specified prior to development approval and applicable to all phases of development through agreement.</li> <li>Allows for provision of adequate public facilities as part of development.</li> </ul>	<ul style="list-style-type: none"> <li>Legal basis is found in MPC.</li> <li>Adequate planning and implementation of public facilities is part of the development.</li> <li>Applicable to rural residential landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>All phases of development are defined by a legal instrument and must develop in that manner regardless of change in economic market and/or changes in desired land use patterns.</li> <li>Legal agreements and extensive Solicitor involvement.</li> </ul>

Tool #1: Conservation-Based Development (Continued)			
Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<b>Traditional Neighborhood Development (TND)</b>	<ul style="list-style-type: none"> <li>• Development pattern emulates smaller, older communities.</li> <li>• Pedestrian oriented community.</li> <li>• Streets are laid out in a grid pattern.</li> <li>• More community open space is provided.</li> <li>• Variety of housing types with small or no front yards are provided.</li> <li>• Mixed use neighborhood.</li> <li>• Environment where residents can walk from home to jobs and commercial establishments.</li> <li>• Minimize environmental impacts due to less use of automobile and proximity of uses.</li> <li>• Can be used in existing villages, boroughs and mixed use neighborhoods to preserve historic resources and architectural integrity.</li> </ul>	<ul style="list-style-type: none"> <li>• Legal basis found in MPC.</li> <li>• Standards are typical of villages or small urbanized areas.</li> <li>• Established through Zoning Ordinance and Zoning Map.</li> <li>• Applicable for village landscapes (existing and proposed villages).</li> </ul>	<ul style="list-style-type: none"> <li>• Perception of public in rural areas results in hesitation to apply technique to residential communities that may require some level of mixed use due to remote locations or lack of access to goods and services within existing community.</li> <li>• Regulation of impacts and site design of non-residential uses must be addressed.</li> </ul>
<b>Resource Management Plan</b>	<ul style="list-style-type: none"> <li>• Protection of natural environment.</li> <li>• Preservation of open space.</li> <li>• Ability to create greenways or connections.</li> <li>• Provides proper context for environmental regulations, pre-emptive statutes and forest management techniques.</li> </ul>	<ul style="list-style-type: none"> <li>• DCNR Funding available to prepare plan.</li> <li>• Plan can build upon Comprehensive Plan and Open Space, Greenways, Park and Recreation Plan.</li> <li>• Utilizes map of Potential Conservation.</li> <li>• Applicable to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Cost associated with development of the plan.</li> <li>• Cost associated with implementation (management of resources) of the plan.</li> <li>• May result in development of additional local land use regulations and environmental regulations.</li> <li>• Forest succession may not be attractive to all residents.</li> </ul>
<b>Transfer of Development Rights (TDR)</b>	<ul style="list-style-type: none"> <li>• Cost of preservation absorbed by property owner who purchases rights.</li> <li>• Allows local government to direct density and growth away from sensitive landscapes and rural resource areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Legal basis is found in MPC.</li> <li>• Defined as part of Zoning Ordinance and Zoning Map.</li> <li>• Adequate planning to ensure adequate public facilities to support development in receiving areas.</li> <li>• Appropriate to preserve rural resource areas while guiding development to designated growth areas (rural residential and village landscapes).</li> </ul>	<ul style="list-style-type: none"> <li>• Difficult to implement.</li> <li>• Can be controversial.</li> <li>• Often hard to identify areas where increased density is desirable.</li> <li>• Must be established by ordinance.</li> </ul>

<b>Tool #1: Conservation-Based Development (Continued)</b>			
<b>Key Tools/Techniques</b>	<b>Key Advantages</b>	<b>Implementation</b>	<b>Key Disadvantages</b>
<b><i>Purchase of Development Rights (PDR)</i></b>	<ul style="list-style-type: none"> <li>• Municipal or state control of land through purchasing the rights of more intensive land use from current landowner.</li> <li>• Landowner derives financial benefit from selling rights.</li> <li>• Lower property value reduces taxes to owner.</li> <li>• Property owner permitted to continue lower intensity use of property.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial resources or tax incentive program to support ability to purchase development rights (state, county and local municipalities).</li> <li>• Tracking mechanism.</li> <li>• Supports conservation and preservation of rural resource areas (natural and rural landscapes).</li> </ul>	<ul style="list-style-type: none"> <li>• Tracking properties and regulation of land use.</li> <li>• Loss of tax revenue.</li> </ul>
<b>Use of Nitrate Levels to Restrict Development (Develop a Nitrates Map)</b>	<ul style="list-style-type: none"> <li>• Guides development supported by on-lot systems to appropriate areas.</li> <li>• Contributes to public health, safety and welfare.</li> <li>• Identifies areas for expansion of public water and sewer systems or restriction of development.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of a Nitrates Map.</li> <li>• Identification of appropriate site analysis and testing.</li> <li>• Part of plan review and permitting.</li> <li>• Applicable to all landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Cost associated with development of a nitrates map.</li> <li>• Additional cost to developer/property owner.</li> </ul>
<b>Agricultural Districts and Zoning for Long-Term Agriculture</b>	<ul style="list-style-type: none"> <li>• Preservation of agricultural lands.</li> </ul>	<ul style="list-style-type: none"> <li>• Defined as part of Zoning Ordinance and Zoning Map.</li> </ul>	<ul style="list-style-type: none"> <li>• Must be established by ordinance.</li> </ul>
<b>Urban Growth Boundaries (created for the region)</b>	<ul style="list-style-type: none"> <li>• Maintain growth within areas most suited for development and services by major infrastructure investments.</li> <li>• Allows the preservation and conservation of rural resource areas including agricultural land and natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>• Defined in Comprehensive Plan for the County or region.</li> </ul>	<ul style="list-style-type: none"> <li>• Generally part of a multi-municipal and/or County Comprehensive Plan.</li> </ul>



### Tool #2 Historic Preservation

Fairview Township contains a variety of historic and cultural landmarks, homes and farm properties that other residents and groups deem important for future preservation efforts. The Commonwealth hosts a variety of organizations and not-for-profit agencies dedicated to the preservation of historic and cultural resources. Agencies of importance include:

- **Preservation Pennsylvania:** This organization strives to create partnerships, targeted educational and advocacy programs, advisory assistance, and special projects to assist Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future.
- **The Campaign to Renew Pennsylvania:** This initiative refers to a network of organizations and individuals committed to thoughtful actions that will restore the economic competitiveness, government effectiveness, and quality of life of Pennsylvania's communities. Contact information can be found at <http://www.preservationpa.org>.
- **10,000 Friends of Pennsylvania:** The leading statewide voice for great places to live and work and is committed to promoting sound land use policies and actions by achieving several objectives: revitalize existing communities and business districts; strengthen local, regional, and Commonwealth land use planning and consistency of implementation through legislation, education, and incentives; encourage future development near existing infrastructure; reduce traffic congestion and air and water pollution; provide housing for people of all ages and incomes in our communities; protect historic, natural, agricultural, and recreation areas; reduce land and resource consumption; and conserve fiscal resources. Contact information can be found at <http://10000friends.org>.
- **Pennsylvania Historic and Museum Commission (PHMC):** The most widely recognized agency in the Commonwealth that strives to preserve and teach Pennsylvanian history. PHMC has the authority to grant \$1.779 Million in Fiscal Year 2009-2010 for three different grant programs:
  - Certified Local Government Grant Program
  - Keystone Historic Preservation Grant Program
  - Pennsylvania History and Museum Grant Program

PHMC manages a tax credit program, **Rehabilitation Investment Tax Credit (RITC)** RITCs for developers and homeowners who intend to rehabilitate older buildings/structures deemed eligible for a tax credit. RITCs are available to property owners and certain long-term lease agreements of income-producing properties. The program offers two rates: 1) 20% for a historic building and 2) 10% for a non-historic building. (*Note: there are different qualifying criteria for each rate.*)

A variety of development tools and techniques that promote sustainability through historic preservation has been evaluated on the following page with respect to key advantages and disadvantages and ease of implementation.



**Tool #2: Historic Preservation**

Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<p><b>Historic Preservation Regulations</b></p>	<ul style="list-style-type: none"> <li>• Preservations standards can be established.</li> <li>• Preservation of historic resources to enhance eco-tourism opportunities.</li> <li>• Historic resources contribute to creating a “sense of place” for villages and areas throughout the region.</li> <li>• Potential increase in property values.</li> </ul>	<ul style="list-style-type: none"> <li>• Legal basis found in federal and state law.</li> <li>• Established through HARB, Historic Overlay District in Zoning and through National Register Districts.</li> <li>• Applicable for historic resources and village landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Rehabilitation, restoration and renovation standards can be costly.</li> <li>• Cost to Townships associated with developing standards and administering these standards.</li> </ul>
<p><b>Funding Mechanisms:</b></p>			
<p>Preservation Pennsylvania</p>	<ul style="list-style-type: none"> <li>• Establish partnerships between interest agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Protect historic resources</li> </ul>	<ul style="list-style-type: none"> <li>• Time constraints on funding award and timeliness of assistance</li> <li>• Limited to Not-for-profit groups</li> </ul>
<p>The Campaign to Renew Pennsylvania</p>	<ul style="list-style-type: none"> <li>• Aimed at economic development</li> </ul>	<ul style="list-style-type: none"> <li>• Restore urban core areas</li> </ul>	<ul style="list-style-type: none"> <li>• Time constraints on funding award and timeliness of assistance</li> <li>• Limited to Not-for-profit groups</li> </ul>
<p>10,000 Friends of Pennsylvania</p>	<ul style="list-style-type: none"> <li>• Promotes sound land use policies</li> </ul>	<ul style="list-style-type: none"> <li>• Community revitalization projects</li> </ul>	<ul style="list-style-type: none"> <li>• Not funding resource, technical assistance and advocacy group</li> </ul>
<p>Pennsylvania Historic and Museum Commission</p>	<ul style="list-style-type: none"> <li>• Annual Grant and Loan programs</li> <li>• Homeowner tax credit program</li> </ul>	<ul style="list-style-type: none"> <li>• Eligible homeowners and eligible projects can rehab older structures</li> </ul>	<ul style="list-style-type: none"> <li>• Grant programs are for not-for profit agencies</li> <li>• Paperwork may be complicated</li> <li>• Assistance from an accountant may be necessary</li> </ul>



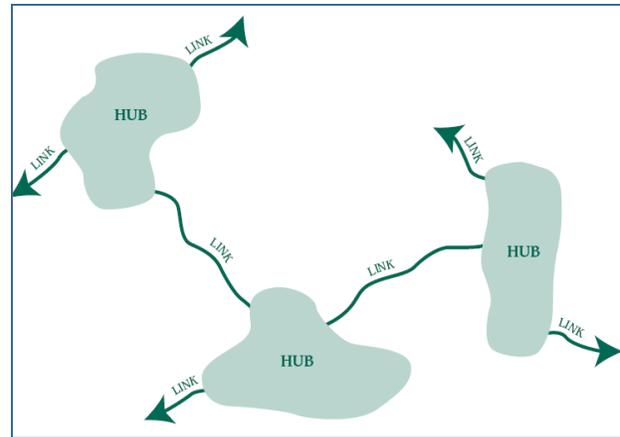
**Tool #3 Greenways & Conservation**

The Township can benefit from the Department of Conservation and Natural Resources’ (DCNR) greenways initiative. DCNR provides guidance with respect to the role greenways play in preserving and conserving natural landscapes.

**Greenways** are corridors of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban and rural areas to wider corridors that incorporate diverse natural, cultural and scenic features. Greenways can incorporate both public and private property, and can be land or water-based, following old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or wetlands, and include water trails for non-motorized craft. Greenways differ in their location and function, but overall, a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural

beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.

One method used to preserve and conserve local and regional natural resources is to create a network of greenways consisting of *hubs* and *spokes*. According to DCNR, the hubs of the network are the state parks, forests, game lands, lakes and other destination areas. The spokes of the network are greenways connecting natural areas and recreational and cultural destinations with the places where we live, work and play.



Greenways will establish a green infrastructure as part of the future land use plan consisting of open space vital to the health of both ecological systems and communities. Greenways contribute significantly to the quality of life and provide a focal point for community design and land use strategies as well as yield economic benefits. The following is a listing of benefits as outlined in Pennsylvania's Greenways Plan:

- greenways enhance the sense of place in a community or region;
- greenways accentuate the scenic beauty and majesty of our state, region and municipality;
- greenways protect water resources by buffering non-point sources of pollution;
- greenways provide opportunities to protect and manage wildlife, forests and ecological systems;
- greenways provide recreation opportunities for families and individuals of all ages and abilities;
- greenways provide alternatives to automotive transportation, reducing traffic congestion and pollution;
- greenways add positively to our economic climate, including tourism; and
- greenways are a core component of strategies to foster health and wellness.

*Source: DCNR – Pennsylvania Greenways: An Action Plan for Creating Connections*

**Conservation techniques** are used to preserve valued community resources such as agricultural lands and natural resource areas as well as environmentally sensitive areas contributing to the environmental sustainability of the community.

- **Agricultural preservation** can be accomplished through a variety of programs including preservation and conservation of agricultural soils through the designation of Agricultural Security Areas (*affords protections to property owner from nuisance suits and eminent domain only and does not preserve the land*), Preservation of farmlands through the York County Agricultural Land Preservation Board and preservation through Farm and Natural Lands Trust.
- **Conservation Easement Programs** can also offer an opportunity to preserve lands with high value based upon the presence of natural resources and features.
- **Conservation districts** and **agricultural zoning** provide opportunities for preservation and conservation.

- **Preserve and Repair Riparian Buffers** – this technique will reduce peak storm flow, filter pollutants, reduce harmful nutrients from getting into waterways, stabilize stream banks, and control stream temperatures.
- **Stormwater Management Best Management Practices** – minimizes surface runoff, decreases downstream flooding, increases groundwater recharge rates, increases filtration measures, decreases soil erosion, contributes to the aesthetic amenities of a new development, reduces infrastructure requirement and maintenance costs, and enhances stream and riparian corridor management.
- **Wetland Protection Areas** – protects water supply, reduces the need to seek new water sources, reduces treatment needs, places restrictions on development, and reduces potential well contaminant sources.
- **On Lot Sewage Disposal System Location** – provides flexibility in lot sizing to achieve preservation goals, reserves the best soils suitable for subsurface disposal, requires flexibility on having on or off site on-lot system location.
- **Use of Nitrate Levels to Restrict Development within the Rural Conservation area** – guides development supported by on-lot systems to appropriate areas, identifies areas for expansion of public water and sewer systems or restriction of development.

A variety of key tools and techniques that promote sustainability through open space and/or greenway corridor preservation has been evaluated on the following pages with respect to key advantages and disadvantages and ease of implementation.



**Tool #3: Greenways & Conservation**

<b>Key Tools/Techniques</b>	<b>Key Advantages</b>	<b>Implementation</b>	<b>Key Disadvantages</b>
<b>Land Leases</b>	Short- and long-term rental of land.	Low cost use of land. Landowner receives income and retains property control.	Lease doesn't provide equity and affords limited control. Does not assure protection.
<b>Permits &amp; Licenses</b>	For fee agreements that specify uses and is tied to a time frame.	An equitable arrangement that is specific to uses.	Is time and resource-based limited, not a long-term method of protection?
<b>Right of Public Access Easements</b>	Provides the public with the right to access and use a parcel of land for a specified purpose, limited to a defined land area.	Can avoid need to purchase land from the owner, provides right of public access and use. Excellent for greenways.	Can be time limited, usually restricts other uses, doesn't prevent owner from exercising other property rights.
<b>Conservation Easements</b>	A partial interest in property generally for expressed purpose of protecting natural resources. Public access not always a component.	Inexpensive method for protecting natural resources. Landowner retains all other property rights, land remains on tax rolls.	Public access is usually restricted. Easement must be enforced. Easement may lower resale value.
<b>Preservation Easements</b>	Same as conservation easement, most useful for historic landscapes.	Defines protection of historic elements of landscapes.	Can restrict public access. Must be enforced.
<b>Joint Use Easements</b>	Accommodates multiple uses within one easement type; for example, sanitary sewer routing and public access. One of many preferred methods for many greenways.	Provides an opportunity to combine several public interests with one agreement. Easier for the landowner to understand complete request rather than several different requests.	Can be difficult for all landowners to agree on multiple uses along a greenway corridor. If one objects, the entire multiple use potential can be jeopardized.
<b>Fee Simple Purchase</b>	Outright purchase of full title to land and all rights associated with its use.	New landowner has full control of land. Allows for permanent protection and public access.	Cost of purchase may be outside of local ability. Removes land from tax rolls.
<b>Donations &amp; Gifts</b>	A donation by a landowner of all or partial interest in the property.	Provides permanent protection without public expenditures. Tax benefits to seller via charitable gift.	Receiving agency must be able to accept donation and be capable of managing land.
<b>Purchase &amp; Lease Back</b>	Purchase of full title, then lease back to previous owner. Subject to restrictions.	Essentially land banking. Income derived from lease payments. Owner is not displaced.	Lease may restrict public access. Land must be leased for appropriate uses.
<b>Option or First Right of Refusal</b>	Owner agrees to provide first right of purchase to desired agency.	Secures future right of purchase, provides time frame to negotiate terms with seller.	Does not ensure that owner will sell, or sell for a reasonable price.
<b>Purchase of Development Rights</b>	Local or state government purchases the rights of more intensive land use from current landowner.	Landowner drives financial benefit from selling rights. Lower property value reduces taxes.	Can be costly to purchase development rights.
<b>Land Exchange</b>	Swapping of developable land for property with high conservation value.	Relatively cost-free if trade parcel is donated. Reduces capital gains tax for original owner.	Owners must be willing to swap. Property must be comparable value. Can be time-consuming.



**Tool #3: Greenways & Conservation (continued)**

Key Tools/Techniques	Key Advantages	Implementation	Key Disadvantages
<b>Exaction from Development</b>	As a condition of obtaining subdivision approval, local government requires developers to pay a fee or dedicate land to a municipal trust for open space, parks or recreation facilities.	New construction and development pays for its impact on open space. Good method during high growth periods.	Acquisition funds dependent on specific development. Difficult to calculate fair costs. Not effective during recessionary periods.
<b>Transfer of Development Rights</b>	Under legally established program, owner can transfer development rights from one property to another property designated to support increased density.	Cost of preservation absorbed by property owner who purchases rights. Allows local government to direct density and growth away from sensitive landscapes.	Difficult to implement. Very controversial. Often hard to identify areas where increased density is desirable. Must be established by legislation.
<b>Cluster Development</b>	Permits high density development in parts of subdivision to protect open space and/or environmentally or culturally sensitive lands.	Flexible and negotiable with landowner/developer. Can reduce construction and infrastructure costs. Open space is retained for future public use (recreation or open space or greenway corridors)	Open space may not be linked. Processing time for development may be increased.
<b>Performance and Protective Zoning</b>	A zone defined by permitted impacts as opposed to permitted uses. A zone delineating environmentally sensitive areas.	Development occurs based on comprehensive, environmentally based strategy. Can be addressed by an overlay district.	Criteria are hard to establish. Development plans more expensive to prepare.

**Section 4.5.2 Development within the DGAs**

The Vision Statement, *“Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities”* can be followed by establishing distinct areas for future growth and development. The following tools and techniques are helpful in attaining the vision related to guiding development within the designated growth areas:



**Tool #4 Designated Growth Area Map and Policies**

1. Primary and Secondary Designated Growth Area Map

A Primary and Secondary Designated Growth Area Map was prepared as part of this Comprehensive Plan update (See Map 2). The map indicates a variety of residential, mixed use; industrial uses are contained within the growth boundary area. A set of policies for the DGA have been developed to assist the Township in making determinations and recommendations concerning future neighborhoods, areas containing mixed uses, and non-residential development areas.

## 2. Designated Growth Area Policies:

- Policy 1: Ensure sewer and water infrastructure for all development within the DGA.
- Policy 2: Allow flexibility in housing densities and site layout
- Policy 3: Transportation improvements should be prioritized within the DGA. Alternative modes of transportation such as walking, biking and public transportation should be included within future roadway improvement projects.
- Policy 4: Attain to the greatest extent possible connectivity between uses, neighborhoods and service centers not only through roadway development but also through biking and walking paths.
- Policy 5: Development shall be consistent with smart growth principles (Section 1.5.3)
- Policy 6: Permit mix of development types including the following:
  - **Residential development** including a small mix of commercial services;
  - **Flexible residential developments** that include a variety of house sizes, designs, heights and setbacks. Such residential developments may include conservation-based developments, Traditional Neighborhood Developments, and Town-Center Developments.

A **Traditional Neighborhood Development (TND)** is designed to result in a compact, mixed-use, pedestrian-oriented community. TNDs are typically limited in size and oriented toward pedestrian activity. The majority of the population is within a 5-minute walking distance (approximately ¼ mile) of the neighborhood center. If destinations are located more than 1,500 feet apart, people will drive. *Source: Lewisburg, Pennsylvania*

Article VII-A of the MPC outlines characteristics of TNDs and provisions for TND regulations. The MPC has included this form of development pattern as a tool to encourage innovation in residential and nonresidential development and renewal consisting of a mixed-use form of development that will result in better housing, recreation and access to community goods and services and employment opportunities. Section 706-A contains a variety of standards and conditions for this type of development that is typically applied to new development, an outgrowth or extension of existing development, infill development or any combination of these types of development. When establishing standards, conditions and plans for this type of development many planners, designers and developers make the mistake of applying typical standards for infrastructure improvements with respect to roadway and streetscape design. *Source: Pennsylvania Municipalities Planning Code Article VII-A, Section 706-A*

- **Commercial center developments** including a centrally located commercial core allowing for a mix of retail, professional office, personal services within the core. Residential living is preferred on upper floors and/or lands directly adjacent and surrounding the core area.
- **Campus-style developments** including either professional office parks; or educational parks; or large religious campus; pedestrian- oriented retail shopping; personal services necessary for employees
- **Single use development** is the design and construction of one use on a property within or near residential neighborhoods, or within an existing or proposed commercial center.
- **Transit oriented developments** including compact, walkable communities centered on high quality transit systems, making it possible to live a higher quality of life without complete dependence on a car for mobility and survival.



### Tool #5 Neighborhood Development Policies

Neighborhoods within DGAs shall be designed and laid out with the goal of creating a quality of life that is extemporary to its residents. The following policies should be acknowledged throughout subdivision and land development planning process:

- All streets will be designed with a “complete street” concept (see Tool #13). Such design elements include: pedestrian pathways; street lighting; best management practices for stormwater management; bike lanes, green amenities such as trees, lawn strips, and landscaping for gateways/entrances/and street side public spaces.
- Streets shall be designed to discourage high speed traffic.
- Buildings within the neighborhood shall be set back at a distance whereas not to infringe upon the road right-of-way but at a close distance to the street side sidewalks or pathways.
- Public spaces and open spaces shall be planned for every neighborhood development. Pedestrian connectivity to all public spaces is an important component of every development project. Neighborhood connectivity options and opportunities to other neighborhoods, when possible, is a design necessity.
- Public spaces shall be designed to encourage the attention and presence of people at all hours of the day and night.
- Each neighborhood should have a well-defined edge, such as a greenbelt, wildlife corridor, or permanently protected lands.
- Housing structures throughout the development shall occur and be designed to provide for building height variations.
- A majority of the houses open onto common areas linked by bike and walking paths.
- A neighborhood should be designed to include a combination of housing sizes and floor plan layouts that can accommodate people from a variety of income levels.
- All pedestrian paths and sidewalks shall connect with all parts of the development, connect with non-residential uses, and shall have generous path widths.
- Stormwater management and drainage facilities shall use, whenever possible, best management practices that include natural filtration systems, Natural drainage systems of creeks and ponds, landscaping, that minimize the movement of pollutants i.e. pesticides, nutrients, petroleum products, etc. and sediment to surface and ground water.
- Neighborhoods that contain a center focus should include a combination of commercial, civic, cultural and recreational uses.
- Land development plans that propose to build new neighborhood developments shall incorporate the above policies. Graphic visual models of the neighborhood that highlight the various policy elements are encouraged as part of the planning process.





### Tool #6 Workforce Housing & Housing for Elderly/Senior Living

Workforce housing should be incorporated into neighborhood design. Homeowners and renters seeking to find housing within a limited household budget should be given the opportunity to find suitable housing within new and older neighborhoods close to their place of employment. Livable Communities Act of 2009 (S. 1619) - Establishes in the Department of Housing and Urban Development (HUD) an Office of Sustainable Housing and Communities (OSHC). <http://www.preservationnation.org/take-action/advocacy-center/legislative>. The Livable Communities Act will:

1. Create **competitive planning grants** that towns and regions can use to create comprehensive long-term plans that integrate transportation, housing, land use, and economic development.
2. Create **challenge grants** that towns and regions can use to implement these long-term plans through investments in public transportation, affordable housing, complete streets, transit-oriented development, and brownfield redevelopment.
3. Establish a federal **Office of Sustainable Housing and Communities** at the Department of Housing and Urban Development to administer and oversee the Livable Communities grant programs;
4. Establish a federal **Interagency Council on Sustainable Communities** that will include representatives from the Department of Housing and Urban Development, the Department of Transportation, the Environmental Protection Agency, and other federal agencies to coordinate federal sustainable development policies.

Housing for the elderly has become a primary use within most communities. This use may include assisted living facilities, personal care homes, and residential care homes combining personalized supportive services and health care to meet the needs of those who need help with activities of daily living. Services needed for senior living options may include meals, bathing, dressing, toileting, and administering or supervising medication. Future development proposals may include one or all of these services as part of a development plan. Assisted living facilities in Pennsylvania must meet care and safety standards set by the Commonwealth and are licensed and inspected by the Department of Public Welfare (DPW), Division of Personal Care Homes. Assisted living facilities may include: adult day care, Alzheimer's care centers, and Continuing Care Retirement Communities (CCRC). However; not all seniors require assistance. Options for those seniors who are seeking independent living options include: congregate housing, home health care, life care communities, senior apartments, and real estate such as senior condos, townhouses, and cottages.

- **Section 202 Supportive Housing for the Elderly Program:** The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low income elderly with appropriate options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are also available to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for three years and are renewable based on the availability of funds. In 2009 HUD will distribute \$17 million to Section 202 Supportive Housing for the Elderly Program. Maximum individual grant is \$400,000 per project and no more than \$800,000 can be distributed to any one organization.

- **Government Senior Housing Assistance Programs** should be sought after for those residents who have a loved one who can't take care of themselves. These government senior housing programs offer assistance to place a loved one in a nursing home where they will be cared for by professional staff specific to the continuing care needs of the elderly.
- **Housing Alliance of Pennsylvania** is a statewide membership organization whose mission is to ensure that all Pennsylvanians, especially those with low incomes, have access to safe, decent, affordable and accessible homes.
- **Housing Affordability and Rehabilitation Enhancement Act (PHARE)** This Act created a state housing trust fund that utilizes \$10 million to become a flexible, dedicated revenue stream to support the housing market. This initiative was adopted by 38 other states. The Pennsylvania Housing Finance Agency was selected to develop programs to build, rehab and preserve homes for low- to moderate-income families, the elderly and disabled Pennsylvanians. PHARE will expand the range of homes available, preserve and rehab our state's existing housing infrastructure, develop distressed neighborhoods, and financially encourage families to preserve and repair their current homes.

### Section 4.5.3 Economic Development

The Vision Statement, *“Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities”* helps identify the living needs of the residents however; in order to reduce the “cost of living expenses” the Township must begin to promote available land, resources and services it offers for new and/or the expansion of its economic base. The following organizations, agencies and resources have been established to assist the development community:



#### Tool #7 Strategic Partnerships for Economic Development

1. **York County Economic Development Corporation (YCEDC)** and the York County Industrial Development Authority (YCIDA) were established to promote economic development within the County of York. Businesses in coordination with the Township can utilize the services of the YCEDC and YCIDA to find available lands or office space, guidance for workforce development and apply for financial assistance for building, employee training and working capital. The Plan for Fairview Township introduces design ideas that offer a variety or mix of uses within a new development or to enhance a development already in existence. New development that may propose a mixture of uses developing in a campus-style design format for example: employment, shopping and/or residential living. The YCEDC and/or YCIDA may be able to assist by providing the following services:

- Business development and location
- Conducts site visits
- Targets specific industrial clusters for new business development
- Outreach training to municipal officials and elected boards to improve their understanding of economic development

- Business retention and expansion assistance through the Business Retention and Expansion Program (BREP). Funded through the Pennsylvania Department of Community and Economic Development, to provide assistance for plant expansion, financing for new equipment, technical assistance, and implementation of Customized Job Training Programs.  
*Source: York County Economic Development Corporation website – [http://ycedc.org/bus\\_retention.html](http://ycedc.org/bus_retention.html)*
2. **York County Industrial Development Authority (YCIDA).** The York County Commissioners established the YCIDA to be the conduit enabling companies to utilize tax-exempt financing for business improvement/expansion and location costs. The YCIDA utilizes several popular funding programs to initiate and/or implement projects: Industrial Revenue Bond (IRB) program; and Pennsylvania Economic Development Financing Authority (PEDFA). *Source: York County Economic Development Corporation website – <http://www.york-county.org/gov/AUTH/Economic.html>*
  3. **Industrial Cluster Analysis** was a report completed by YCIDA to target limited resources with respect to business retention and new business attraction using data from 1995-2001. The study compares York County with other counties in Pennsylvania. The study examined the relative strength of all industries in York County against the performance of state and national competitors. The results identify emerging and declining clusters and provide the basis for economic development strategies with respect to business retention and expansion as well as new start-ups. The study identified several clusters and sub-clusters for the region:
    - Agriculture and Food Productions (Food Processing);
    - Advanced Materials and Diversified Manufacturing (Advanced Technology);
    - Chemicals, Rubber & Plastics; Electronics, Metals and Metal Fabrication;
    - Printing;
    - Vehicles & Vehicle Equipment;
    - Building and Construction;
    - Business and Financial Services;
    - Education; Life Sciences (Bio-Medical; Healthcare);
    - Logistics and Transportation;
    - Lumber Wood and Paper; and
    - Technology and Information Services.*Source: York County Economic Development Corporation – Industrial Cluster Analysis Baseline Report (1995-2001)*



#### **Tool #8 York County Economic Development Plan**

Recently the York County Planning Commission prepared a plan entitled, *York County Economic Development Plan*, July 2009 a joint effort of YCPC and YCEDC, to assess the local and regional context, including the potential impact of BRAC, determine types of growth and target industries suitable for the County and its unique five planning regions and delineate strategies to pursue such growth and industries. The Plan combines comprehensive economic development strategies and growth management strategies.



### Tool #9 Financial and Technical Resources

Economic Development requires planning on the municipal level. Whether it is assistance during a land development process, job creation, workforce development and housing, as well as transportation improvements needed as a direct result of an economic development project.

Financing for projects, grant or loans, is essential for project implementation. The following Agencies are important for community development, redevelopment, and/or economically driven business expansion projects. Within the state there are several key financing agencies:

#### Department of Community and Economic Development (DCED)

DCED provides assistance with physical and economic infrastructure improvements that create positive change. This assistance results in new opportunities to PA citizens. DCED has a variety of assistance programs that enhance a community's quality of life through improved housing, water and sewer infrastructure, public facilities and economic assets. These programs can help:

- Create attractive, livable communities through new construction or housing rehabilitation
- Promote sound land use and revitalization of downtowns, surrounding neighborhoods and industrialized/manufacturing areas
- Improve the quality of life and economic competitiveness of the community

DCED financial and technical resources and assistance programs:

1. New Communities Program (Main Street and Elm Street Programs)
2. Keystone Opportunities Program
3. Business Assistance Programs
4. Governor's Action Team
5. Business Opportunities Fund
6. Ben Franklin Technology Development Authority
7. Business Retention and Expansion Program
8. Business in our Sites Program
9. Community and Business Development Program
10. Customized Job Training Program
11. Economic Advancement Program
12. First Industries Fund
13. Industrial Sites Reuse Program
14. Industrial Development Program
15. Keystone Innovation Grant Program
16. Machinery and Equipment Loan Program
17. Local Development District Program
18. Pennsylvania Infrastructure Technology Alliance (PITA)

Source: <http://www.newpa.com/find-and-apply-for-funding/index.aspx>

Source: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/index.aspx>

#### **Section 4.5.4 Regulatory – Design & Enforcement**

The Vision Statement, "Fairview Township intends to **guide growth** in a manner that preserves the natural beauty and rural quality of life through **the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural**

*amenities*” helps identify the future design considerations necessary to preserve open space, provide adequate lighting and green landscaping in neighborhoods, and connectivity between parks and places to work. The following tools and techniques are helpful in attaining the vision related to better design codes and regulatory enforcement:



#### **Tool #10 Zoning Regulations– Design Criteria, Form-based Standards & Performance Standards**

- **Design Criteria** for zoning and subdivision and land development ordinances are key implementation actions of comprehensive planning efforts. Design Criteria for specific uses or a mix of uses is recommended post adoption of this plan. Design criteria for conservation-based developments; developments of regional significance; uses potentially harmful to the environment and air/water quality; and developments that may have significant impacts to adjacent neighbors.
- **Form-based Standards** is a means of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on land use, through city or county regulations. Form-based codes are a new response to the modern challenges of urban and suburban sprawl, deterioration of historic neighborhoods, and neglect of pedestrian safety in new development. Current zoning codes enforce single-use regulations which discourage compact and walkable communities. Form-based codes are a tool to address these deficiencies, and to provide local governments the regulatory means to achieve development objectives with greater certainty.
- **Performance Standards**  
Municipal zoning regulations are recommended to include performance standards for mixed use developments; village-oriented development containing a mix of residential and commercial uses, residential developments, and/or commercial based developments within the designated growth areas. Such standards including: use definitions, district designation, bulk standards, allowed uses, supplementary use requirements, accessory uses, parking and parking lots, lighting, parks, public and open space needs inside and outside the DGA, and gateway and way-finding signage.
- **Growth Management Strategies**
  - **Road Access, Safety and Congestion.** Land use with site design provisions to reduce the need for signalized intersections (i.e. shared driveways and density/intensity of land use patterns along major transportation corridors) is recommended. Primary intersections, roadway widths, bridge capacity, and access points both on and off-site shall be studied within each development proposal within the DGA. Improvements can be mandated through transpiration fees consistent with an adopted Act 209 Traffic Impact Fee Study (See Tool #22).
  - **Public Infrastructure.** Only development within DGA shall utilize public infrastructure, build new roadways, and upgrade existing/widen roadways.
  - **Density.** Drastic differences in density requirements are recommended for the lands within DGA versus those lands outside.
  - **Conservation-Based Development.** See Tool #1.



#### **Tool #11 Subdivision and Land Development (SALDO) Design Standards**

- **Neighborhood Streets**, as development continues, local roadways will be developed to provide safe and efficient access to major roadways. The Township’s roadway standards should be amended to ensure sufficient improvement of roadways for public use. Roadway design standards contained in the SALDO should be re-evaluated to support development types recommended for Rural

Landscapes, Community Development Landscapes, and Neighborhood Development Landscapes. Tool #19: Complete Streets; Tool #20 Access Management; Tool #21: Traditional Neighborhood Streets; and Tool #22: Multi-Modal Transportation Systems & Street Design addresses and provide guidance with a variety of neighborhood street design tools and techniques.

- **Roadway Safety**

The following are alternative solutions to intersection signalization that address key transportation considerations and land use strategies. These items should be considered as part of a detailed traffic study and analysis prior to determining if a traffic signal is the best solution for particular locations.

- **Improved Accessibility**

- Service roads for non-residential development to reduce the number of driveways limiting the need for additional traffic signals along a corridor.
    - Improve existing signalized intersections with turn lanes and technology upgrades.
    - Provide sidewalks, crosswalks and ramps where appropriate.

- **Safety Improvements**

- Adequate sight distances and other geometric improvements at intersections
    - Roundabouts where appropriate.
    - Restricted turning movements at intersections where appropriate.
    - Left and right turn lanes where appropriate.

- **Interconnectivity** between and within residential development.

- Cul-de-sacs should only be used where appropriate with lot design situated so future connections/extensions can be made to support interconnectivity.
    - Connector roads and pathways/sidewalks between residential developments.

- **Natural Techniques for Stormwater Management**

- **Best Management Practices:** The Township, when selecting the most effective Best Management Practice (BMP), protects future buildings to be constructed, the environment, and the community from the harmful effects of stormwater runoff caused by development. Choosing the right BMP, or “treatment” of BMPs, involves understanding the right requirements for water quality and quantity. It also involves understanding the types of BMPs available to meet those requirements. BMPs are techniques used to control stormwater runoff, sediment control, and soil stabilization, as well as management decisions to prevent or reduce nonpoint source pollution. The EPA defines a BMP as a “technique, measure or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner.”

- **Riparian Buffers:** Developers building near or abutting creek or river side properties may elect to construct riparian buffers as part of a stormwater management system. Riparian buffers are vegetated areas next to water resources that protect water resources from nonpoint source pollution and provide bank stabilization and aquatic and wildlife habitat. State and federal agencies including DEP and EPA agree that a corridor of vegetation can be effective at buffering valuable aquatic resources from the potential negative impacts of human use of the adjacent land.

- **Natural Screening:** Municipalities may elect to regulate or provide protection against negative impacts of certain land uses upon other land uses or public rights-of-way through the installation and maintenance of visual or other sensory barriers and to improve the aesthetic appearance of land as viewed from a street (public right-of-way) for those persons living, working or otherwise traveling in the Township.
- **Consultation planning reviews:** The Township is encouraged to request developers to attend a planning consultation to discuss overall development proposal plans, extent of development impacts, stormwater ramifications, traffic and road impacts etc.

### Section 4.5.5 Community Facilities & Services

The Vision Statement, “Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and **sustainable municipal services**. In addition, Fairview residents **bike, walk and play at Township parks and recreation facilities** as well as utilize paths, trails and greenways to access natural amenities” helps identify the need to allocate resources, staff, and expansion planning for future community facilities and services. The following tools and techniques are helpful in attaining the vision related to providing adequate community facilities at affordable costs to Township residents:



#### Tool #12 Standards for Parks and Recreation Facility

The following standards have been applied to support development of this plan. The National Recreation and Park Association describe a neighborhood as a population of 2,000 to 10,000 within a radius of one-quarter to one-half mile (typically walking distance). As a general rule for park and recreation lands, the National Recreation and Park Association (NRPA) recommends 21 to 31 acres of park land per thousand residents. The Urban Land Institute (ULI) recommends approximately 25.5 acres per thousand residents. The following table represents a comparison of existing public parks, recreation and open space lands to those identified for 2030 in comparison with the NRPA and ULI standards. The difference between existing lands/future land and additional lands needed to meet the recommended national standards is shown in Table 34. The difference provides a target acreage for future lands to be dedicated for trail, greenway, open space and park/recreation lands as development occurs and as additional planning is undertaken to address this topic.

Well-configured public spaces such as squares, plazas, greens, landscaped streets, greenways, and parks are woven into the pattern of neighborhoods and contribute to the social activity, recreation and visual enjoyment of residents. Neighborhood design should create a hierarchy of useful open spaces including a formal square in the center of the neighborhood, parks and playgrounds located throughout the neighborhoods and street environments designed to promote walking and casual meetings between residents.

Article V of the MPC allows for a municipal subdivision and land development ordinance to include provisions requiring the public dedication of land suitable for use and improvement as recreation facilities or payment of fees in lieu thereof. The MPC does not include standards or guidance for how much land should be dedicated based upon amount, type or density of development. The MPC does require that municipalities prepare and adopt a recreation plan as a prerequisite to requiring the dedication of recreation land or the payment of a fee in lieu thereof. Those standards are typically contained in the subdivision and land development ordinance. The National Park and Recreation Association provides standards for various park facilities as described in Table 35: Park Facility Standards.

**Tool #13 Parks and Recreation Resources**

Local governments, county governments and non-profit organizations can annually apply for DCNR's Community Conservation Partnerships Program (C2P2) funding to assist them with addressing their recreation and conservation needs as well as supporting economically beneficial recreational tourism initiatives. There are three basic grant project types: planning, acquisition and development.

The C2P2 contains the following grant components:

- Community Recreation,
- Land Trusts,
- Rails-to-Trails,
- Rivers Conservation,
- Snowmobile/ATV,
- Heritage Areas,
- Land and Water Conservation Fund and
- Recreational Trails.

All components have been combined into one annual application cycle (generally each spring), and use a single application format and process with one grant manual and one set of application forms. Generally, all components require a match, usually 50 percent of cash or in-kind contributions.

Fairview Township has successfully applied to DCNR's C2P2-2009 program to complete a feasibility study for the development of a new regional park facility. The Feasibility Study will begin in the summer or fall of 2010.

**Tool #14 Infrastructure Financial Resources****Pennsylvania Infrastructure Investment Authority (PENNVEST)**

PENNVEST offers a variety of financing alternatives for drinking water, stormwater and wastewater projects. PENNVEST also offers loans for on-lot sewage disposal, brownfield remediation, and growing greener initiatives. Accessing Growing Greener funds through PENNVEST will assist communities undertaking prohibitively expensive water and sewer projects, thus making these projects reasonably affordable for their customers. In addition, the Department of Environmental Protection (DEP) will be reviewing applicants for their Growing Greener grant funding and referring to PENNVEST some of those that they are not able to accommodate for drinking water, wastewater and stormwater infrastructure projects such as those traditionally funded by PENNVEST.

**[H2O PA - Water Supply, Sanitary Sewer and Storm Water Projects](#)**

DCED administers the H2O PA Act was established by the General Assembly in July 2008. The Act provides for single-year or multi-year grants to municipalities or municipal authorities to assist with the construction of drinking water, sanitary sewer and storm sewer projects.

**Tool #15 Emergency Management**

Publication "Strategy and Leadership in Critical Times: Emergency Management" announces all annual funding opportunities as well as other new financing and grant opportunities. This publication provides leadership experiences, emergency notifications, natural disasters, equipment and management funding mechanisms, mitigation planning, and strategies for better team development.

### Section 4.5.6 Transportation

The Vision Statement, “Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services. In addition, Fairview residents bike, walk and play at Township parks and recreation facilities as well as utilize paths, trails and greenways to access natural amenities” helps identify the need to define alternative routes and solutions for transportation. The following tools and techniques are helpful in attaining the vision related to providing safe and efficient alternatives for multi-modal forms of transportation; connections to services; road design and construction; and accessibility.



#### Tool #16 Complete Streets

Complete streets are **designed and operated to enable safe access for all users**. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street.

Creating complete streets means transportation agencies must change their orientation toward building primarily for cars. Instituting a complete streets policy **ensures that transportation agencies (i.e. PennDOT, HATS, and Municipal Roads Depts.) routinely design and operate the entire right of way to enable safe access for all users**. Places with complete streets policies are making sure that their streets and roads work for drivers, transit users, pedestrians, and bicyclists, as well as for older people, children, and people with disabilities. The National Complete Streets Coalition has developed a comprehensive complete streets policy. <http://www.completestreets.org>



Complete Street Design:  
sidewalks, bike lanes, crosswalks, and  
green corridors



#### Tool # 17 Access Management

Access management design and improvement techniques are recommended for Township consideration in both their SALDO and Zoning Ordinances. Access management is a means of controlling the ways in which vehicles can access major roadways, using techniques such as limiting the number of driveways and intersections along local roadways. The balancing of local accessibility and the need for overall mobility is sometimes difficult. The National Highway Institute indicates that “an effective access management program can reduce crashes as much as 50 percent, increase roadway capacity by 23 to 45 percent, and reduce travel time and delay as much as 40 to 60 percent.” Properly managed access is vital to the safety and efficiency of the Township’s road network.

Access management focuses on balancing mobility and accessibility. Mobility is the movement of traffic while accessibility is the ability of traffic to enter and exit a roadway from adjacent properties. Without applying access management techniques, studies show that corridors experience: diminished roadway capacity, resulting in greater congestion; an increase in the number of crashes with other vehicles, as well as pedestrians and cyclists; reduced community character; an unfriendly environment for those who walk or bicycle; commercial strip development; overburdened arterials resulting in more cut-through traffic in residential areas; homes and businesses adversely affected by a continuous cycle of widening roads; and,

increased commute times, fuel consumption and vehicular emissions. The following is a summary table of benefits prepared by PennDOT.

**Table 10: Benefits of Access Management**

Stakeholders	Benefits of Access Management
Community/ Neighborhoods	<ul style="list-style-type: none"> <li>▪ Safer transportation system</li> <li>▪ More attractive roadway corridors</li> <li>▪ Lower taxes for future roadway investment</li> <li>▪ Preservation of property values</li> <li>▪ Safer pedestrian and bicycle travel</li> <li>▪ Improved appearance of the built environment</li> <li>▪ Reduced fuel consumption and air emissions</li> </ul>
Business Community	<ul style="list-style-type: none"> <li>▪ More efficient roadway system captures a broader market area</li> <li>▪ Stable property values</li> <li>▪ More consistent development environment</li> <li>▪ Reduced transportation and delivery costs</li> </ul>
Pedestrians	<ul style="list-style-type: none"> <li>▪ Safer walking routes due to fewer conflicts with traffic</li> <li>▪ Refuge areas created by medians</li> </ul>
Bicyclists	<ul style="list-style-type: none"> <li>▪ Fewer conflicts with traffic</li> <li>▪ More predictable traffic patterns</li> <li>▪ Greater choice of alternative travel routes</li> </ul>
Transit Riders	<ul style="list-style-type: none"> <li>▪ Reduced delay and travel times</li> <li>▪ Safer walking environment for access to stations</li> </ul>
Motorists	<ul style="list-style-type: none"> <li>▪ Fewer traffic conflicts which increases driver safety</li> <li>▪ Fewer traffic delays</li> </ul>
Governmental Agencies	<ul style="list-style-type: none"> <li>▪ Lower cost of providing a safe and efficient roadway</li> <li>▪ Improved internal and intergovernmental coordination</li> <li>▪ More success in accomplishing transportation goals</li> <li>▪ Lowered accident and accident response costs</li> </ul>

Source: PennDOT, Access Management, Model Ordinances for Pennsylvania Municipalities Handbook.

Access management ordinances are designed to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system.



**Tool #18 Traditional Neighborhood Development (TND)**

The table below outlines standard streetscape design requirements compared to the suggested TND or New Urbanism design requirements. TND concepts or New Urbanism design requirements should be considered for existing urban landscapes and developing urban landscapes and densely developed suburban landscapes or areas that are desired to be walkable communities.

**Table 11: Traditional Neighborhood Development (TND)**

Street Design Element	Standard Design Requirement	TND or New Urbanism Design Requirement
Basic layout	Dendritic	Interconnected grid
Alleys	Often Discouraged	Encouraged
Design speed	Typically 25-30 mph	Typically 25 mph or lower if traffic laws permit

Street width	Generally wider	Generally narrower, 16 foot cartway width plus room for on street parking, additional width may be required for bike lanes or wider lanes for share the road
Curb radii	Selected to ensure in-lane turning	Selected for pedestrian crossing times and vehicle types
Intersection geometry	Designed for efficiency, safety, vehicular speed	Designed to discourage through traffic, for safety
Tree, landscaping	Strictly controlled	Encouraged, Trees should not violate clear sight triangles
Street lights	Fewer, tall, efficient luminaries	More, shorter, closely spaced lamps
Sidewalks	4-ft minimum width, outside right of way or to indulate	5-ft minimum, within ROW and parallel to street
Building setbacks	15 ft or more	No minimum
Street Design	Standard	TND or New Urbanism
Parking	Off-street preferred	On-street encouraged
Trip generation	Developed from a sum of the users	Developed from a reduced need for vehicular trips

Source: *Engineering News Record, May 9, 1994.*



**Tool #19 Multimodal Transportation Systems and Street Design**

A multimodal transportation system and street pattern consists of a network that is equitable for both pedestrians and vehicles, and is designed to accommodate all modes of transportation. TNDs and Pedestrian-Oriented Developments consist of a network of interconnecting streets and blocks with respect for the natural landscape. A variety of street designs are laid out in a grid-like network with smaller blocks to provide alternate routes to every destination. This layout diffuses automobile traffic and shortens walking distances. This allows for most streets to be narrower with slower traffic, as well as having on-street parking, trees, sidewalks and buildings close by with increased pedestrian activity. Multimodal transportation streets design concepts are similar in nature to Tool #19 Complete Streets however; dependent upon development topography constraints, confines of existing neighboring development as well as new development size, style and design, not all streets can or will be able to accommodate all modes of transportation. For example some streets may not be able to accommodate bike lanes while others will not be able to permit transit stops or pull-off locations.



The following are design characteristics that support multimodal transportation systems in villages, TNDs, campus-style development and other forms of pedestrian-oriented developments.

- A grid street layout typically does not result in a strict grid system. Street layouts must allow for local conditions such as topography, water courses, greenways and the existing street system of neighborhood developments.

- Modified grid street layout uses the combination of “T” streets and the crossroad intersection to produce an irregular grid with a large amount of variety. The modified grid system is often used to respond to the natural environment and preserve existing natural features. It also creates numerous sites with high visibility that can be used as focal points to terminate a street.
- Grid street layout creates a common area or community green space as a focal point. Larger community buildings, civic buildings, mixed-use or commercial buildings are often located around these common areas.
- Perpendicular streets are typically the intersection of two perpendicular streets. Such street arrangements result in the opportunity for landscaped circles or islands in low traffic areas or a roundabout in areas with higher traffic areas.
- “T” streets create a termination of the street and provide sites with high visibility for a prominent building or buildings. “T” streets can also be used to slow traffic through neighborhoods by reducing the length of through-streets and keeping blocks short.
- Alleys are highly encouraged to eliminate the need for driveways and the visual dominance of garages from the street. Alleys provide rear access and an alternative route for local traffic in densely developed areas along heavily utilized arterials.



#### **Tool #20 Transit Routes and Park and Ride Lots**

Utilizing, incorporating, or integrating public transit options makes economic sense in Fairview Township. A large population within the Fairview region travel I-83 for work and goods and services purposes. Public transit is available from two area-wide transit authorities: Rabbittransit of York and Capital Area Transit (CAT) of Harrisburg. They offer bus transportation to the York metropolitan area and the Harrisburg metropolitan area, respectively. Two transit park-and-ride lots are available for transit customer parking in the case where bus routes may not extend or reach outlying neighborhoods. Carpoolers are permitted to use a park-and-ride lot to meet commuter partners.

The closest CAT Park-and-Ride facility is located at the Fairview Plaza on Old York Road if riding the New Cumberland Route “A” bus. Route A travels from the Fairview Plaza park and ride to the Capital City Airport then to the Defense Depot Susquehanna, Pennsylvania (DDSP) in New Cumberland. Rabbittransit has a park and ride lot off Exit 33/Yocumtown (Served by 83N) approximately 1.2 miles from Fairview Township.



#### **Tool #21 Pennsylvania Act 209 Transportation Impact Fee Study**

Fairview Township should consider undertaking the completion of an Act 209 Study primarily to plan for transportation improvements within the DGAs. An Act 209 Transportation Impact Fee Study would require the Township, in accordance with the requirements set forth in Pennsylvania Act 209, to conduct the following steps and reports:

1. Establishment of a Transportation Advisory Committee
2. Land Use Assumptions Report
3. Transportation Service Area Map
4. Roadway Sufficiency Analysis
5. Transportation Capital Improvement Plan

The Act 209 legislation permits municipalities to assess transportation impact fees on new development within their boundaries provided that they have adopted a municipal transportation impact fee ordinance in accordance with the procedures set forth in the Act. The process that Fairview Township would undertake includes the completion of the necessary milestones pursuant to the Act 209 legislation, which is more thoroughly defined within the Roadway Sufficiency Analysis. The procedural requirements and the results of the Roadway Sufficiency Analysis have led to the following milestones, conclusions, recommendations, and the Transportation Capital Improvement Plan.

Impact fees under Act 209 may only be used for those costs incurred for improvements designated in the adopted transportation capital improvements plan of the municipality that are attributable to new development. The impact fees cannot be used for municipal, non-transportation related capital improvements; for the repair, maintenance, or operation of existing or new municipal transportation capital improvements; or for the upgrade or replacement of existing municipal transportation capital improvements due to operational or safety deficiencies not related to new development. The Act specifically and only applies to off-site transportation capital improvements attributable to new development; it neither applies to, nor restricts the procedures or powers of the municipality to require on-site transportation improvements to remedy impacts of new development, nor is it intended to replace the municipality's ordinance requirements for submission of traffic impact studies.



#### **Tool #22 Street Connectivity Regulations/Ordinance**

The term “street connectivity” suggests a system of streets with multiple routes and connections serving the same origins and destinations. Connectivity not only relates to the number of intersections along a segment of street, but how an entire area is connected by the transportation system. A well-designed, highly-connected network helps reduce the volume of traffic and traffic delays on major streets (arterials and major collectors), and ultimately improves livability in communities by providing parallel routes and alternative route choices. By increasing the number of street connections or local street intersections in communities, bicycle and pedestrian travel also is enhanced. A well-planned, connected network of collector roadways allows a transit system to operate more efficiently. Over the last forty to fifty years. Research has shown that high roadway connectivity can result in:

- Reduction in travel distance (VMT) for drivers
- Reduction in travel times for drivers;
- Better and redundant emergency vehicle access;
- More efficient public services access (mail, garbage, transit)
- Improved bicycle and pedestrian routes and accessibility.
- Higher percentage mode share for transit, bicycling and walking
- Safer roads

General Standards of a Street Connectivity Ordinance may include:

1. A proposed development shall provide multiple direct connections in its local street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.
2. Each development shall incorporate and continue all collector or local streets stubbed to the boundary of the development plan by previously approved but unbuilt development or existing development.

## Section 4.6 Summary of Tools and Techniques

Table 12: Summary of Tools and Techniques

Issue	Tool #	Tool/Techniques
Land Preservation	1	Conservation Based Development
	2	Historic Preservation
	3	Greenways & Conservation
Development within the DGAs	4	DGA Map and Policies
	5	Neighborhood Development policies
	6	Workforce Housing; Elderly Housing
Economic Development	7	YCEDC & YCIDA
	8	York County Economic Development Plan
	9	Financial and Technical Resources
Regulatory-Design & Enforcement	10	Zoning (performance standards and growth management strategies)
	11	Subdivision and Land Development Ordinance
Community Facilities and Services	12	Standards for Parks and Recreation Facilities
	13	Parks and Recreation Resources
	14	Infrastructure Financial Resources
	15	Emergency Management
Transportation	16	Complete Streets
	17	Access Management
	18	Traditional Neighborhood Development
	19	Multimodal transportation systems and street patterns
	20	Transit Routes and Park and Ride Lots
	21	Act 209 Transportation Impact Fee Study
	22	Street Connectivity Regulations

## SECTION 5.0 CONSERVATION/PRESERVATION PLAN

Conserving the natural beauty and resources of Fairview Township is crucial to preserving a high quality of life for residents, visitors and businesses. Conservation and preservation of natural resources support the Growth Management Plan's vision, goals, objectives and strategies and is implemented through various land use patterns using a variety of conservation/preservation tools and techniques as growth and development occurs.

Conservation is the sustainable use and protection of natural resources. The goal of renewable resource conservation is to ensure that such resources are not consumed faster than they are replaced. Natural resources are conserved for their biological, economic and recreational values, as well as their natural beauty and importance to local cultures. Conservation conflicts arise when natural-resources shortages develop due to unmanaged growth and development.

**Preservation or protection** when used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.

Source: *Pennsylvania Municipalities Planning Code*

Through the implementation of various conservation and preservation land management techniques, the Township intends to build upon State and County conservation and preservation policies by the implementing concepts and strategies previously outlined in the Growth Management Concepts and Strategies section of this plan as part of this conservation and preservation initiative. The implementation of concepts and strategies was previously presented to be used as a menu of options based upon circumstances, partnership opportunities and collaboration by property owners.

The conservation/preservation policy for the Township focuses on using these concepts and strategies to accomplish the following objectives:

- Protecting environmentally sensitive areas – conservation-by design.
- Management of existing conservation and preservation lands.
- Usage of preserved lands for public open space, recreation and greenways.
- Protection of water resources.
- Preservation of agricultural lands.
- Application of sensitive forest management practices.

### Section 5.1 Protection of Environmentally Sensitive Areas – Conservation Areas and Protected Areas

Creation of a *Map of Potential Conservation Lands* calls for a visual accumulation of data and layers mapping a variety of natural resources. For purpose of providing this information in a readable format for inclusion in this document, all features contributing to defining *potential conservation lands* are contained on a series of maps referenced below organized by three categories of conservation areas: existing protected areas, primary conservation areas and secondary conservation areas.

#### Section 5.1.1 Existing Protected Areas

Features associated with *Existing Protected Areas* such as lands subject to conservation easements, state and federal forest and park lands, municipal parks and conservancy

properties are depicted in Appendix 1: Existing Conditions Report, Map 8: Existing Conservation and Preservation, “*Existing Protected Areas.*” Existing protected lands form the core areas around which the Townships future open land network could grow.

### **Section 5.1.2 Primary Conservation Areas**

Features associated with *Primary Conservation Areas* such as floodplain, wetlands, streams and steep slopes are depicted in Appendix 1: Existing Conditions Report, Map 11: Environmentally Sensitive Areas. Primary conservation areas are deemed to be inherently unsuitable for development due to extremely severe environmental constraints. Zoning and Subdivision/Land Development Ordinance (SALDO) regulations should restrict development in these areas.

### **Section 5.1.3 Secondary Conservation Areas**

Features associated with *Secondary Conservation Areas* such as Natural Area Inventory sites, stream buffers, steep slopes, forested areas, greenways, Yellow Breeches Water trail, other important features are depicted in Appendix 1: Existing Conditions Report, Map 12: Environmentally Sensitive Areas, “*Secondary Conservation Areas.*” Secondary conservation areas contain lands that can be developed but that are significant at some level and worthy of consideration for conservation. Zoning and SALDO regulations should limit development in these areas with preservation of natural resources through conservation subdivision and design standards.

### **Section 5.1.4 Opportunities for Preservation of Open Space**

Opportunities for preservation of open space lie within the Township’s ability to aggressively manage development that preserves open spaces, stimulates the creation of greenway corridors and provides new recreational opportunities for both new and older neighborhoods. Future opportunities begin with identifying key spaces within the Township worthy of preservation. Map 3: Opportunities for Preservation identifies blocks of forests, potential greenway corridors and scenic roadway corridors in relationship to township parks and known protected or “permanently preserved” lands. Section 4.5 Tools and Techniques, Tools #1, 2 & 3 provides a variety of ways in which land preservation can be undertaken.

### **Section 5.1.5 Growing Greener Initiative: Conservation by Design**

The Growing Greener: Conservation by Design Workbook, as developed in part by the Natural Lands Trust provides a summary of the municipal development process and methods for protection of environmental features:

*“...municipalities can use the development process to their advantage to protect interconnected networks of open space: natural areas, greenways, trails and recreational lands. Communities can take control of their destinies so that their conservation goals are achieved in a manner fair to all parties concerned. All that is needed are some relatively straightforward amendments to municipal comprehensive plans, zoning ordinances and subdivision ordinances”.*

The workbook identifies four key components necessary for conservation, describes and details the components, and provides answers to commonly asked questions about using conservation by design concepts. A copy of the document has been provided for reference and is available in Appendix 5. Note the following concerning the document:

*“Growing Greener: Conservation by Design is a collaborative program of the Pennsylvania Department of Conservation and Natural Resources (DCNR); the Governor’s Center for Local Government Services; Natural Lands Trust, Inc., a regional land conservancy located in Media, PA; and an advisory committee comprised of officials from state and local agencies including the Pennsylvania Environmental Council, the Pennsylvania State University Cooperative Extension, and other non-profits and the private sector. The program is based on the work of Randall Arendt, Senior Conservation Advisor at Natural Lands Trust, and Michael Clarke, former president of Natural Lands Trust.”*

*Source: Growing Greener: Conservation by Design, Natural Lands Trust, 2001.*

The description of the fourth key component (Conservation Subdivision Design) is significant to Fairview Township. The steps describe a recommended process for conservation of primary conservation areas as well as secondary conservation areas; all of which have been identified by the township through the comprehensive planning process. A synopsis of the process follows.

**Step 1. Identify the land that should be permanently protected.**

Usually these lands include areas which a municipality has otherwise identified for protection such as wetlands, Flood-prone lands, and steep slopes. The Growing Greener initiative refers to these as Primary Conservation Areas. Secondary Conservation Areas would include features of the property that are typically unprotected under current codes but that a community has warranted as worth conservation such as: mature woodlands, greenways and trails, river and stream stonewall corridors, prime farmland, hedgerows and individual freestanding trees or tree groups, wildlife habitats and travel corridors, historic sites and structures, scenic viewsheds, etc. The Growing Greener initiative refers to the area that’s left after identification of the above attributes as the “Potential Development Area” for the site. Note too that the Growing Greener Initiative recommends use of a “Map of Potential Conservation Lands” which may have already identified most of these features community-wide.

**Step 2. Locate Sites of Individual Houses.**

This step involves locating homes within the Potential Development Area so that their views of the open space are maximized, where the number of homes placed is based on the yield plan approach (whereby the developer calculates the maximum number of lots permitted under Zoning). The Growing Greener Initiative also provides suggestions for questionable locations based on water and sewer suitability.

**Step 3. Align Streets and Trails.**

After the completion of steps 1 & 2, locate road and trail patterns that enhance the results of steps 1 & 2. Then seek to place roads that preserve and conserve the Primary Conservation Areas and Secondary Conservation Areas and which are located within the Potential Development and identify trail locations that enhance the location of individual homes.

**Step 4. Draw in the Lot Lines.**

Complete the layout of lots where lot sizes are able to conform to zoning regulations of the district.

Essentially the four-step approach can be effective in laying out new full-density developments where all the significant natural and cultural features have been preserved. The process can enhance and preserve a community's natural features while not limiting the developer.

## Section 5.2 Management of Conservation and Preservation Lands

The management of existing and future conserved and preserved environmentally sensitive lands and agricultural lands contributes to the protection of natural areas, forest land and wildlife habitats. As growth steadily occurs and the Township demonstrates meaningful ways of permanently preserving open spaces and/or environmentally sensitive lands several key questions should be answered:

1. Who will own preserved open spaces?
2. How will we maintain open spaces once they are permanently preserved?

Section 4.5: Using the Right Tools and Techniques; Subsection 4.5.1. The following Tools & Techniques will assist the Township in finding ways, methodologies and strategies that best implement the Vision Statement's intent to "**preserve the natural beauty and rural quality of life through the conservation of valued open space.**"



- Tool #1: Conservation-Based Development
- Tool #2: Historic Preservation
- Tool #3: Greenways and Conservation

Future ownership, maintenance, tax and liability issues are all major concerns for municipalities pursuing open space preservation. The Natural Lands Trust, publication: Growing Greener: Conservation by design, 2001 provides four alternatives for land ownership:

1. **Individual Landowner:** Agreements and deed records must indicate public usage and right-of-ways on all or portions of the property.
2. **Homeowner's Associations:** Most conservation lands within a subdivision are owned and managed by a homeowners association. Natural Land Trust recommends all lot owners within the subdivision automatically be members upon purchase of a lot.
3. **Land Trusts:** Land trusts are private, charitable groups whose principal purpose is to protect land from inappropriate changes in use. Fees received from portions of the development tract are used for maintenance purposes.
4. **Municipal Ownership/Public Agency:** Local government and/or a non-for-profit agency purchase the land outright. Management and maintenance falls within the jurisdiction of this entity.

*\*Combinations of the above are common within a larger development tract.*

## Section 5.3 Use of Preserved Lands for Open Space, Recreation and Greenways

The conservation/preservation of open space, recreational lands and greenways contributes to the protection of natural areas, forest land and wildlife habitats. The Township must provide guidance on the future purpose and uses of preserved lands, open spaces, recreation and greenways. Purposes for such lands may differ dependent upon location and sensitivity of the environment. Such **use options** may include:

- Municipal Recreational Lands
- Preserved Forest Lands
- Working Farms
- Greenway Corridors (maybe developed with recreational trails/paths, wayfinding, and natural amenities)
- Open Lands with limited public right-of-way
- Common Areas/Open Fields for public use
- Hiking and Biking Trails
- Cultural, Historic Resource, and/or Environmental Areas as Interpretive Centers preserved and potentially enhanced for visitor observation
- Susquehanna Greenway – The Susquehanna Greenway is a greenway of statewide importance. The greenway is a 500-mile corridor located along the Susquehanna River linking cultural, historic, and recreational features.
- PA Highlands Greenway – The PA Highlands Greenway is a greenway of statewide importance. The Highlands Conservation Act was signed into law on November 30, 2004. The greenway is “nationally significant” because it extends through four states (Pennsylvania, New Jersey, New York, and Connecticut). The greenway encompasses the entire Township.
- Bennett Run Greenway – The Bennett Run Greenway is identified as a greenway of local significance within the York County Open Space and Greenways Plan.

## Section 5.4 Protection of Water Resources

Ground water and surface water are interconnected and land use impacts the quality and quantity of streams and ground water. Watershed management is about modifying human behavior and activities to better protect water resources so those resources can sustain the diverse needs of the Township’s and region’s ecosystems.

One of the largest affects on water resources is impervious surface such as roofs, parking lots, streets or soils that have been compacted by heavy use. These areas cannot absorb precipitation and impact the recharge diversion of a watershed. As a result a majority of rain and snow melt run directly into streams within no ability to recharge groundwater. And, large concentrations of population can also lead to over pumping of aquifers. When aquifers are experience high levels of drawdown stream flow quantity is decreased. The results of both are reduced stream quality and quantity.

Research has been conducted to document the often unintended and unnecessary impacts of the expansion of traditional development patterns across a region on the health of a watershed. One of the primary indicators of a stream’s health is the percent of impervious cover in the watershed that is directly connected to a stream. The following table provides a gauge for impacts on a watershed based upon percentages of impervious surface that has been identified by Chester County, PA. Similar impacts to the health of streams in York County can be experienced based upon this guide.

**Table 10: Impervious Surface Impacts on Watersheds**

Characteristic	Stream Health		
	Sensitive	Impacted	Impaired
Percent Impervious Cover	up to 10%	11%-25%	26% to 100%
Channel Stability	Stable	Unstable	Highly Unstable
Water Quality	Good to Excellent	Fair to Good	Fair to Poor
Stream Biodiversity	Good to Excellent	Fair to Good	Poor
Pollutants of Concern	Sediment and Temperature Only	Also Nutrients and Metals	Also Bacteria

Source: *Watersheds, An Integrated Water Resources Plan for Chester County, Pennsylvania.*

### Section 5.4.1 Best Management Practices

There are many design and protection practices that are being incorporated into the development process to reduce or eliminate impacts to watersheds. Best Management Practices (BMPs) are designed to be most effective in providing for development, stormwater and agricultural activity that is consistent with the natural characteristics of the watershed. Different types and combinations of BMPs provide varying levels of protection to the watershed.

BMPs can be structure and nonstructural. Non-structural BMPs are approaches to site design and regulation that positively impact water quality and reduce stormwater runoff. Non-structural BMPs are typically applied to planning, design and regulation of land development. BMPs can be classified into three broad types:

- **Agricultural BMPs** – Practices and techniques that result in soil and water conservation including soil erosion control measures, nutrient management and pest management.
- **Stormwater BMPs** – Use of techniques and mechanisms to ensure the drainage from the developed site has maintained the volume of ground water recharge and the frequency, rate and volume of surface runoff that would exist if the site were covered with natural ground cover or equivalent to predevelopment conditions.
- **Land Development BMPs** – conservation based development, conservation-by design or low impact design (LID) standards applied as a holistic approach that achieve development goals while minimizing impacts on environmentally sensitive areas and water resources.

### Section 5.5 Forest Management Practices

The manner in which a forest is cut can affect its long-term sustainability and health. For example, practices such as “high-grading,” cutting of larger trees leaving smaller trees, are unhealthy for the forest as well as the species within those forests. The State’s Forest Stewardship Program through the Game Commission provides opportunities for private land owners to be educated about various technical aspects as well as outreach programs with respect to forest management. The goal is for forest land owners to participate in forest planning integrated with regional forest health and wildlife habitat goals of state owned forest land.

#### Section 5.5.1 Land Use Strategies

As percentages of forest cover decreases due to development, fragmentation of the forest and management of forest land becomes a key issue to local and regional sustainability. Land use planning decisions can assist in forest conservation/preservation and management by directing development projects to the periphery of large forest patches. This strategy reduces the

fragmentation of forest land as well as reduces sprawl. Another strategy for forest land conservation is the conservation of open space.

### **Section 5.5.2 Forest Management Plans & Programs**

Forest management planning focuses on retaining and managing large tracks of forest land. Private owners of forest land should develop a comprehensive, long-term management plan for these resources. The plan addresses timber harvesting activity as well as other management goals. The strategy for forest management is for private landowners to seek assistance from state programs to effectively manage the forest in a sustainable manner. The following programs provide assistance and incentives to private forest land owners:

U.S.D.A., Natural Resources Conservation Service (NRCS) Programs:

- Forest Stewardship Program – Provides technical assistance to nonindustrial private forest (NIPF) owners to encourage and enable active long-term forest management. The program provides professional assistance to landowners for the creation of a Stewardship Management Plan.
- Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) provide technical and financial assistance to eligible farmers and landowners to address soil, water, wildlife, and related natural resource concerns on their lands in an environmentally beneficial and cost-effective manner.
- Environmental Quality Incentives Program (EQIP) is a voluntary conservation program that helps farmers and owners of agricultural land, including forest landowners, reduce pollution and improve natural resources. EQIP provides technical and financial assistance to help people plan, install and implement structural, vegetative and management conservation practices on agricultural land and forest land.
- Forest Land Enhancement Program - Provides educational, technical, and financial assistance to help private forest landowners implement their sustainable forestry management objectives
- Forest Legacy Program (FLP) – Provides funds to private forest landowners to protect “working forests” to ensure higher protection of water quality, habitat, forest products, and increase opportunities for recreation and other public benefits. FLP directly supports property acquisition as well as the acquisition of conservation easements. U.S.D.A. may fund up to 75% of project costs and provide incentives such as reduced property taxes.
- Wetlands Reserve Program – a voluntary program that provides technical and financial support to help landowners to protect, restore, and enhance wetlands on their property.
- Wildlife Habitat Incentives Program - a voluntary program that provides technical and financial assistance for people who want to develop and improve wildlife habitat on private agricultural land and non-industrial private forestland.
- Forest Incentives Program (FIP) – Issued under, The Pennsylvania Farmland and Forest Land Assessment Act of 1974, to help forest landowners keep their land in forest, provides state tax reductions to private land owners. Provides up to 65% cost-share assistance for tree planting, site preparation, and timber stand improvements.

***\*Private forest landowners may be eligible for a variety of tax incentives, for those landowners who complete forest management plans.***

U.S. Fish and Wildlife Service Program:

- Landowner Incentive Program – Created by the U.S. Fish and Wildlife Service, this program provides financial incentives to private land- owners to protect land through conservation easements. It also provides technical assistance and help in developing conservation plans.

## SECTION 6.0 FUTURE LAND USE PLAN

Article III of the MPC requires a plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for all classifications of land use. The Future Land Use Plan 2030 designates the proposed distribution and general location for residential, commercial, industrial, open space/recreation, community facilities and other categories of public and private uses of land. The Future Land Use Plan 2030 (Map 4) illustrates the land use policy and future strategy for growth management including New Market Area revitalization, infill development opportunities, conservation strategies, and development options within the designated growth areas.

The Future Land Use Plan was prepared based upon input from the community and working collaboratively with the project Advisory Committee and municipal staff to identify areas of preservation/conservation and areas for growth. The plan was also developed based upon technical analysis of impacts through use of Build-out Analysis along with consideration of other plan elements to support development of a sustainable community. One of the primary issues addressed through this planning process and development of a future land use plan was the limited amount of lands devoted to non-residential development were inadequate when measuring impacts on the West Shore School District and when evaluating tax burdens on existing residential property owners. The following tables demonstrate this concern for future development of the Township. Table 13 truly paints the story of how land uses have severely changed over the last 70 years. Agricultural and forested lands have decreased nearly 50% while residential development increased from nearly 0% to 35%.

**Table 13: Land Use Trends – 1937 to 2008**

General Land Use Class	1937		1993		2000		2008	
	Total Acres	Percent of Total Acres						
Agriculture / Forest	21,670.9	94.4%	16,246.5	70.8%	12,421.9	58.3%	11,188.3	52.9%
Residential	45.5	0.2%	4,544.4	19.8%	6,643.0	31.2%	7,396.3	35.0%
Commercial	-	0.0%	325.6	1.4%	403.7	1.9%	437.4	2.1%
Industrial / Utilities	1,235.2	5.4%	1,544.4	6.7%	1,532.5	7.2%	1,737.6	8.2%
Institutional / Government	-	0.0%	290.6	1.3%	290.3	1.4%	394.3	1.9%
<b>Total</b>	<b>22,951.6</b>	<b>100.0%</b>	<b>22,951.5</b>	<b>100.0%</b>	<b>21,291.4</b>	<b>100.0%</b>	<b>21,153.9</b>	<b>100.0%</b>

Table 14 identifies the existing general land uses within the Township. Percentages of existing land use suggest a need for additional non-residential uses to support development of a sustainable community.

**Table 14: Existing Land Uses 2009**

General Land Use Description	Acres	Percent of Acres
Low Density Residential	4,944.6	23.3%
Medium Density Residential	128.8	0.6%
High Density Residential	126.8	0.6%
Rural Residential	2,160.7	10.2%
Agricultural / Forest	11,116.8	52.5%
Park / Recreation	97.2	0.5%
Institutional	445.6	2.1%
Commercial	434.4	2.1%
Industrial	1,593.0	7.5%
Utility	103.0	0.5%
Transportation Right of Way	27.0	0.1%
<b>Total*</b>	<b>21,177.9</b>	<b>100.0%</b>

Table 15 depicts the distribution of future land uses by categories based upon the Future Land Use Plan 2030 (refer to Map 4).

**Table 15: Future Land Uses 2030**

General Land Use Description	Acres	Percent
Low and Medium Density Residential (up to 6 units / acre)	4,428.7	19.3%
Rural Conservation (10% to 20% of the property)	13,786.0	60.1%
Community Mixed Use	3,256.2	14.2%
Light Industrial	1,479.9	6.4%
<b>Total*</b>	<b>22,950.8</b>	<b>100.0%</b>

\*Total Acres of parcels, the total does not include acreage dedicated to roadway rights-of-way

Source: November 2008 York County Tax Assessment Office data.

The three Landscapes that exist in Fairview Township include the following Future Land Use Classifications:

**Rural Landscapes**

- Rural Conservation Classification

**Residential Neighborhood Landscapes**

- Low and Moderate Density Residential Classification

**Community Development Landscapes**

- Community Mixed Use Classification
- Industrial Classification

The land use descriptions in Table 15 represent newly identified types of land uses which more closely depict the desired land uses of the future. Table 16 describes in more detail each of the land use classifications depicted on the Future Land Use Plan 2030.

**Section 6.1 Land Use Classifications**

**Table 16: Future Land Use Classifications**

Land Use Classification	Description
<p><b>Rural Conservation</b></p> <div data-bbox="204 504 409 571" style="border: 1px solid black; background-color: #d9ead3; padding: 5px; text-align: center;">Green</div> 	<p>The Township’s Rural Landscapes includes the Rural Conservation classification intended to retain rural conditions and values observed in areas located outside the DGA. These lands have been designated for future rural and open space conservation and should allow very low density residential development to occur through strict subdivision regulatory conditions.</p> <p>Future development within the Rural Conservation area shall be limited to 10 - 20% of any existing parcel. Land uses encouraged for this classification include single-family dwellings, agricultural operations, agri-businesses, non-commercial recreation and open space conservation, greenway corridors, family farmsteads, and animal raising, forest preserves, fish hatcheries, and boat access facilities.</p>
<p><b>Low &amp; Medium Density Residential</b></p> <div data-bbox="204 1008 409 1075" style="border: 1px solid black; background-color: #fff2cc; padding: 5px; text-align: center;">Yellow</div> 	<p>The Township’s Residential Neighborhood Landscapes includes a variety of low and moderate density neighborhoods. This land use classification intends to permit all types of dwelling unit types, with the exception of multi-family and apartment type dwelling units with a maximum density of 6 units per acre. This classification lies generally within the designated growth boundary area and should have planned sewer and water infrastructure. New neighborhoods are encouraged to utilize conservation and smart growth design techniques. Smart Growth Principles shall apply to new neighborhoods within the Low &amp; Medium Density Residential area.</p> <ul style="list-style-type: none"> <li>• Utilize cluster development design guidelines that limit access to the existing transportation network and preserve viewsheds on the development tract</li> <li>• Plan public improvements that offer multi-modes of transportation and provide linkages to suburban centers and park and recreation facilities</li> <li>• Provide for community service areas (professional and personal services) promoting a mix uses</li> <li>• Utilize access management techniques</li> <li>• Traditional neighborhoods including discernable edges, range of housing price points, public spaces, recreation connections.</li> </ul>

**Land Use Classification**

**Description**

**Community Mixed Use (CMU)**

Pink



The Township’s Community Mixed Use Landscapes includes the CMU land use classification. The CMU classification is designed to encompass a variety of development types located within the Primary and Secondary Designated Growth Area. The CMU supports Smart Growth principles including: concentrated development; increases job opportunities; fosters sustainable business areas integrated with walkable residential neighborhoods with connections to surrounding neighborhoods.

Future land use patterns are reliant upon easy accessibility to major transportation corridors and roadways within the Township. The CMU classification supports development patterns that function as employment and retail centers with supporting land uses such as housing, villages, open space and recreational uses, institutional and government uses with adequate infrastructure to support these uses as well as facilities to support walking, bicycling and transit as alternatives to the automobile. The CMU is designed to incorporate transitional areas between high intensity developed areas and existing lower intensity developed areas. Transition areas may include less intense uses, land buffers, parks, floodplain areas, greenways, or common open spaces. Future development in the CMU shall utilize public sewer and water infrastructure.

Mixed Use areas are encouraged to include a mix of development types within a single project or multiple projects. Single or multiple commercial uses may occur or be contained within larger planned mixed use developments. Development within the CMU provides flexibility to allow a variety of mixed use development and land use patterns. Lands within the CMU classification are intended to encourage the following use sub-classifications consisting of a variety of types of uses compatible with the following identified characteristics and levels of intensity or density.

***Employment and Commercial Mixed Use Centers***

This classification consists predominately of coordinated medium intensities of campus-style employment centers integrated with a variety of commercial uses and walkable residential neighborhoods. Lands within this classification are intended to encourage the following primary and secondary uses:

Primary Uses:

- Offices, research and development operations, technology-based industries, educational and training facilities, medical and health care facilities and similar uses offering employment opportunities.

Secondary Uses:

- Residential neighborhoods with a mix of housing types for all ages and all income levels.
- A wide range of commercial retail and service uses.
- Institutional uses and government facilities and services.
- Parks, recreation and open space.

**Minimum Intensity of Development:**

- Employment/Commercial Intensity: Medium intensities uses designed within a campus-style setting including open space and integrated stormwater design, pedestrian connections and coordinated landscaping, lighting, and signage planning.
- Residential Density: Minimum of 6 units per acre should include a variety of dwelling unit sizes and types and should be compact in design.
- Integrated stormwater design with walkable connections.

***Town Center Mixed Use Neighborhoods***

The Town Center Mixed Use areas are existing or newly created traditional neighborhoods designed to preserve, expand upon or create a town center or village atmosphere with emphasis on flexible design that permits a mix of residential and commercial uses located within or adjacent to existing village areas within the Township. These areas promote compact mixed use development patterns that focus on community activities and encourage walking, bicycling, and accommodations for transit. These areas will be characteristic of a variety of architectural styles and types with compatible building heights, design types and signage; common open spaces, greenway corridors, and streetscape treatments (i.e. lighting, sidewalks, and street trees). Lands within this classification are intended to encourage the following primary and secondary uses:

**Primary Uses:**

- A wide array of small to medium scale commercial uses.
- Several anchor commercial uses of medium to large scale.
- Residential neighborhoods with a mix of housing types for all ages and all income levels.
- Community, social and government facilities and services.
- Live work opportunities.

**Secondary Uses:**

- Institutional uses.
- Parks, recreation and open space areas.

**Minimum Intensity of Development:**

- Commercial intensity include:
  - Small to medium scale mix of commercial and/or residential uses contained within one structure or multiple structures with potential for shared parking facilities.
  - Medium to large scale anchor commercial uses.
- Residential Density: Moderate to high density residential with a minimum density of 6 units per acre. Higher densities are encouraged.
- Integrated stormwater design with walkable connections

**Residential Mixed Use Centers**

Residential Mixed Use areas are intended to include predominately residential uses including a variety of single family and multiple family housing types. The Residential Mixed Use areas are encouraged to incorporate convenience scale commercial uses secondary to existing and newly created neighborhoods. Lands within this classification are intended to encourage the following primary and secondary uses:

Primary Uses:

- Residential neighborhoods with a mix of housing types for all ages and all income levels.

Secondary Uses:

- Parks, recreation and open space areas.
- Convenience retail, service and business operations.
- Live work opportunities.
- Institutional uses.

Minimum Intensity of Development:

- Residential Density: Minimum of 6 units per acre should include a variety of dwelling unit sizes and types and should be compact in design.
- Commercial Intensity: Convenience scale commercial operations.
- Integrated stormwater design with walkable connections.

**Land Use Classification**

**Description**

**Industrial**



Industrial classification generally contains warehousing, manufacturing, industrial uses, business and industrial parks, laboratory and technology oriented business and businesses that support industrially-oriented land uses. This classification should have good accessibility to major collectors and arterial roads, public water and sewer and design guidelines for buffer and screening and on-site odor, noise and pollutants.

## Section 6.2 Future Land Use Plan – Designated Growth Areas

Primary and Secondary Designated Growth Area boundaries are depicted on Map 2. These growth areas represent an increase in area designated primarily for a mix of residential and non-residential development in the northern area of the Township centered around route I-83. This Primary Growth Area and Secondary Growth Area modify the interim growth area established in the York County Comprehensive Plan. Managed growth in these areas are projected to provide opportunities for the development of employment centers, increase tax base and reduce fiscal impacts on the West Shore School District.

Primary and Secondary Designated Growth Areas have been identified, in accordance with the MPC, and used to identify growth boundaries in this plan and can be defined as follows:

- **Primary Designated Growth Area** is a region within the county that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more and commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.  
*Source: Pennsylvania Municipalities Planning Code*
- **Secondary Designated Growth Area** is an area targeted for future growth and development because of its local land use patterns, development potential based upon land use regulations; however, due to the lack of planned public infrastructure expansion this area holds a lower priority for growth than in the *designated growth area*.

The MPC also provides a definition for areas currently planned to be serviced by public infrastructure such as water, sewer and other services.

- **Public infrastructure area** is a designated growth area and all or any portion of a future growth area where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed.  
*Source: Pennsylvania Municipalities Planning Code*

Both Primary and Secondary Designated Growth Areas lie within the public infrastructure area as depicted on Map 2. Lands within the growth areas have or have the available capacity for future sewer, water and other public utilities, good roadway accessibility, parcels large enough for business expansion and/or new development and is generally consistent with the County's designated growth boundary areas.

### 2. **Primary and Secondary Designated Growth Area Map**

A Primary and Secondary Designated Growth Area Map was prepared as part of this comprehensive plan update (See Map 2). The map indicates a variety of residential, mixed use; industrial uses are contained within the growth boundary area. A set of policies for the DGA have been developed to assist the Township in making determinations and recommendations concerning future neighborhood, mixed use, and non-residential development plans.

### 3. **Designated Growth Area Policies:**

- Policy 1: Ensure sewer and water infrastructure for all development within the DGA.  
Policy 2: Allow flexibility in housing densities and site layout

- Policy 3: Transportation improvements should be prioritized within the DGA. Alternative modes of transportation such as walking, biking and public transportation should be included within future roadway improvement projects.
- Policy 4: Attain to the greatest extent possible connectivity between uses, neighborhoods and service centers not only through roadway development but also through biking and walking paths.
- Policy 5: Permit mixed use development.
- Policy 6: Protect significant environmental and natural resources.
- Policy 7: Plan and build new park and recreation facilities within DGA.

### Section 6.3 Future Land Use Plan - Build-Out Analysis

The build-out analysis process describes how land available for development is identified and explains basic assumptions that are applied for a Maximum Build-Out Scenario, as well as other Scenarios. The process also describes how the results of the build-out are applied to existing conditions to describe future conditions. The build-out analysis process follows a series of procedures outlined in steps that create the methodology for build-out. The process can be repeated utilizing various parameters and assumptions to create any number of build-out scenarios. The Maximum Build-Out Process and Scenario Build-Out Process, provide a summarized version build-out methodologies (See Appendix 2- Build-Out Analysis).

Three build-out scenarios were performed for this comprehensive plan:

1. Maximum capacity build-out – build-out looking at all developable parcels within the Township. Current Zoning standards were applied to build-out acreages. Assumptions were made to accommodate properties within zoning districts that allow varying densities based on presence of water and sewer services such as single family dwellings and multi-family dwelling, as well as mixed use zoning districts.
2. Scenario 1 – build-out looking at select parcels within the designated growth boundaries using their current zoning.
3. Scenario 2 – build-out looking at select parcels within the designated growth boundaries however; some of several parcels were developed as non-residential as if they were zoned commercial.

#### Section 6.3.1 Steps for the Build-Out Analysis

Planning Scenarios for Maximum Capacity and any other modified planning scenarios relevant to Fairview Township's growth management policies and designated growth areas were developed to help provide data to begin the build-out analysis. The following summarizes the steps involved with the Build-Out Analysis:

- Step 1: Identify Parcels for Development Based on Current Township Policies**
- Step 2: Identify All Unimproved Parcels\* to be Developed by 2030**
- Step 3: Account for Environmental Features**
- Step 4: Apply Zoning Standards**
- Step 5: Calculate Future Population Based on Output (Apply 2.59 people per housing unit to the output from Step 4)**

*\*The 2009 Act 537 Plan projection data was incorporated into the development of Planning Scenarios 1 and 2*

#### Section 6.3.2 Build-Out Using Municipal Zoning

Current zoning regulations in Fairview Township does not permit adequate lands for non-residential development to support plan goals and objectives to develop a sustainable

community with a balanced economy providing adequate tax revenues to support adequate public facilities and services and school district needs. Table 17 depicts the acres by current zoning district for the Township.

**Table 17: Zoning Acreage**

Zoning Code	Description	Acres	Acres Available for Development	Percent of Total Acres
RR	Residential Rural	16,146.3	4,122	25.5%
RS	Residential Single	3,765.9	479	12.7%
RM	Residential Multi-Family (MF Units)	466.6	140	30.0%
RM	Residential Multi-Family (SF Units)	466.6	140	30.0%
RV	Residential Village (MF Units)	52.8	2	3.8%
RV	Residential Village (SF Units)	52.8	2	3.8%
CN	Commercial Neighborhood	215.9	31	14.4%
CH	Commercial Highway	979.1	186	19.0%
LI	Limited Industrial	1,323.9	47	3.6%
	<b>TOTAL</b>	<b>22,950.5</b>	<b>5,007</b>	<b>22.5%</b>

Source: York County Planning Commission Fairview Township Build-Out Analysis, December 2008.

**Table 18: Potential New Housing Units**

Zoning Code	Description	Potential Additional Units (Assumes on Water and Sewer)
RR	Residential Rural	6,285
RS	Residential Single	1,217
RM	Residential Multi-Family (MF Units)	1,175
RM	Residential Multi-Family (SF Units)	474
RV	Residential Village (MF Units)	25
RV	Residential Village (SF Units)	6
CN	Commercial Neighborhood	48
CH	Commercial Highway	283
LI	Limited Industrial	72

Source: York County Planning Commission Fairview Township Build-Out Analysis, December 2008.

**Section 6.3.3 Key Findings of the Build-Out**

The following identifies key findings of the build-out analysis that impact decisions about future land use.

**Finding #1:** By changing land use patterns to allow addition non-residential development within the Designated Growth Area the Township may create a more sustainable community. When comparing planning Scenarios #1 & #2 the following can be stated about Scenario #2:

- \$310,615/year additional revenues for the Township
- \$1,353,595/year less expenditures for the Township
- 1,038 less Housing units
- 2,688 less people

- 688 less school students

**Finding #2: *Where do we accommodate non-residential growth?***

In order to realize the goal of identifying additional lands for non-residential uses the following criteria was considered:

- Accessibility to transportation networks
- Minimal impact on residential neighborhoods
- Large tracts of undeveloped/flat land
- Access to utilities and ability to extend utilities
- Access to telecommunication

Approximately 609 acres of land along Limekiln Road and Myers Lane were identified as lands appropriate for new non-residential (commercial and/or industrial) development.

**Finding #3: *What types of future non-residential land use patterns are economically sustainable?***

The Township is encouraged to allow professional offices, industry, or corporate versus smaller retail or services enterprises (10 employees or less). Such uses would:

- Greater job generation opportunities,
- Greater tax revenues,
- Require less policing at nights and on weekends, and
- Reduce school enrollment impacts.

**Finding #4: *How much stability do you want to experience through non-residential development?***

The identified 609 acres keep the Township’s tax base stable with little need to raise taxes for the cost of current services however, if additional lands were re-classified as non-residential, current services and any additional needed services may be provided without potentially raising resident property taxes.

**Table 19: Planning Scenario #1 & #2 Comparisons**

<b>Planning Scenario #1 &amp; #2 Comparisons</b>			
	<b>TOTAL Housing Units</b>	<b>TOTAL Population</b>	<b>Additional Nonresidential Square Feet of Space</b>
Existing Conditions	6,116	15,840	NA
Maximum Build-Out (Includes existing conditions)	22,686 - 36,872	57,979 – 95,498	65,780,000
Scenario 1 – Modified Build-Out (Includes existing conditions)	9,858	25,531	4,174,343
Scenario 2 – Modified Build-Out Nonresidential Focus (Includes existing conditions)	8,820	22,843	12,526,559
<b>DIFFERENCE BETWEEN Scenario 1 and 2</b>	<b>1,038</b>	<b>2,688</b>	<b>8,352,216</b>

Planning implications were derived from the build-out analysis process, public input, and background data and technical analysis and used to assist in the preparation of the Future Land Use Plan (see Section 3.0, Table 3).

## Section 6.4 Future Land Use Plan – Tools & Techniques

A variety of tools and techniques have been recommended for Fairview Township in regards to addressing pertinent issues including: growth management; land conservation; housing for a variety of sizes, income levels and form-layout; site development design; neighborhood connectivity; and community and economic sustainability. The following table lists all of the tools and techniques appropriate for growth and development in and outside the DGAs. Descriptions of the Tools and Techniques are provided in Section 4.5.

**Table 20: Future Land Use Plan – Tools & Techniques**

Issue	Tool/Techniques	Tool #	Applicable
Land Preservation	Conservation Based Development	1	√
	Historic Preservation	2	√
	Greenways & Conservation	3	√
Development within the DGAs	DGA Map and Policies	4	√
	Neighborhood Development policies	5	√
	Workforce Housing; Elderly Housing	6	√
Economic Development	YCEDC & YCIDA	7	
	York County Economic Development Plan	8	
	Financial and Technical Resources	9	
Regulatory-Design & Enforcement	Zoning (performance standards and growth management strategies)	10	√
	Subdivision and Land Development Ordinance	11	√
Community Facilities and Services	Standards for Parks and Recreation Facilities	12	√
	Parks and Recreation Resources	13	√
	Infrastructure Financial Resources	14	√
	Emergency Management	15	√
Transportation	Complete Streets	16	√
	Access Management	17	√
	Traditional Neighborhood Development	18	√
	Multimodal transportation systems and street patterns	19	√
	Transit Routes and Park and Ride Lots	20	√
	Act 209 Transportation Impact Fee Study	21	√
	Street Connectivity Regulations	22	

## SECTION 7.0 FUTURE ECONOMIC PLAN

Fairview Township intends to direct future growth and development within the region along the I-83 transportation corridor. There are approximately 5,000 acres of land available for development within the Township. Recently the York County Planning Commission prepared a **draft** plan entitled, *York County Economic Development Plan*, a joint effort of YCPC and YCEDC, is to assess the local and regional context, including the potential impact of BRAC, determine types of growth and target industries suitable for the County and its unique five planning regions and delineate strategies to pursue such growth and industries. The Plan combines comprehensive economic development strategies and growth management strategies. The overarching goals of the Plan include:

- Retaining existing business and industry
- Attracting new business and industry
- Identifying locations of new business and industry
- Exploring and assessing critical issues affecting economic development and growth management

### **The County's Economic Development Plan provides a "Definition of Sustainable Economic Development:"**

- Diversifies the economic base
- Enhances York County's competitive position and image regionally, nationally, and even globally
- Balances jobs, housing, and services, providing current commuters with opportunities to work near home in the future, and providing residents with retail goods and services
- Builds from and preserves quality of life assets such as culture and history
- Attracts high-quality, high-paying jobs associated with BRAC expansion at Aberdeen Proving Ground, particularly in advanced manufacturing industries
- Expands the base of industries working in renewable energy development
- Capitalizes on local agricultural industries with "buy fresh-buy local" initiatives
- Supports public transit initiatives
- Focuses non-rural development away from prime farmlands that could be used for agriculture
- Builds from the County's dedicated workforce with its strong work ethic
- Occurs in part as a result of clear, coordinated, effective, and efficient economic development and workforce development programs

Table 21: York County Economic Snapshot Summary

York County Economic Snapshot Summary		
Strengths	Constraints	Opportunities
1. Growing population, which expands the labor force and increases area disposable income 2. Growing income of residents, though area wages are still below median incomes in Maryland, offering a cost advantage for firms 3. Increasing educational attainment levels 4. Strong work ethic of labor force 5. Lower unemployment rate than Pennsylvania as a whole 6. Diverse mix of industries 7. Broad array of housing choices in County, including nursing homes 8. Many quality of life amenities (e.g. recreation, education, culture and art) 9. Affordable housing stock and lower cost of living relative to broader region	1. Aging population, which could contribute to shortage of young workers to replace retirees 2. Percentage of residents with a bachelor's degree or higher lags that of some neighboring communities in Pennsylvania and Maryland <b>(this does not apply to Fairview Township)</b> 3. Science and math scores for high school students exhibit room for improvement 4. Dispersed manufacturing establishments (contrary to vision for focused industrial growth along corridors and in growth centers) 5. Void of sit-down restaurants and health care establishments in some parts of the County	1. Recruit younger workers to live in the County by touting quality of life and affordable cost of living 2. Focus efforts on enhancing secondary and post-secondary science, technology, engineering and mathematics (STEM) education 3. Growth management strategies to channel industrial growth to corridors and growth areas and to manage the pace of residential development 4. Neighborhood-serving retail development (e.g. food stores, restaurants, and health care) to serve the local population

Overall, the Northern Region, defined in the Plan, is positioned to increase its existing share of office, retail and industrial jobs in the County and could attract 18 percent of the office, retail and industrial development in the County over the next ten years.

York County faces three broad workforce development issues: 1) aging of the population; 2) need for a diverse and educated workforce; and 3) need to enhance and market quality of life to attract and retain a skilled workforce.

Planning experts recommend the balance of jobs to housing units be 1.3 to 1.7:1 (for every household, it is recommended that a community offer 1.3 to 1.7 jobs) to maintain a healthy and sustainable community. Resources for local, county, and state economic development programs and services as well as non-profit and private sector resources are listed in the draft plan. The York County Development Action Plan includes vital information for workforce, growth, rural and downtown development, incentives for economic development (source: York County Economic Development Plan, 2009).

### Section 7.1 Future Economic Plan – Build-Out Analysis

The following section provides an assessment of the Fiscal Impacts of Future Growth (residential and non-residential land uses). This impact assessment focuses on the potential revenue generated based upon future development to support the Future Land Use Plan 2030. Fiscal impacts for both land use classifications were calculated to determine projected revenues (School taxes and County taxes). Additionally, estimates for average assessed values were calculated to support this analysis. This analysis was conducted as part of the Build-out Analysis (refer to appendix item for more detail). The projected revenue generated as part of this fiscal analysis is compared with the cost to provide schools and basic public services in the Future Community Services and Facilities Plan.

Fairview residents have noticeably seen increases in the costs for services. The following table shows the extent of these increases over an eight-year period.

**Table 22: Cost for Services**

YEAR	2000	2001	2002	2003	2004	2005	2006	2007	2008
Population	14,321	14,525	14,666	14,998	15,417	15,840	16,253	16,589	16,012
General Service Category									
Emergency Services	\$25.58	\$21.51	\$19.95	\$14.84	\$11.09	\$28.30	\$36.81*	\$46.14*	\$46.94
Police	\$84.59	\$78.20	\$85.65	\$93.25	\$105.51	\$122.72	\$115.42	\$124.71	\$135.38
Streets and Roads	\$47.85	\$42.52	\$59.34	\$70.47	\$79.15	\$149.81	\$92.76	\$79.84	\$72.62
Parks & Recreation	\$8.76	\$13.14	\$6.75	\$7.48	\$5.10	\$12.02	\$6.91	\$9.44	\$18.63
Sewer Service	\$184.54	\$181.92	\$207.02	\$201.98	\$196.39	\$177.78	\$167.59	\$165.61	\$230.31
<b>Total Per Capita Per Year</b>	<b>\$351.32</b>	<b>\$337.30</b>	<b>\$378.71</b>	<b>\$388.02</b>	<b>\$397.23</b>	<b>\$423.46</b>	<b>\$419.48</b>	<b>\$425.74</b>	<b>\$503.88</b>

The Build-Out reviewed anticipated revenues and expenses and utilized projection models to create 2030 revenues and expenses for each planning scenario (See Table 23)

**Table 23: Anticipated and Projected Revenues and Expenditures**

Anticipated and Projected Revenues and Expenditures					
	2009 Anticipated Current Revenue	2030 Projected Revenue	2030 Projected Expenditures	LST Revenue	Deficit/Surplus
Maximum Build-Out	\$10,455,205	\$18,337,929	\$29,196,485	\$7,954,791	<b>(\$2,903,765) LOSS</b>
Scenario 1	\$10,455,205	\$11,797,819	\$12,856,646	\$504,804	<b>(\$728,921) LOSS</b>
Scenario 2	\$10,455,205	\$11,933,535	\$11,503,050	\$1,514,840	<b>\$1,945,325 SURPLUS</b>

If the Township were to build-out under the developed planning scenarios, non-residential lands would create new employment opportunities. The following table reviews the potential new

space dedicated to non-residential uses, additional jobs and additional revenues (based on local sales tax of \$52/job).

**Table 24: Potential Additional Jobs and Revenues**

<b>Potential Additional Jobs and Revenue</b>			
	<b>Additional Nonresidential Square Feet of Space</b>	<b>Additional Jobs* Based on an Average 430 square feet per Employee</b>	<b>Potential Additional Revenue Based on LST of \$52</b>
Existing Conditions	NA	NA	NA
Township-Wide Maximum Build-Out	65,780,000	152,977	<b>\$ 7,954,791</b>
Scenario 1 – Modified Build-Out	4,174,343	9,708	<b>\$ 504,804</b>
Scenario 2 – Modified Build-Out Nonresidential Focus	12,526,559	29,132	<b>\$ 1,514,840</b>
DIFFERENCE BETWEEN Scenario 1 and 2	8,352,216	19,424	<b>\$ 1,010,035</b>

Planning implications were derived from the build-out analysis process, public input, and background data and technical analysis and used to assist in the preparation of the Future Land Use Plan (see Section 3.0, Table 4).

## **Section 7.2 Future Economic Plan – Tools & Techniques**

A variety of tools and techniques have been recommended for Fairview Township in regards to addressing pertinent issues including: economic development opportunities; sustainability; and lands available for economic development. The following table lists all of the tools and techniques appropriate for economic development to occur in and outside the DGAs. Descriptions of the Tools and Techniques are provided in Section 4.5.

**Table 25: Future Economic Plan – Tools & Techniques**

	<b>Tool/Techniques</b>	<b>Tool #</b>	<b>Applicable</b>
Land Preservation	Conservation Based Development	1	√
	Design Techniques	2	
	Land & Resource Protection	3	√
	Historic Preservation	4	
	Greenways & Conservation	5	
Development within the DGAs	DGA Map and Policies	6	
	Neighborhood Development policies	7	
	Workforce Housing; Elderly Housing	8	
	Traditional Neighborhood Development	9	
Economic Development	YCEDC & YCIDA	10	√
	York County Economic Development Plan	11	√
	Financial and Technical Resources	12	√
Regulatory-Design & Enforcement	Zoning (performance standards and growth management strategies)	13	√
	Subdivision and Land Development Ordinance	14	√
Community Facilities and Services	Standards for Parks and Recreation Facilities	15	
	Parks and Recreation Resources	16	
	Infrastructure Financial Resources	17	√
	Emergency Management	18	
Transportation	Complete Streets	19	√
	Access Management	20	
	Traditional Neighborhood Development	21	
	Multimodal transportation systems and street patterns	22	√
	Transit Routes and Park and Ride Lots	23	√
	Act 209 Transportation Impact Fee Study	24	√
	Street Connectivity Regulations	25	√

## SECTION 8.0 FUTURE HOUSING PLAN

Article III of the MPC requires a plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the Township. Recommendations and Implementation Tools and Techniques within the Future Housing Plan are supported by planning implications. Planning implications are conclusions or circumstances that are implied based upon various trends, patterns or conditions that if not addressed will impact the rural character and sustainability of the region. Planning implications are included in within each plan element within the Existing Conditions part of this plan. The following subsections list the key planning implications, trends, and analysis information used and analyzed to create Future Housing Plan Recommendations and Implementation Tools and Techniques.

### Section 8.1 Future Housing Plan – Build-Out Analysis

Housing unit and population projections were prepared to support the Build-Out Analysis and this plan element. Results of the analysis for the Build-Out in support of the Future Land Use Plan are depicted on Table 26. Planning Scenario #2 establishes a growth boundary area as well as enables the Township to allow additional opportunities for non-residential development. By doing this, the build-out estimates for new housing units were reduced by 19,584 units and 66,563 people.

**Table 26: Projected Housing Units and Population 2030**

MAXIMUM CAPACITY BUILD-OUT	ADJUSTED TOTAL HOUSING UNITS (2005)	ADJUSTED TOTAL POPULATION BASED ON POPULATION PER DWELLING UNIT (2005)	MAX. CAPACITY BUILD-OUT ADDITIONAL HOUSING UNITS	MAX. CAPACITY BUILD-OUT ADDITIONAL POPULATION	TOTAL PROJECTED UNITS	TOTAL PROJECTED POPULATION
		5,788	14,321	28,404	89,406	34,192
PLANNING SCENARIO #1	ADJUSTED TOTAL HOUSING UNITS (2005)	ADJUSTED TOTAL POPULATION BASED ON POPULATION PER DWELLING UNIT (2005)	SCENARIO #1 ADDITIONAL HOUSING UNITS	SCENARIO #1 ADDITIONAL POPULATION	TOTAL PROJECTED UNITS	TOTAL PROJECTED POPULATION
	5,788	14,321	9,858	25,531	15,646	39,852
PLANNING SCENARIO #2	ADJUSTED TOTAL HOUSING UNITS (2005)	ADJUSTED TOTAL POPULATION BASED ON POPULATION PER DWELLING UNIT (2005)	SCENARIO #2 ADDITIONAL HOUSING UNITS	SCENARIO #2 ADDITIONAL POPULATION	TOTAL PROJECTED UNITS	TOTAL PROJECTED POPULATION
	5,788	14,321	8,820	22,843	14,608	37,164

Recommendations and implementation strategies identified will be designed to address the following planning implications created as a result of the Build-Out Analysis.

## Section 8.2 Future Housing Plan – Housing Capacity & Trends Implications

A housing capacity analysis evaluates total lands available for residential development and the possible housing units permitted to develop using current land development regulations, housing trends, national standards and real estate trends. The analysis results can be compared to growth rates or population growth rates. The analysis can be used as a measure of the ability to provide for various housing types under current regulations. The housing capacity analysis can also be used to determine housing trends based upon certain market factors. The results of the housing capacity analysis provide valuable information to support land use policy decisions and can also be used to assess fiscal impacts of residential development.

### Section 8.2.1 Local Averages

According to the Realtors Association of York and Adams County (RAYCO) Multiple Listing Service (MS) data, the average sale price of homes in Fairview Township in 2006 was approximately \$189,300 and that 102 homes were sold; the average sale prices of a home in 2004 in Fairview Township was \$149,500, according to RAYAC 2004 data. Residential building permit data as provided by the Township indicates that the six year average (2000-2006) estimate construction cost for a residential unit is approximately \$155,000, regardless if units were connected to public water or public sewer.

### Section 8.2.2 Regional Averages

Regional residential real estate trends, in 2006 are higher than the 2005 national averages as described below in sections referred to as Local Averages and National Averages.

**Table 27: National Average Square Footage of Units**

Type of Home	Average Square Footage	Average Sale Price (Structure Value)
Average Square Footage of Mobile Homes	1,062	Singlewide \$38,000 to \$48,000 Doublewide \$72,000*
Average Square Footage of SFD – Detached	2,553	\$182,487
Average Square Footage of SFD – Attached	2,373	\$113,975
Apartments - 2-4 units buildings	1,393	\$122,215**
Apartments - 5 + units buildings	847	NA

NA – Not Available

\*Manufactured Homes Quote – Price Guide (2005), mh-quote.com

\*\*Using Condominium values from Realtors Association of York and Adams County Inc data  
Source: United States Department of Energy, Energy Information Administration,  
2001 Residential Energy Consumptions Survey and RAYAC 2005 Data.

Recommendations and implementation strategies identified will be designed to address the following planning implications created as a result of the analysis of the housing capacity and trends analysis.

Planning implications were derived from the build-out analysis process, public input, and background data and technical analysis and used to assist in the preparation of the Future Land Use Plan (see Section 3.0, Table 5).

### Section 8.3 Future Housing Plan Implementation Tools & Techniques

A variety of tools and techniques have been recommended for Fairview Township in regards to addressing pertinent issues including: affordable housing; housing design; housing for the elderly; site development design; neighborhood connectivity; and quality of life factors for every resident. The following table lists all of the tools and techniques appropriate for economic development to occur in and outside the DGAs. Descriptions of the Tools and Techniques are provided in Section 4.5.

**Table 28: Future Housing Plan Implementation Tools & Techniques**

Issue	Tool/Techniques	Tool #	Applicable
Land Preservation	Conservation Based Development	1	√
	Historic Preservation	2	√
	Greenways & Conservation	3	√
Development within the DGAs	DGA Map and Policies	4	√
	Neighborhood Development policies	5	√
	Workforce Housing; Elderly Housing	6	√
Economic Development	YCEDC & YCIDA	7	
	York County Economic Development Plan	8	
	Financial and Technical Resources	9	
Regulatory-Design & Enforcement	Zoning (performance standards and growth management strategies)	10	√
	Subdivision and Land Development Ordinance	11	
Community Facilities and Services	Standards for Parks and Recreation Facilities	12	√
	Parks and Recreation Resources	13	√
	Infrastructure Financial Resources	14	√
	Emergency Management	15	√
Transportation	Complete Streets	16	√
	Access Management	17	√
	Traditional Neighborhood Development	18	√
	Multimodal transportation systems and street patterns	19	
	Transit Routes and Park and Ride Lots	20	
	Act 209 Transportation Impact Fee Study	21	√
	Street Connectivity Regulations	22	√

## SECTION 9.0 COMMUNITY FACILITIES & SERVICES PLAN

The Build-Out Analysis projected impacts associated with the Future Land Use Plan for a number of community facilities and services including schools and police and fire services. The following section identifies those specific impacts and presents future plans for those facilities and services.

### Section 9.1 Future Community Facilities & Services Plan – Build-Out Analysis

The following diagram depicts the projected additional units, population, revenues, school district revenues, students and costs of education for year 2030.

**Table 29: Projected Community Facilities and Services**

Projected	Scenario 1 2030	Scenario 2 2030
Dwelling Units (additional)	3,742	2,704
Population (additional)	9,691	7,003
Township Revenue	\$11,622,920	\$11,933,535
School District Revenue	\$7,663,133	\$9,701,542
School District Impacts (additional students)	1,759	1,271
School District Impacts (additional cost to educate)	\$9,980,146	\$7,211,736

**Table 30: Projected Expenditures for Community Facilities and Services**

	TODAY'S EXPENDITURES		COUNTY PROJECTIONS	FUTURE PROJECTIONS Designated Growth Area	
	Current	Current Expenditures	Maximum Build-Out 2030	Scenario 1 2030	Scenario 2 2030
POPULATION		16,012	57,979	25,531	22,843
Police	\$135	\$2,161,620	\$7,827,165	\$3,446,685	\$3,083,805
Emergency Services	\$47	\$752,564	\$2,725,013	\$1,199,957	\$1,073,621
Roads	\$73	\$1,168,876	\$4,232,467	\$1,863,763	\$1,667,539
Parks/Rec.	\$19	\$304,228	\$1,101,601	\$485,089	\$434,017
Sewer Service	\$230	\$3,682,760	\$13,335,170	\$5,872,130	\$5,253,890

The following Table depicts the anticipated revenues, expenditures and project surplus and/or deficits for year 2030.

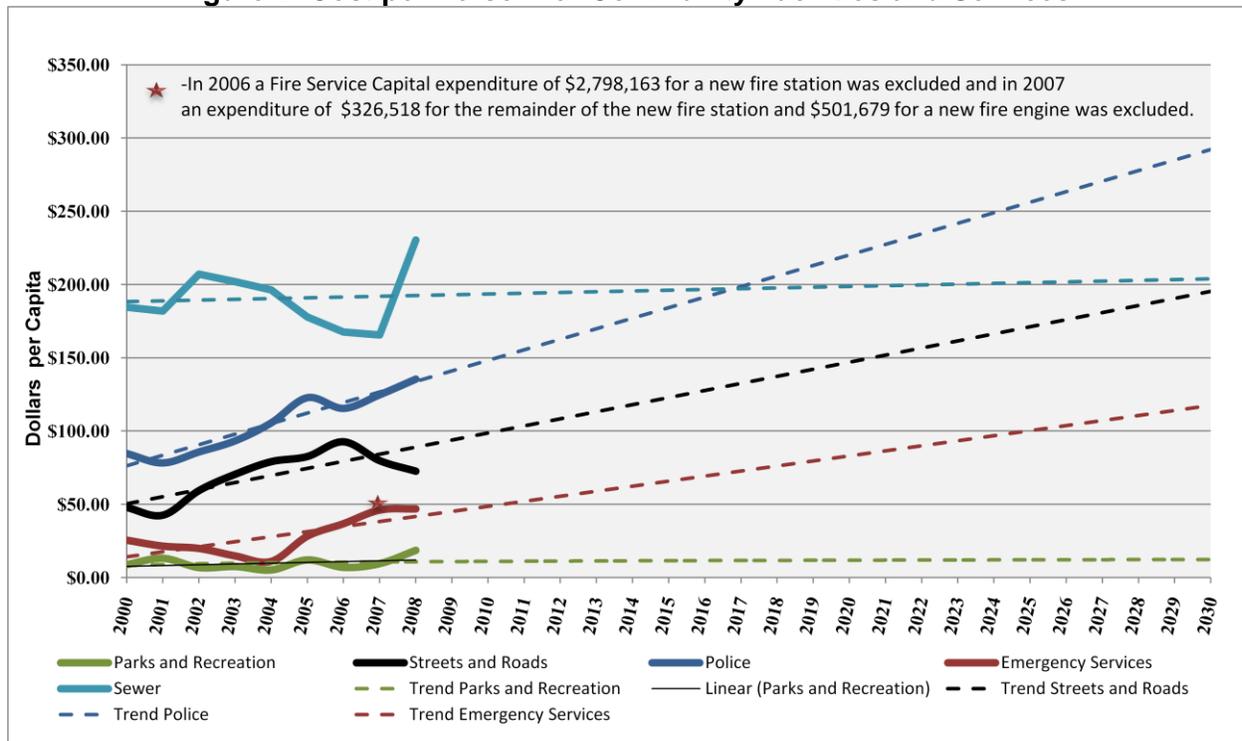
**Table 31: Anticipated Revenues and Expenditures**

	Maximum Build-Out	Scenario 1	Scenario 2
2009 Anticipated Revenue	\$10,455,205	\$10,455,205	\$10,455,205
Total Projected Revenue (2030)	\$18,337,929	\$11,622,920	\$11,933,535*
Projected Expenditure (2030)	\$29,196,485	\$12,856,646	\$11,503,050*
Surplus/Deficit	<b>(\$10,858,556)</b>	<b>(\$11,233,726)</b>	<b>\$430,485*</b>

The following table depicts the government services provided in Fairview Township showing today's expenditures, build-out scenarios and future projections. When comparing Scenario 1 with 2, the addition of non-residential lands will allow the Township to potentially receive a positive cash flow in Scenario 2.

The following diagram depicts the cost per person associated with the fiscal impacts of providing future government services.

**Figure 2: Cost per Person for Community Facilities and Services**



The following table depicts the total impacts to the school district in terms of additional students, potential revenues, and costs to educate. The costs per person are expected to substantially increase by the year 2030 for nearly every community facilities and services provided by the Township with exception of public sewer services. For example a resident currently pays \$50/year for street and road repair and may be expected to pay \$200 by year 2030.

**Table 32: Cost per Student**

	Maximum Build-Out	Scenario 1	Scenario 2
<b>Step 1: Number of new houses</b>	16,270	3,742	2,704
<b>Step 2: Average students/house</b>	0.47	0.47	0.47
<b>Step 3: Calculated additional students</b>	7,647	1,759	1,271
<b>Step 4: Cost to educate a student <i>*an additional cost of \$2,670/student comes from state and federal grants and subsidies</i></b>	\$5,675	\$5,675	\$5,675
<b>Step 5: Number of new students x cost</b>	\$43,393,099	\$9,980,146	\$7,211,736
<b>Step 6: Calculate potential revenues</b>	\$51,730,380	\$7,663,133	\$9,701,542
<b>Step 7: Difference between projected revenue and projected costs</b>	\$8,337,281	(\$2,317,013)	\$2,489,806

The following table depicts the future sewer capacity for Scenarios 1 & 2.

**Table 33: Future Sewer Capacity**

WWTP	ACT 537 REPORT Remaining Capacity Allocated for Fairview (mgd)*	SCENARIO 1 Flow Demand (mgd)	SCENARIO 2 Flow Demand (mgd)	SCENARIO 1 Remaining Capacity (mgd)	SCENARIO 2 Remaining Capacity (mgd)
North	0.307	0.065	0.065	0.242	0.242
South	0.020	0.228	0.228	-0.208	-0.208
Lower Allen	0.241	0.580	1.895	-0.339	-1.654
Lewisberry	0.015	0.000	0.000	0.015	0.015
Total	0.583	1.873	1.188	-0.290	-1.605

Scenario 1 and 2 report available capacity in the northern WWTP and while plant deficits are expected for the southern WWRP.

The following diagram depicts projected year 2030 government services, public works/ infrastructure cost and emergency services

**Figure 3: Projected Government Services, Public Works/Infrastructure and Emergency Services Expenditures**

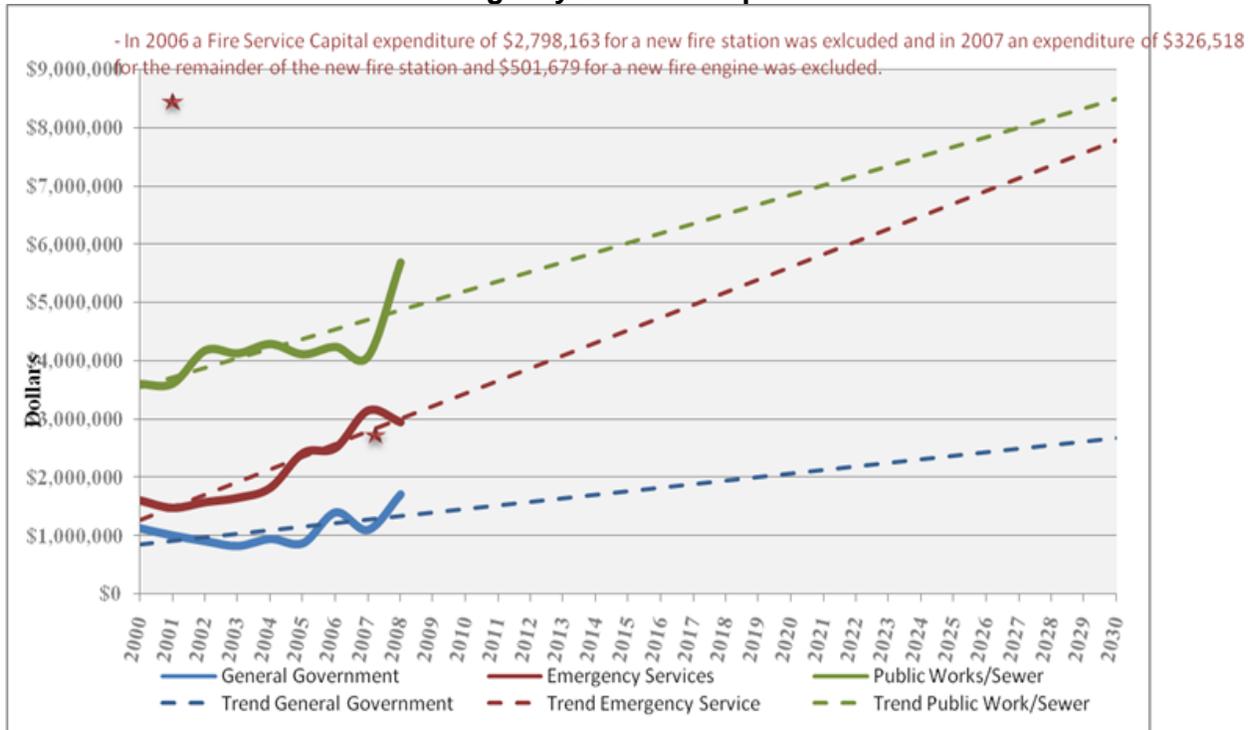


Figure 3 shows how expenditures are expected to increase by year 2030 particularly with emergency services (includes police, fire, and ambulance). Public sewer expenditures, an already high expenditure is expected to increase from \$3.8 million to over \$8 million.

### Section 9.2 Future Community Facilities & Services Plan – Parks & Recreation

Fairview residents at the public meeting, committee meetings and those who responded to the community survey all concluded additional recreation areas were needed in the Township. In order to determine the amount of park and recreation needed. In order to forecast the general amount of recreation space potentially needed based on population; the National Park and Recreation Association Standards (NPR) were consulted. Table 37: Existing and Needed Parks and Recreation Space illustrate the minimum recommended parks space needed based on population and NPR standards. The table compares current park space to needed park space based on current and projected populations; the table also illustrates how the approximate 60.5 acres of public park and recreation space within Fairview Township is no longer able to meet minimum NPR standards.

**Table 34: Existing and Needed Parks and Recreation Space**

Variables		Fairview Township		
		Year 2000 Total	Year 2006 Population Adjustment (based on Residential Permits since 2000)*	YCPC* Projected Population 2030
Park Land Available	Population	14,321	16,827	21,220
	Existing <b>Acres of Parks &amp; Recreation</b> Space Based on Municipal Parks:	60.5	60.5	60.5
	Existing <b>Per Capita Acres of Parks &amp; Recreation</b> Space Based on Municipal Parks:	0.004	0.003	0.002
	Existing <b>Acres State Parks &amp; Gamelands:</b>	-	-	-
	<b>Per Capita Acres</b> State Parks & State Gamelands:	-	-	-
<b>Suggested Amount of Park Land Needed (Acres) Based on NPRA** Standards</b>	<i>Suggested Acreage Needed Based on National Park and Recreation Association Standards and Current &amp; Projected Population.</i>			
	<b>Minimum Acres Suggested (Based on 6.25 acres/1,000 people)</b>	89.5	105.2	132.6
	<b>Maximum Acres Suggested (Based on 10.5 acres/1,000 people)</b>	150.4	176.7	222.8
<b>Park Land Needed To Meet NPRA** Standards (Acres)</b>	<i>Acreage Needed Based on National Park and Recreation Association Standards, Current &amp; Projected Population, and Acres of Existing Parks.</i>			
	<b>Minimum Additional Acres NEEDED of Parks &amp; Recreation Space:</b>	29.0	45.2	72.1
	<b>Maximum Additional Acres NEEDED of Parks &amp; Recreation Space:</b>	89.9	116.2	162.3

\*York County Planning Commission Population Projections

\*\* National Park and Recreation Association Standards

Table 34 illustrates that Fairview Township currently needs anywhere from 45 to 116 additional acres of park and recreation space to meet current (2006) population estimates. The table also illustrates that Fairview Township will need anywhere from 72 to 162 additional acres of park space to meet the projected 2030 populations.

**Table 35: Park Facility Standards**

Park Facilities		
Facility Type	Standards	
	Recommended Size	Formula
Regional Park	250 Acres	5 acres/1,000 people
Community Park	20 Acres	3 acres/1,000 people
Neighborhood Park	5 Acres	5 acres/1,000 people

Source: National Park and Recreation Association

Planning implications were derived from the build-out analysis process, public input, and background data and technical analysis and used to assist in the preparation of the Future Land Use Plan (see Section 3.0, Table 6).

### Section 9.3 Future Community Facilities & Services Implementation Tools & Techniques

A variety of tools and techniques have been recommended for Fairview Township in regards to addressing pertinent issues including: needed and projected infrastructure; parks and recreation needs; emergency services; education; and growth management factors that impact the sustainability of the Township and quality of life factors for every resident. The following table lists all of the tools and techniques appropriate for community facilities and services to occur in and outside the DGAs. Descriptions of the Tools and Techniques are provided in Section 4.5.

**Table 36: Future Community Facilities & Services Implementation Tools & Techniques**

Issue	Tool/Techniques	Tool #	Applicable
Land Preservation	Conservation Based Development	1	
	Historic Preservation	2	
	Greenways & Conservation	3	
Development within the DGAs	DGA Map and Policies	4	√
	Neighborhood Development policies	5	√
	Workforce Housing; Elderly Housing	6	√
Economic Development	YCEDC & YCIDA	7	
	York County Economic Development Plan	8	
	Financial and Technical Resources	9	
Regulatory-Design & Enforcement	Zoning (performance standards and growth management strategies)	10	√
	Subdivision and Land Development Ordinance	11	√
Community Facilities and Services	Standards for Parks and Recreation Facilities	12	√
	Parks and Recreation Resources	13	√
	Infrastructure Financial Resources	14	√
	Emergency Management	15	√
Transportation	Complete Streets	16	√
	Access Management	17	
	Traditional Neighborhood Development	18	
	Multimodal transportation systems and street patterns	19	
	Transit Routes and Park and Ride Lots	20	
	Act 209 Transportation Impact Fee Study	21	
	Street Connectivity Regulations	22	

## SECTION 10.0 FUTURE TRANSPORTATION PLAN

Article III of the MPC requires the plan to include an element that plans for the movement of people and goods. The following describes transportation improvements needed to support anticipated short-term and long-term growth as identified in the Plan and the Future Land Use Plan. The Future Transportation Plan identifies existing and future roadways, intersection improvements and improvements for non-vehicular modes of transportation.

### Section 10.1 Future Transportation Plan – Build-Out Analysis

The build-out analysis provided projected population, dwelling units and additional space for non-residential uses. Trips generated from the additional households are as follows:

**Table 37: Trips Generated**

Build-Out Scenarios	Additional Dwelling Units	Additional Trips*	Total Trips	% increase
Maximum Build-Out	22,686	216,878	282,211	80%
Scenario 1	9,858	94,242	149,575	63%
Scenario 2	8,820	84,319	139,652	60%

*\*Source: ITE Trip Generation 7<sup>th</sup> Edition*

Build-Out Implications:

1. The Maximum Build-Out, in comparison to other planning scenarios, provides to be the greatest percentage of increase in new trips generated.
2. The Build-Out Analysis does not take into account roadway deficiencies as a result of the drastic increase in household trips.
3. The location of the DGA may place additional traffic on the following roads: Local Roads including: Ridge Road; Collector Roads including: Old Forge Road, Limekiln Road; and Arterial Roads including: Old York Road and Fishing Creek Road.

### Section 10.2 Projected Transportation Conditions

This section discusses and defines Fairview Township's Functional Classifications for roadways.

#### Section 10.2.1 Roadway Classifications

Roadways (See Map 5: Functional Classification) within the Primary and Secondary Designated Growth Areas identify roadway classifications by PennDOT, the York County Planning Commission and Fairview Township. In addition to roadway classifications identified by PennDOT in 2004, the Township has identified local roadway classifications using standards outlined by the Institute of Transportation Engineers (ITE) and York County Planning Commission starting with the 1994 Addendum local roadway classifications updated by recent traffic impact studies supplied to the Township. Local roadway classifications for Fairview Township are listed in Table 38 Classification of Roadways.

Land use is an important determinant of the function of an area's roads and the classification of roadways can change over time as well as change along roadway segments based upon "levels of development," the roadway characteristics and travel patterns. Both PennDOT and FHWA recognize the change of roadway classification along various roadway segments associated

with changes in “levels of development” or land use patterns. Local roadways identified in this plan have been given roadway classifications defined by roadway sections based upon “levels of development”, usage and function within the Township. For example, the section of Lewisberry Road is classified as an Arterial Road while another section of Lewisberry Road within the same Township is classified as an Urban/Rural Major Collector. For these roadways and others extending beyond the Township boundary into areas of lower “levels of development”, the roadway classifications change based upon usage, function and land use patterns. In many instances, local roadway segments to the east and west, of Route 83 outside of the Designated Growth Areas are of lower classifications.

**Table 38: Classification of Roadways**

Roadway	1993 Classification	2009 Amended Classification
Pennsylvania Turnpike	Interstate Highways	Principal Arterial
Interstate 83	Interstate Highways	Principal Arterial
Lewisberry Road	Arterial	Minor Arterial
Cedars Road	No classification	Minor Arterial
Fishing Creek Road	Arterial	Minor Arterial
Wyndamere Road	Arterial	Minor Arterial
Old York Road	Arterial	Minor Arterial
Rossville Road	Local	Urban/Rural Major Collector
Lewisberry Road	Collector	Urban/Rural Major Collector
Siddonsburg Road	Collector	Urban/Rural Major Collector
Old Forge Road	Collector	Urban/Rural Major Collector
Spanglers Mill Road	Collector	Urban/Rural Major Collector
Limekiln Road West	Collector	Urban/Rural Major Collector
Limekiln Road East	Collector	Urban/Rural Major Collector
Poplar Road	Collector	Urban/Rural Major Collector
Evergreen Road	Collector	Urban/Rural Major Collector
Pleasant View Road	Collector	Urban/Rural Major Collector
Normandy Drive	Local	Urban/Rural Major Collector
Ross Avenue	Collector	Urban/Rural Major Collector
Green Lane Drive	Collector	Urban/Rural Major Collector
Valley Road	Local	Urban/Rural Major Collector
Old Quaker Road	Local	Urban/Rural Major Collector
Pleasant View Road (south of Fishing Creek Rd)	Collector	Urban/Rural Major Collector
Old York Road (south of Wyndamere Road)	Collector	Urban/Rural Major Collector
Big Spring Road	Local	Urban/Rural Major Collector
Siddonsburg Road	Collector	Rural Minor Collector
Pinetown Road	Collector	Rural Minor Collector
Moores Mountain Road	Collector	Rural Minor Collector
Moores Mountain Road	Local	Local
Andersonstown Road	Local	Local
Nauvoo Road	Local	Local
Old Stage Road	Local	Local
Ridge Road	Local	Local

Marsh Run Road	Local	Local
Park Road	Local	Local
Salem Road	Local	Local
Yorktown Road	Local	Local

Urban and rural functional classification systems and design standards as modified by York County Planning Commission for classification of local roadways are described in Table 39. This table should be used to assist with future classification or reclassification of local roadways.

**Table 39: Urban and Rural Functional Classification Systems and Design Standards**

URBAN AND RURAL FUNCTIONAL CLASSIFICATION SYSTEMS AND DESIGN STANDARDS				LANES			
Urban System Classification	Rural System Classification	Average Daily Traffic	Right-of-Way Width (feet)	Number	Minimum Width (Feet)	Shoulder Width (Feet)	Type of Shoulder
Arterial Interstate/Freeway Other Principal Minor	Arterial Interstate/ Freeway	All Volumes 6,000 - 20,000	120 plus median	4 or more	12	10 - 12	Paved/Stabilized
	Other Principal	3,000 - 6,000	120 plus median	4	12	8 - 10	Paved/Stabilized
	Minor		80	2	12	8 - 10	Paved/Stabilized
Collector	~	800 - 3,000	60	2	11	8	Stabilized
				(36 Feet minimum pavement includes parking lanes)			
~	Collector Major Minor	800 - 3,000	60	2	10	4	Stabilized
		800 - 3,000	60	(28 Feet minimum pavement)			
Local	~	Less than 800	50	2	10	6-8	Stabilized
				(36 Feet minimum pavement including parking lanes)			
~	Local	Less than 800	50	2	10	4	Stabilized
			(28 Feet minimum pavement)				

Source: York County Planning Commission Roadway Classifications

### Section 10.3 Transportation Improvements

Several key transportation improvements are depicted on Map 6: Transportation Improvements within Designated Growth Areas. A summary of transportation needs and improvements including traffic signal improvements, left turn land warrants, alternatives solutions to intersection signalization, state roadway and intersection improvement projects and reference to roadway design standards to support development are provided in this section.

**Table 40: Summary of Transportation Improvements**

Improvement	Cost
<b>YAMPO Transportation Improvements Program (TIP) Projects</b>	
Lewisberry Road / York Road - bridge reconstruction	\$2,099,205
PA 262 (Valley Road) and 177 (Wyndamere Road) Intersections	\$1,450,000
Bridge Street Bridge (SR 1003)	\$3,453,799
Exit 39 (Lewisberry) off Interstate 83 – bridge improvements	\$10,000,000
<b>Transportation Improvements – Identified by YCPC</b>	
PA 114 Corridor (Lewisberry Road) – access management	TBD
Interstate 76 - widening from 4 lanes to a six lane facility	TBD
<b>Transportation Improvements – Identified by Township</b>	
Popular & Lewisberry - signalization	\$250,000
Green Lane Farms – road resurfacing	\$3,000,000
<b>Potential Transportation Improvements – Identified by Residents</b>	
Local Roads: Ridge Road,	
Collector Roads: Old Forge Road, Limekiln Road	
Arterial Roads: Old York Road, Fishing Creek Road	

Planning implications were derived from the build-out analysis process, public input, and background data and technical analysis and used to assist in the preparation of the Future Land Use Plan (see Section 3.0, Table 7).

### Section 10.4 Future Transportation Plan - Tools and Techniques

A variety of tools and techniques have been recommended for Fairview Township in regards to addressing pertinent issues including: traffic congestion; vehicle access issues; alternate modes of transportation; public transportation; roadway improvements; safety; and roadway design for neighborhoods, commercial centers, and potential town centers. The following table lists all of the tools and techniques appropriate for transportation planning and improvements to occur in and outside the DGAs. Descriptions of the Tools and Techniques are provided in Section 4.5.

**Table 41: Future Transportation Plan – Tools and Techniques**

Issue	Tool/Techniques	Tool #	Applicable
Land Preservation	Conservation Based Development	1	
	Historic Preservation	2	
	Greenways & Conservation	3	
Development within the DGAs	DGA Map and Policies	4	√
	Neighborhood Development policies	5	√
	Workforce Housing; Elderly Housing	6	
Economic Development	YCEDC/YCIDA	7	
	York County Economic Development Plan	8	
	Financial and Technical Resources	9	
Regulatory-Design & Enforcement	Zoning (performance standards and growth management strategies	10	√
	Subdivision and Land Development Ordinance	11	√
Community Facilities	Standards for Parks and Recreation	12	

and Services	Facilities		
	Parks and Recreation Resources	13	
	Infrastructure Financial Resources	14	√
	Emergency Management	15	
Transportation	Complete Streets	16	√
	Access Management	17	√
	Traditional Neighborhood Development	18	√
	Multimodal transportation systems and street patterns	19	√
	Transit Routes and Park and Ride Lots	20	√
	Act 209 Transportation Impact Fee Study	21	√
	Street Connectivity Regulations	22	√

## SECTION 11.0 INTERRELATIONSHIP OF PLAN ELEMENTS

Plans for future growth within the Township were developed considering the following local and regional planning issues in a holistic manner:

- Existing development patterns,
- The transportation network and the ability to provide future access,
- Lands available for residential development and economic development,
- The need for non-residential development,
- The need for mixed uses in the New Market area,
- Existing water and sewer services capabilities and the ability to make logical extensions of both services/facilities to adequately support future develop,
- Preservation of natural resources and sensitive environmental features; and
- Greenway connections/corridors and increase of park, recreation and open spaces.

This holistic approach to planning for future growth was conducted based upon citizen input, active participation by the plan's Advisory Committee (AC) with technical assistance from Fairview Township staff and York County Planning Commission and a project planning consultant. Plan elements were prepared based upon a series of work sessions with the AC, technical analysis and thoughtful planning to integrate various plan elements to achieve a desired growth management strategy for future development of the region. The Future Land Use Plan depicts the distribution, general location and inter-relationship of land use for residential, commercial, industrial, rural resources, recreation, community facilities and other categories of public and private uses of land. The land use section of the plan contains analysis of inconsistency of existing zoning districts and recommendations for changes in regulations to support future land use patterns depicted on the Future Land Use Plan 2030. The Future Land Use Plan is further supported by the following sections in the manner described below demonstrating the interrelationship of plan elements.



- The Economic Development Plan identifies target clusters of business types to target business development efforts to areas identified in the Future Land Use Plan for the purpose of establishing employment centers. This element identifies key agencies to assist the Borough and Township in revitalization and development efforts.
- The Future Housing Plan outlines the potential distribution of housing types by zoning district in conjunction with planned growth of residential areas depicted in the Future Land Use Plan.
- The Future Community Facilities and Services section of the plan as well as the Build-out Analysis (an Appendix item to this plan) reveals the basis for decisions to support development of a plan that fully integrates all elements.
- The Future Transportation Plan identifies vehicular and non-vehicular facilities necessary to provide access and linkages to existing and future land uses with an

understanding for connections needed to support residential and non-residential growth and overall projected traffic demands.

### **Section 11.1 Plan Consistency**

The MPC requires that the existing and proposed development of the Borough and Township be compatible with the existing and proposed development and plans in contiguous municipalities. The MPC also requires identification of measures to provide buffers and transitions in any areas where there may be incompatible land uses along adjoining boundaries. This section addresses plan consistency with respect to the York Comprehensive Plan and York County Growth Management Plan and future land use plans from current comprehensive plans for Warrington Township, Lewisberry Borough, Newberry Township, Monaghan Township, Upper Allen Township, Lower Allen Township, and New Cumberland Borough. Overall, the plan is generally consistent with plans for adjoining municipalities as well as York County. Refer to Map 7: Zoning Districts in Surrounding Municipalities.

#### **Section 11.1.1 York County Comprehensive Plan**

The Plan is generally consistent with the York County Comprehensive Plan and the York County Growth Management Plan (*a component of the Comprehensive Plan*) with respect to growth occurring outward from concentrated areas of development. The Plan will be an update to the County Plan in accordance with Article III of the MPC with respect to land use and established growth boundaries. The proposed land use patterns are consistent with planning terminology referenced in the MPC and County Plans, and land use patterns are generally consistent with surrounding municipalities.

#### **Section 11.1.2 Warrington Township**

Warrington Township updated its Comprehensive Plan in 2006. Many of the land uses bordering Fairview Township are depicted on the Future Land Use Map as Conservation Agricultural - Rural and are largely not developed. The current zoning district that immediately abuts the Township is the Conservation (Cv). Fairview Township, consistent with Warrington Township has determined the future land use at this border area will be residential Rural with Agriculture.

#### **Section 11.1.3 Monaghan Township**

A very small portion of Monaghan Township adjoins Fairview Township. Lands designated as Conservation in Monaghan Township immediately abut Fairview Township. Both Townships have rural/open space lands mixed with sparse residential at each other's borders. Fairview Township, consistent with Monaghan Township, has determined the future land use at their shared border area will be Rural Conservation (permitting Agriculture with limited low density residential uses).

#### **Section 11.1.4 Lower Allen Township**

Lower Allen and Fairview Township are distinctly divided by the Yellow Breeches Creek. Lower Allen Township's land use patterns along the western border of Fairview Township are generally low density residential lands. However; there are industrially developed lands along the Yellow Breeches Creek at the Township's most northern municipal boundary. Residential densities of the R-1 and R-2 districts are as follows:

R-1: 5 units/acre with public water and sewer

R-2: 1 unit/acre

The plan is generally consistent with Lower Allen Township's current land use patterns and future land use plan. At this location, land uses within Fairview Township are planned for low density residential planned at 4 units/acre as well as commercial lands located close to lands adjacent to the I-83 interchange. Lower Allen Township wastewater treatment plant provides public sewer service to a portion of Fairview Township.

#### ***Section 11.1.5 Newberry Township***

Newberry Township lies on Fairview Township's southeastern border and contains commercial, village and mixed uses on the route I-83 corridor. Other land uses located outside of the Route I-83 transportation corridor are designated as a Rural Resource Zone within Newberry Township. Fairview Township's future land use plan is generally consistent with Newberry Township at its connecting borders and can be described as truly consistent with its future growth and development policies for the I-83 corridor. The Rural Resource Zone permits 1 unit per acre. The subdivision of any existing lot in the Rural Resource Zone restricts lot area to be a maximum of 2 approximately acres. In addition, for every 5 acres of contiguous land only one lot can be subdivided off the parent tract. The lot subdivided must be situated in way that is advantageous to the continuation of future agricultural operations. Newberry Township also requires developers to remain consistent with several overlay districts: Environmental Features Overlay; Flood Plain Protection Overlay; and the Conservation Subdivision Design Overlay.

#### ***Section 11.1.6 New Cumberland Borough***

New Cumberland Borough resides on the Township's northern most boundary also abutting the Yellow Breaches Creek and the Susquehanna River. There are two zoning districts that lie on the opposite side of the Yellow Breaches Creek, Industrial (I1) and Residential (R1). These districts, whereby they do not lie directly adjacent to the Township, are consistent with the future land uses projected by the Township. The Township proposes a Community Mixed Use (CMU) zone within the entire region that lies opposite the Creek that borders New Cumberland Borough. The Residential Zone (R1) permits 3 units per acre which is consistent with allowed the CMU district.

#### ***Section 11.1.7 Upper Allen Township***

A small portion of Upper Allen Township resides on the Township's western border. Upper Allen's Rural Living zoning district is consistent with the Township's Rural Conservation land use classification. Upper Allen offers several different conservation options for development that preserve, at a minimum, 50% of land within the development tract at a density no greater than 1 unit per 60,000 square feet. The conservation areas have specific criteria for impervious coverage, buffers and greenway considerations.

## SECTION 12.0 IMPLEMENTATION PLAN

Implementing this plan for conservation and preservation with an emphasis on growth management for Fairview Township will require collaboration and cooperation among a broad base of interested parties including the residents, businesses, county and state governments, regional authorities and agencies as well as private property owners and investors.

Implementation of this plan will require strengthening partnerships that have been or will be established required to support the plan. This section includes recommended actions including projects, programs, studies and changes in policy and regulation to address community issues and concerns, plan goals and objectives, vision statement, enhancement concepts and strategies that were identified throughout the planning process and comprehensive plan elements as outlined in the plan. The recommendations are organized by plan element with the land use element organized by landscape (growth areas, villages and rural resource areas).

### Section 12.1 Role of York County Planning Commission (YCPC)

YCPC has provided technical assistance to support development of this plan. YCPC will continue as partners to carry out the plan by providing commentary and review recommendations on future ordinance amendments and future land development and subdivision plans submitted to the Township.

### Section 12.2 Recommended Actions

The following recommended actions incorporate a variety of conservation/preservation and growth management and strategies identified in previous sections of this plan for the purpose of meeting plan goals and objectives. Section 4.0: Growth Management Concepts and Strategies discuss 4 major concepts:

- ① Growth Boundaries (Land Use) – identifies the boundaries of the Designated Growth Area and the land development policies within the DGA.
- ② Rural Landscapes – identifies strategies for land conservation and natural resources.
- ③ Residential Neighborhood Landscapes – identifies strategies for low and moderate housing
- ④ Community Development Landscapes – identifies strategies for mixed use development including implementation actions for community facilities; economic development and transportation.

Recommended Actions for the 4 major Growth Management Concepts and Landscapes are depicted in this next section. The overarching Goals stated in Section 4.3 of the Plan have been listed to ensure consistency with the determined recommended actions.

#### ① Growth Boundaries (Land Use)

***Goal 1: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.***

***Goal 2: Maintain Fairview Township's development history and agricultural heritage for the awareness and enjoyment of current and future generations.***

**Recommended Actions:**

Update existing land use and development standards and ordinances and prepare new standards where appropriate that are consistent with this Plan for the purpose of improving the quality of development utilizing the following tools with emphasis in the following areas:

1. Plan for new park and recreation facilities as part of residential subdivisions.
2. Coordinate land development and regulatory changes with adjacent municipalities.
3. Amend Zoning and Subdivision and Land Development Ordinances.
  - A. Modify zoning districts to promote development of higher densities and a variety of uses through specific zones within the Primary and Secondary Designated Growth Areas consistent with this plan.
  - B. Modify zoning districts to be consistent with the intent of this plan with respect to density and types of uses and neighborhood municipalities.
  - C. Strengthen regulations to preserve environmentally sensitive, natural features.
  - D. Protect the Yellow Breeches Creek, its floodplains and enhance opportunities for potential for greenway development. Institute an Environmentally Sensitive Lands Overlay District.
  - E. Provide mechanisms to further preserve open space in new developments.
  - F. Amend community development goals and objectives in the zoning ordinance to ensure consistency with this Plan.
  - G. Amend zoning districts for consistency with designated growth areas identified on Map 2 and future land use map identified on Map 4.
  - H. Amend zoning ordinance to identify & regulate uses of regional significance with appropriate standards to minimize impacts on the natural environment and infrastructure.
    1. Commercial recreation facilities (*public and private*)
    2. Large residential developments
    3. Industrial developments
    4. Mixed Use areas



## ② Rural Landscapes

***Goal 1: Protect, conserve and preserve the natural resources of Fairview Township including heritage areas, woodlands, green areas, agricultural areas, water resources and wildlife.***

Rural Conservation land classification intends to retain current rural conditions observed in areas located outside the designated growth boundary area. These lands have been designated for future rural and open space conservation and should allow very low density residential development to occur through strict subdivision regulatory conditions. Development in the future shall be consistent with the following strategies:

**Rural Landscapes Strategies:**

1. Limit development to densities that can be supported by existing transportation networks with minor upgrades.

2. Provide an option to create a cluster development placing standards and policies on: multiple access drives onto existing transportation networks; minimizing new infrastructure needs to support development; and preserving the rural landscapes.
3. Identify small pockets of concentrated development located outside of the designated growth areas where such development should expand as well as identify the types of development that should be permitted to support the needs of local residents.
4. Promote conservation-based development to protect natural resources, agricultural lands and scenic viewsheds / viewsapes.
5. Preserve and protect natural resources, forested lands and unique landscapes by using a variety of tools and techniques in order to establish sound land use policies, encourage community revitalization in growth areas and infill development in existing residential neighborhood areas, address recreational needs and protect agricultural lands and open space.
6. Promote strategically located greenways that protect the region's natural resources and environmental quality, while providing opportunities for future linkages and connections via trails and paths.
7. Promote the development of a greenway plan consistent with the York County Open Space and Greenways Plan. Encourage linking greenway concerns with implementation strategies that address sound land use, community revitalization, recreation needs, various modes of travel and open space protection.

**Recommended Actions:**

1. Promote various strategies for private and public conservation and preservation of land.
2. Implement watershed conservation, preservation and protection strategies.
  - A. Completion of an Act 167 Plan Watershed Plan for Lower Yellow Breeches Creek.
  - B. Collaborate with PA American Water Company so the Township can identify, establish, and/or strengthen wellhead protection zones and establish performance standards through use of environmentally sensitive overlay districts, wellhead protection districts and similar zones.
  - C. Consider integrating future watershed planning and comprehensive planning resulting in watershed based planning and zoning which considers land use through the lens of water resources to promote land use patterns with minimal impact to water quality.
  - D. Establish river and stream corridor overlay zones throughout the Township to restrict development and impervious surfaces and to require riparian buffers to protect waterways and wildlife habitats and to reduce sedimentation and pollution.
3. Collaborate with the York County Conservation District, Yellow Breeches Creek Watershed Association and other agencies to manage stream corridors by establishing riparian buffers, using best management practices and promoting stream bank restoration and stabilization.
  - A. Establish public and private greenways along streams through conservation easements as part of development requirements.
4. Consider establishment of a Road Corridor Preservation Overlay District for all roads have a functional classification as Local for the purpose of:
  - A. Consistency of land use type, design and intensity with rural character of the corridor.
    - (1) Provide uses that meet the needs of residents and visitors and strengthen existing business mix.

- (2) Site design with respect to building and parking lot placement, driveway access, signage, lighting, landscaping and tree preservation, buffering and screening, and other aspects of design.
- (3) Discourage strip commercial development.
- (4) Improvements to address vehicular, pedestrian and bicycle safety.
- (5) Access management for current and future development along the corridor.
- (6) Work with neighboring municipalities for consistency.
- (7) Design heritage wayfinding signage.
- (8) Design wayfinding signage for bike routes and recreation areas
  - Cedars Road to Ironstone Road to Fishing Creek Road
  - Lewisberry Road (Route 382)
  - Old Forge Road to Ridge Road (Route 114)

### ③ Residential Neighborhood Landscapes

**Goal 1: Provide for the diverse housing needs of all residents of Fairview Township.**

#### Recommended Actions:

1. Develop and adopt tools and techniques to support the low and moderate density residential neighborhoods.
  - a. Enhance current conservation-by-design standards for both zoning and subdivision/land development ordinance to include reference to and conservation of primary and secondary resources and use of Map to guide development patterns. (See Tools & Techniques #1, 2, 3, 4 & 5).
2. Adopt an Environmentally Sensitive Lands overlay district to preserve existing natural landscapes to the greatest extent possible.
3. Ensure compatibility with adjacent higher residential, commercial and industrial district uses and zoning districts.
4. Educate developers, planning commission on the advantages of utilizing cluster housing development options to preserve and conserve natural features and environmentally sensitive areas including viewsheds or viewsapes while reducing the amount of infrastructure improvements required in support of this development pattern.
5. Provide connections and pathways to adjacent neighborhoods and commercial centers.
6. Endorse and create “Complete Streets” design in existing codes. (See Tools and Techniques #16).
7. Plan and create additional recreational spaces, facilities and activities for Fairview Township families. Prepare a feasibility study to seek, acquire and development recreational lands.



#### ④ Community Development Landscapes

***Overarching Goal: Preserve and enhance the community character that makes Fairview Township unique, distinct and an identifiable place to live.***

##### **Solutions for Sustainability...**

The following community sustainability solutions have been created utilizing the background data; key findings and planning implications of the analysis in this report. Those solutions include:

**Solution 1:** Identify additional lands for non-residential development

**Solution 2:** Incorporate design of open space areas into residential development plans

**Solution 3:** Purchase and preserve lands for conservation and/or recreational purposes

**Solution 4:** Partner with Lower Allen Township for additional sewer capacity if warranted

**Solution 5:** Guide growth and development to lands within the Designated Growth Area (DGA)

**Solution 6:** Create jobs, living spaces and recreational areas within the DGA. The DGA is a target area for infrastructure investment to reduce the impacts of sprawl outside of the DGA.

1. Provide new housing opportunities for elderly and workforce residents: *(Implement during Zoning updates)*
  - A. Increased density or provide density bonuses if lower cost and smaller size housing is included within a housing development plan.
  - B. Housing developments including units with leasing opportunities should be professionally managed.
  - C. Provide a good mix of housing sizes throughout the development (10-15% in smaller size units intermixed throughout the development)
  - D. Avoid concentrations of one housing type or size in any one area of the development.
2. Encourage development plan meetings and partnerships with developer. Encourage partnerships between the developer, the municipality and a not-for profit housing development/redevelopment agency.
3. Review and revise zoning ordinance to include requirements and standards for Neighborhood Developments consistent with the policies set forth in the Future Housing Plan and the Designated Growth Area. Permit a mix of development types including the following:
  - A. Employment & Commercial Mixed Use Centers including employment generating uses created in a campus-style setting also permitting a mix of retail, professional and personal services. Such uses should be supported by a variety of residential living opportunities that may include live-work structures containing upper floors;
  - B. Residential Mixed Use Centers primarily a large mixture of residential living supported by small in scale commercial services; and

- C. Town Center Mixed Use Neighborhoods include a variety of housing, commercial and or mixed use structures that are consistent in size, design, height and setbacks.
4. Utilize available lands within DGA for new commercial and industrial uses.
5. Amend the Fairview Township Airport Hazard zoning regulations (Airport Hazard District) to be current with state and federal regulations.
6. Collaborate with York County to identify housing rehabilitation programs and funds
7. Develop/modify performance standards to:
  - A. Minimize impacts on the environment and existing residential neighborhoods. Utilize an environmentally sensitive lands overlay district.
  - B. Create design criteria sensitive to the environment, the landscape, and roadway system accessing the site.
  - C. Create consistency with Smart Growth concepts (see Glossary for terminology definitions) Utilize Tools and Techniques #1 & 2.
8. Planning for growth in the DGA and infill within existing developed areas. Consider creating a procedure for the review with advisory recommendations for ***infill development plans*** for lands within existing residential neighborhoods, lands adjacent to or close to I-83 and the **Capital City Airport as well as the New Market area.**
  - A. Infill Review Procedures: Create an advisory committee to review infill development proposals managed by Township staff. Advisory Committee should review and make recommendations based on ordinance requirements and use impacts. This review process will be advisory in nature and provide recommendations of land development plans to the Planning Commission(s).
  - B. Use infill development standards to achieve the following:
    1. Neighborhood Development Districts or Mixed Use Districts designed to guide development and redevelopment opportunities within villages for the purpose of regulating (utilize Tools & Techniques # 3 & 4):
      - a. Mixed use development and redevelopment opportunities;
      - b. Setbacks, building density and scale and massing consistent with existing development patterns.
      - c. Architectural and historic integrity.
  - C. When appropriate, input should be sought from volunteers from the professional community including engineering, architecture, landscape architecture and/or planning, the development and real estate community, business and residents.
  - D. New Market Area Infill and Enhancement Strategies:
    - Provide adequate public facilities (community water and community sanitary sewer systems) through private and public partnerships to support infill development, redevelopment and expansion opportunities.
    - Provide proper zoning regulations and design guidelines to support infill development, redevelopment and expansion.
    - Create design standards within zoning and subdivision/land development regulations and standards to achieve the following:
      1. Edges – Define the edges or fringes to create the transition and buffer area between commercial or mixed use areas and surrounding natural areas.
      2. Gateways – Gateways should be established at entranceways to existing or proposed commercial centers or village-oriented mixed use areas.
      3. Pedestrian Ways – Paths, sidewalks, and walkways provide links to various attractions and natural amenities.
      4. Setbacks – Shallow front yard setbacks typical of traditional town centers.
      5. On-Street Parking – In appropriate locations, on-street parking provides a separator between moving traffic and pedestrian ways.

6. Trees – Trees provide a buffer between pedestrian ways and the streets, a unified visual effect along a street and protection of pedestrians from elements such as sun glare and reflective heat from paved surfaces.
7. Access to Waterfront – Where appropriate, establish new areas for public access and/or improve all existing public access areas to the water.
8. Historic Preservation – The historic character of a property is important to preserving local and regional heritage areas and buildings. Deteriorated historic features should be repaired rather than replaced.
9. Density – Traditionally, lot sizes in town centers are smaller in comparison to those typically required in suburban areas.
10. Signage – Sign standards addressing appropriate size and design should reflect the unique characteristics of a traditional village setting.
11. Architectural Design – New construction and additions should consider proportion and scale, massing, directional expression, materials and colors consistent with downtown and town center development.
12. Proportion and Scale – Scale includes the height, width and mass of the buildings. Future building additions should be built in proportion to and maintain the scale as the existing building and any neighboring structures.
  - o Consistent Building Massing. Massing refers to the volume created by the combined sections of a building. Various architectural styles have different massing such as boxlike structures versus varied massing. Respect for the predominant styles of a traditional village should be demonstrated in new construction and additions.
  - o Common Private Drives – As development occurs in the Town Center, consideration should be given to common private drives to the rear of buildings where appropriate to support traditional downtown design. On-site parking should be oriented to the rear or the property accessible from common private drives.
  - o Traffic Calming – Traffic calming measures and design elements/regulations should be established for safety purposes.
9. Create a Township Site and Architectural Design Committee to review development plans for mixed use projects, residential cluster/open space developments and/or TND, within the Corridor Preservation Overlay District.
  - A. Membership should include volunteers from the professional community including engineering, architecture, landscape architecture and/or planning, the development and real estate community, business and residents.
  - B. This committee will be advisory in nature and provide recommendations of land development plans to the Township Planning Commission.

**Economic Development:**

**Goal:** *Guide orderly, efficient and landscape sensitive development to accommodate projected growth of the Township while providing adequate public facilities and services in managed growth areas having strict policies about land preservation/conservation in areas outside the growth area in an effort to maintain a sustainable community.*

**Recommended Actions:**

1. Promote small business development of professional services and commercial retail to meet residential living needs.
  - A. Modify zoning to sufficiently allow for commercial uses along major transportation corridors, crossroads, and mixed-use areas.
  - B. Private/public partnerships with economic development agencies.
2. Review and revise the listing of uses within mixed use, commercial, and/or industrial zoning districts to encourage commercial and industrial development located and designed to be compatible with existing land uses and the regional economy. Account for newer and up-to-date commercial and/or industry uses.
3. Allow for a variety of home occupations and no-impact home based business opportunities for telecommuters and professions that can be conducted from home with minimal or no impact to adjacent residents and the natural environment.
4. Enhancement of older mixed use areas with infill development and redevelopment of small business enterprises, and business expansion.

**Transportation:**

**Goal:** *Provide for safe, functional and convenient movement of people and goods while preserving the Township's scenic and rural character.*

**Recommended Actions:**

1. Establish priority bike routes and needs.
2. Work with developers and property owners for project implementation.
3. Require schools to have pedestrian and bicycle access.
4. Evaluate the need and locations for pedestrian and bicycle access within residential, commercial and industrial locations.
5. Bike Route, Parks and Recreation area-Wayfinding signage.
  - A. Cedars Road with connections to Ironstone Road and Fishing Creek Road
  - B. Lewisberry Road (Route 382)
  - C. Old Forge Road to Ridge Road (Route 114)
6. Work collaboratively with **YAMPO, YCPC and PennDOT** to aggressively move priority county and township transportation projects to the first 3 years of the transportation improvement plan (TIP).
  - A. Transportation Improvements Program Projects (TIP) include:



- Lewisberry Road / York Road Bridge.
  - PA 262 (Valley Road) and 177 (Wyndamere Road) intersections
  - Bridge Street Bridge (SR 1003)
7. YCPC Long-Range Plan -Transportation Improvements:
- PA 114 Corridor (Lewisberry Road) - access management
  - Interstate 76 – Pennsylvania Turnpike widening to a six lane facility
  - Exit 15 (Lewisberry) off Interstate 83 - interchange improvements
8. Transportation Improvements - Identified as priority by Township:
- A. Popular & Lewisberry – New Signalization
- Purchase ROW
  - PennDOT and any future developer will work collaboratively to pay for the costs associated with signalization and widening.
- B. Bridge Reconstruction (See #6 above)
- Lewisberry Road and York Road bridge (at or within the 1st block on Lewisberry Road)
  - Flooding and drainage problems
9. Establish a ranking system to annually set priorities for local roadway and intersection improvements.
- A. Resurfacing Priority:
- B. Green Lane Farms neighborhood estimated \$3 million
10. Improve pedestrian safety in the New Market area and create plans for aesthetic streetscape enhancements and bicycle connections.
11. Create connectivity between neighborhoods; between neighborhoods and parks and between neighborhoods and employment centers (Street connectivity regulations – See 13f below).
12. Establish roadway and bridge protection measures through required bonding for industries or uses of regional significance or impacts from uses requiring heavy hauling.
13. Reduce funding challenges associated with transportation improvements projects:
- A. Require Traffic Impact Study (TIS) as part of land development projects occurring within the DGAs. The traffic impact study defines the impact and possible funding for specific capacity projects needed to mitigate new traffic associated with development.
- B. Develop transportation growth factors specifically for Fairview Township instead of identifying traffic growth rates from a statewide database. Local data will identify a more realistic impact growth is having on the transportation system.
- C. Monitor the project delivery process and streamline project delivery through the National Environmental Protection Act (NEPA) by reducing duplication of environmental work in planning and project development.
- D. Identify other opportunities to reduce single occupancy vehicles by using transit or ridesharing.
- E. Implement ITS beneficial projects within the major transportation network to provide real time opportunities for travel choices. Monitor signal timing to utilize computerized traffic signal systems to move traffic more efficiently.
- F. Include transit as part of option for improvements on corridors.
- G. Amend the Fairview Township Airport Hazard zoning regulations (Airport Hazard District) to be current with state and federal regulations.
- H. Require developments that propose several new roadways to design for more than just local streets in their development project. Adoption of a street connectivity ordinance may be helpful in placing requirements on the developer to plan for the connection to future adjacent neighborhoods and streets.

- (1) Encourage municipalities to adopt Traffic Impact Fee ordinances to enable them to collect impact fees from developers (conduct an Act 209 Traffic Impact Fee Analysis Study).
- (2) Require schools to have pedestrian and bicycle access.
- (3) Evaluate the need for pedestrian and bicycle access within commercial and industrial locations
- (4) Adopt a roadway hierarchy system to help secure funding for transportation improvement projects. The system should rank each project according to safety and mobility deficiencies as well as location within the DGAs.
  - a. Prepare a 5-year Transportation Improvement Program for road and bridge improvements. Annual updates to the program will be necessary as a result of annual road and bridge inspections, growth trends, and new safety concerns.
- (5) Incorporate rural conservation methods within the Transportation Improvement Program for designated roadway corridors to preserve scenic views and landscapes.
- (6) Amend roadway standards within the DGAs to be complete with lighting, sidewalks and connections to other development areas and parks.
- (7) Review current standards to ensure safe and appropriate vehicular and pedestrian access to all properties including adequate sight distance and control over access to collector and arterial roads.
- (8) Promote the use of alternative means of transportation including transit, carpooling, and park and ride systems.
- (9) Encourage and support rail as a viable means of transporting goods and services for industrial businesses within the Township.
- (10) Work with CAT and rabbit transit to promote and expand transit services between Township neighborhoods and employment centers existing in Harrisburg and York metropolitan areas.

### ***Community Facilities:***

***Goal: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.***

### **Sewer Capacity**

1. Plan for growth to occur within the Designated Growth Areas. Sewer and water extensions should be contained within the DGAs.
2. Work with Lower Allen Township Sewer Authority to establish additional sewer capacity needs within DGA.
3. Encourage growth in the northern sewer service area through development incentives: higher densities, lower tap-in fees, assistance for tap-in fees, and/or land use flexibility.

### **Water Capacity:**

1. Collaborate with PA American Water for public water service. Coordinate all land development activities and future growth concerns with PA American Water.
2. Require water supply study as part of the land development planning process to estimate a development's potential water needs and impacts to the water resources. Develop standards for water supply studies and a determination or threshold for which a water supply study is needed.

### **Education:**

1. Anticipate and plan for school expansions:
  - a. Provide school district with the Build-Out Analysis

- b. Working with current revenue streams and future growth area projections to determine future revenue needs.
  - c. Work with school district when determinations for school facility expansions and additions are needed. i.e. land acquisition, land development process, site selection for school relocation.
2. Fairview Township Police Department and West Shore School District collaborate to strengthen efforts for: crime prevention in the schools and to provide safe after-school programs and events.

Recreation:

1. Plan and create additional recreational spaces, facilities and activities to meet recreational needs. Prepare a feasibility study to seek, acquire and develop additional recreational lands.
2. Apply to DCNR for funding to update the Townships Comprehensive Parks and Recreation Plan. Incorporate:
  - a. YCPC's recommendations for future bike routes;
  - b. Connectivity between residential neighborhoods;
  - c. Yellow Breeches stream corridor greenway;
  - d. Complete streets initiatives for sidewalks and pathways to and from recreational areas; and
  - e. Strategies to develop new parks and recreation facilities within the DGAs.

Emergency and Police Services:

1. Provide adequate staffing, facilities and equipment to meet emergency needs

Table 42: Landscapes Implementation Plan – Growth Boundaries

**① Growth Boundaries (Land Use)**

Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing/Priority
<p><b>① Growth Boundaries (Land Use)</b></p> <p><i>Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.</i></p>	<p><b>Designated Growth Areas Policies:</b>                      Policy 1: Ensure sewer and water infrastructure for all development within the DGA.                      Policy 2: Allow flexibility in housing densities and site layout                      Policy 3: Transportation improvements should be prioritized within the DGA. Alternative modes of transportation such as walking, biking and public transportation should be included within future roadway improvement projects.                      Policy 4: Attain to the greatest extent possible connectivity between uses, neighborhoods and service centers not only through roadway development but also through biking and walking paths.                      Policy 5: Permit mixed use development.                      Policy 6: Protect significant environmental and natural resources.                      Policy 7: Plan and build new park and recreation facilities within DGA.</p>	<p><u>Maintenance of Comprehensive Plan:</u>                      Fairview Township Planning Commission, Staff, Planning Consultant and Committee Volunteers                       Educate: Property Owners and Developers</p>	<p>DCED, General Funds</p>	<p>Fund through Zoning &amp; SALDO Update (see costs below)</p>	<p>1</p>	<p>Initial Update 2009-2010</p>
	<p><b>Recommended Actions:</b></p> <ol style="list-style-type: none"> <li>1. Plan for new park and recreation facilities as part of residential subdivisions.</li> <li>2. Coordinate land development and regulatory changes with adjacent municipalities.</li> <li>3. Amend Zoning and Subdivision and Land Development Ordinances.                             <ol style="list-style-type: none"> <li>A. Modify zoning districts to promote development of higher densities and a variety of uses through specific zones within the Primary and Secondary Designated Growth Areas consistent with this plan.</li> <li>B. Modify zoning districts to be consistent with the intent of this plan with respect to density and types of uses and neighborhood municipalities.</li> <li>C. Strengthen regulations to preserve environmentally sensitive, natural features. Institute a protective overlay district.</li> <li>D. Strengthen Floodplain regulations and overlay district to protect the Yellow Breeches Creek, its floodplains and enhance opportunities for potential for greenway development.</li> <li>E. Provide mechanisms to further preserve open space in new developments.</li> <li>F. Amend community development goals and objectives in the zoning ordinance to ensure consistency with this Plan.</li> <li>G. Amend zoning districts for consistency with designated growth areas identified on Map 2 and future land use map identified on Map 4.</li> <li>H. Amend zoning ordinance to identify &amp; regulate uses of regional significance with appropriate standards to minimize impacts on the natural environment and infrastructure.                                     <ol style="list-style-type: none"> <li>1. Commercial recreation facilities (public and private)</li> <li>2. Large residential developments</li> <li>3. Industrial developments</li> <li>4. Employment generating mixed use areas</li> </ol> </li> </ol> </li> </ol>	<p>Zoning Ordinance Amendments:                       Fairview Township Planning Commission, Staff, Property Owners and Developers, Planning Consultant and Committee Volunteers</p>	<p>DCED, General Funds</p>	<p>Zoning &amp; SALDO Update                      \$75,000 Full Update                      \$3,000 - \$7,000 Routine Annual Updates (based on cost estimates, professional planning consultant)</p>	<p>1</p>	<p>Initial Update 2009-2010                       Annual Updates necessary</p>
	<p>F. Amend zoning districts to be consistent with the intent of this plan with respect to density and types of uses and neighborhood municipalities.                      G. Strengthen regulations to preserve environmentally sensitive, natural features. Institute a protective overlay district.                      H. Strengthen Floodplain regulations and overlay district to protect the Yellow Breeches Creek, its floodplains and enhance opportunities for potential for greenway development.                      I. Provide mechanisms to further preserve open space in new developments.                      J. Amend community development goals and objectives in the zoning ordinance to ensure consistency with this Plan.                      K. Amend zoning districts for consistency with designated growth areas identified on Map 2 and future land use map identified on Map 4.                      L. Amend zoning ordinance to identify &amp; regulate uses of regional significance with appropriate standards to minimize impacts on the natural environment and infrastructure.                      1. Commercial recreation facilities (public and private)                      2. Large residential developments                      3. Industrial developments                      4. Employment generating mixed use areas</p>	<p>Subdivision and Land Development Ordinance:                       Fairview Township Planning Commission, Staff, Municipal/Staff Engineer, and technical assistance from Natural Lands Trust</p>	<p>DCED, General Funds</p>	<p>Zoning &amp; SALDO Update                      \$75,000 Full Update                      \$3,000 - \$7,000 Routine Annual Updates (based on cost estimates, professional planning consultant)</p>	<p>1</p>	<p>Initial Update 2009-2010                       Annual Updates necessary</p>

Table 43: Landscapes Implementation Plan – Rural Landscapes

Rural Landscapes						
Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing
<p><b>Rural Landscapes</b></p> <p><i>Goal: Preserve and Conserve the agrarian and natural landscapes of the Township.</i></p>	<p><b>Rural Landscapes Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Limit development to densities that can be supported by existing transportation networks with minor upgrades.</li> <li>2. Provide an option to create a cluster development placing standards and policies on: multiple access drives onto existing transportation networks; minimizing new infrastructure needs to support development; and preserving the rural landscapes</li> <li>3. Identify small pockets of concentrated development located outside of the designated growth areas where such development should expand as well as identify the types of development that should be permitted to support the needs of local residents.</li> <li>4. Promote conservation-based development to protect natural resources, agricultural lands and scenic viewsheds/viewscapes.</li> </ol>	<p><u>Zoning Ordinance Amendments:</u> Township Staff and Planning Commission</p>	DCED, General Funds and Committee Volunteers	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates	1	2009-2010
	<ol style="list-style-type: none"> <li>5. Preserve and protect natural resources, forested lands and unique landscapes by using a variety of tools and techniques in order to establish sound land use policies, encourage community revitalization in DGAs and infill development in existing residential neighborhood areas, address recreational needs and protect agricultural lands and open space.</li> <li>6. Promote strategically located greenways that protect the region's natural resources and environmental quality, while providing opportunities for future linkages and connections via trails and paths.</li> <li>7. Promote the development of a greenway plan consistent with the County Parks, Recreation and Open Space Plan. Encourage linking greenway concerns with implementation strategies that address sound land use, community revitalization, recreation needs, various modes of travel and open space protection.</li> </ol>	Township, DCED, DCNR, Central Pennsylvania Land Conservancy	<p><u>Zoning and SALDO Updates</u> DCED, Township General Fund for planning projects</p> <p><u>Land and/or Right-of-Way acquisition</u> DCNR, York County, Land Conservancies</p>	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates  Greenways and Land preservation – acquisition \$7,000 to 10,000/acre	1	2010-2015
	<p><b>Recommended Actions:</b></p> <ol style="list-style-type: none"> <li>1. Promote various strategies for private and public conservation and preservation of land.</li> <li>2. Implement watershed conservation, preservation and protection strategies.                             <ol style="list-style-type: none"> <li>A. Completion of an Act 167 Plan Watershed Plan for Lower Yellow Breeches Creek.</li> <li>B. Collaborate with PA American Water Company so the Township can identify, establish, and/or strengthen wellhead protection zones and establish performance standards through use of environmentally sensitive overlay districts, wellhead protection districts and similar zones.</li> <li>C. Consider integrating future watershed planning and comprehensive planning resulting in watershed based planning and zoning which considers land use through the lens of water resources to promote land use patterns with minimal impact to water quality.</li> </ol> </li> </ol>	Township Staff and Township Planning Commission	Act 167 Stormwater Management Plan: DEP Stormwater Management Program Funds  General Funds	<p>Conservation Regulations and Limitations: Coordinate through Zoning and SALDO Update process</p> <ul style="list-style-type: none"> <li>• Steep Slope Regulations;</li> <li>• Watershed Conservation Planning;</li> </ul> <p>Act 167 Stormwater Management Plan: costs TBD (<i>dependent upon the size of the watershed</i>)</p>	Steep Slopes 1  Act 167 Plan 2-3	Initial Update 2009-2010 with Ongoing Updates
	<ol style="list-style-type: none"> <li>D. Establish river and stream corridor overlay zones throughout the Township to restrict development and impervious surfaces and to require riparian buffers to protect waterways and wildlife habitats and to reduce sedimentation and pollution.</li> </ol>	Township, Yellow Breeches Watershed Association, York County Conservation District	DCNR, General Funds and Committee Volunteers DEP, Bureau of Water Quality DCNR, C2P2 Program Township General Funds	Grant Amounts to be determined: Yellow Breeches greenway and water quality projects to be studied, identified and designed. Greenway Land and/or Easement donations and/or purchase	2-3	2010-2030 <i>On-going preservation improvements</i>

② Rural Landscapes (continued)						
Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing
<b>② Rural Landscapes</b>  <b>Goal: Preserve and Conserve the agrarian and natural landscapes of the Township.</b>	3. Collaborate with the York County Conservation District, Yellow Breeches Creek Watershed Association and other agencies to manage stream corridors by establishing riparian buffers, using best management practices and promoting stream bank restoration and stabilization. A. Establish public and private greenways along streams through conservation easements as part of development requirements.	Township staff; Yellow Breeches Watershed Association, York County Conservation District Technical assistance through Natural Lands Trust	DCNR, DCNR, C2P2 Program Township General Funds DEP, Bureau of Water Quality FEMA – American Recovery Act – conservation easement purchase York County Conservation Program U.S.D.A. conservation/forestry incentives funding	Grant Amounts to be determined: Yellow Breeches greenway and water quality projects Greenway Land and/or Easement donations and/or purchase costs TBD	2,3	2010-2030 <i>On-going preservation improvements</i>
	4. Consider establishment of a <b>Road Corridor Preservation Overlay District</b> for all roads have a functional classification as Local for the purpose of: A.Consistency of land use type, design and intensity with rural character of the corridor. <ol style="list-style-type: none"> <li>1. Provide uses that meet the needs of residents and visitors and strengthen existing business mix.</li> <li>2. Site design with respect to building and parking lot placement, driveway access, signage, lighting, landscaping and tree preservation, buffering and screening, and other aspects of design.</li> <li>3. Discourage strip commercial development.</li> <li>4. Improvements to address vehicular, pedestrian and bicycle safety.</li> <li>5. Access management for current and future development along the corridor.</li> <li>6. Work with neighboring municipalities for consistency.</li> </ol>	Township staff and Planning Commission	DCED, General Funds and Committee Volunteers	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates	1	Initial Update 2009-2010 with Ongoing Updates
	<ol style="list-style-type: none"> <li>7. Design heritage wayfinding signage.</li> <li>8. Design wayfinding signage for bike routes and recreation areas                             <ol style="list-style-type: none"> <li>a. Cedars Road with connections to Ironstone Road and Fishing Creek Road</li> <li>b. Lewisberry Road (Route 382)</li> <li>c. Old Forge Road to Ridge Road (Route 114)</li> </ol> </li> </ol>	Township staff, Planning Commission, Planning Consultant	DCED community development funding assistance, PennDOT's TOD program, Township General Funds, and Township Staff in-kind assistance	Bike Lane designation and route wayfinding signage: Costs TBD  Access management regulations: to be completed as part of SALDO update (see above costs)  Wayfinding Study: \$20,000-\$30,000 Sign Design & Specifications: \$15,000-\$25,000	3	2010-2030

Table 44: Landscapes Implementation Plan – Residential Neighborhood Landscapes

**Residential Neighborhood Landscapes**

Landscapes and Plan Elements	Strategies and Recommendations	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing	
<p><b>Residential Neighborhood Landscapes</b></p> <p><i>Goal: Provide for the diverse housing needs of all residents of Fairview Township.</i></p>	<p><b>Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Provide cluster development design guidelines that manage access onto the existing transportation network.</li> <li>2. Plan and program public improvements that offer multi-modes of transportation and provide linkages to suburban centers and park and recreation facilities.</li> <li>3. Promote suburban center development consisting of mixed uses.</li> <li>4. Provide tools and techniques to promote access management.</li> <li>5. Develop redevelopment and infill development standards consistent with neighborhood scale, design and land use patterns for suburban landscapes and walkable communities.</li> </ol>	Township Staff, Planning Commission, with technical assistance from Natural Lands Trust	DCED - LUPTAP Grant Funds, Township Funds	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates Staff time and Volunteer Committee time	1	Initial Update 2009-2010 with Ongoing Updates	
	<p><b>Recommended Actions:</b></p> <ol style="list-style-type: none"> <li>1. Develop and adopt tools and techniques to support the low and moderate density residential neighborhoods.                             <ol style="list-style-type: none"> <li>A. Enhance current conservation-by-design standards for both zoning and subdivision/land development ordinance to include reference to and conservation of primary and secondary resources and use of Map to guide development patterns. (See Tools &amp; Techniques #1, 2, 3, 4 &amp; 5).</li> </ol> </li> <li>2. Adopt an Environmentally Sensitive Lands overlay district to preserve existing natural landscapes to the greatest extent possible.</li> </ol>						
		3. Ensure compatibility with adjacent higher residential, commercial and industrial district uses and zoning districts.	Township Staff and Planning Commission	DCED - LUPTAP Grant Funds, Township Funds	Zoning and SALDO Update \$75,000 – Full Update Staff time and Volunteer Committee time	1	Initial Update 2009-2010
		4. Educate developers, planning commission on the advantages of utilizing cluster housing development options to preserve and conserve natural features and environmentally sensitive areas including viewsheds or viewscapes while reducing the amount of infrastructure improvements required in support of this development pattern.	Township Staff, Township Engineer, Developer/ applicant, residents	DCED and Township Funds	Educational Brochure: \$5,000-\$10,000	1	Initial Update 2009-2010
		5. Provide connections and pathways to adjacent neighborhoods and commercial centers.	Township Staff, Township Engineer, Developer/applicant	PennDOT; DCNR Township Funds Match Developer partnerships	Coordinate with Developer Improvements: Costs: TBD Public sponsored improvements: Costs: TBD	1	Initial Update 2009-2010
		6. Endorse and create “Complete Streets” design in existing codes. (See Tools and Techniques #16)	Township Staff, Township Engineer	DCED - LUPTAP Grant Funds, Township Funds	Zoning and SALDO Update \$75,000 – Full Update Staff time and Volunteer Committee time	1	Initial Update 2009-2010
		7. Plan and create additional recreational spaces, facilities and activities for Fairview Township families. Prepare a feasibility study to seek, acquire and development recreational lands. <ol style="list-style-type: none"> <li>A. detailed land use and physiographic analysis, water-related analysis, habitat-wildlife-utility analysis, population analysis, site selection criteria and rating system, legal feasibility, financial feasibility, potential operations costs, potential usage plan, demand analysis, and site concept s. This process shall involve a wide variety of public participation.</li> </ol>	Township Staff, Board of Supervisors, Planning Commission	DCNR C2P2 Funding Township Funds Match	Feasibility Study: \$30,000 Site Design: \$25,000-\$75,000 depending on parcel size Acquisition: Costs TBD – dependent upon parcel size and current market value	2	2010-2015

Table 45: Landscapes Implementation Plan – Community Development Landscapes

④ Community Development Landscapes							
Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing/Priority	
	<p><b>Community Development Strategies:</b></p> <ol style="list-style-type: none"> <li>1. Coordinate redevelopment and infill development strategies that will enhance the New Market area with improvements characteristic of traditional neighborhood developments.</li> <li>2. New housing developments shall integrate the housing needs desired by the elderly and/or current workforce.</li> <li>3. Promote redevelopment and reinvestment of New Market area (refer to New Market Redevelopment Concept).</li> </ol>	Township and YCPC, YCEDC and YCIDA	Private Property owners; developers, York County and PHFA	Costs: TBD per project	1,2	2010-2030 On-going	
<p><b>④ Community Development Landscapes</b></p> <p><i>Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.</i></p>	<ol style="list-style-type: none"> <li>4. Plan and program public improvements that offer multi-modes of transportation and provide linkages from neighborhoods to community service centers, community facilities, and other places providing essential goods and services.</li> <li>5. Plan and program transportation improvements sensitive to the context of neighborhoods and varying landscapes along major corridors.</li> </ol>	Township Planning Commission, Staff, Property Owners and Developers, Committee Volunteers, and New Market property owners, residents PennDOT; and DCNR	DCED, General Funds, DCNR PennDOT	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates Staff time and Volunteer Committee time	1	Initial Update 2009-2010 with Ongoing Updates	
	<p><b>Recommended Actions:</b></p> <ol style="list-style-type: none"> <li>1. Provide new housing opportunities for elderly and workforce residents: <i>(Implement during Zoning updates)</i> <ol style="list-style-type: none"> <li>A. Increased density or provide density bonuses if lower cost and smaller size housing is included within a housing development plan.</li> <li>B. Housing developments including units with leasing opportunities should be professionally managed.</li> <li>C. Provide a good mix of housing sizes throughout the development (10-15% in smaller size units intermixed throughout the development)</li> <li>D. Avoid concentrations of one housing type or size in any one area of the development.</li> </ol> </li> </ol>	Township Planning Commission, Staff, Property Owners and Developers, Assisted living experts, York Housing Authority (YHA), YCPC	DCED, General Funds Township Staff collaborative meetings	Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates Staff time and Volunteer Committee time	1	Initial Update 2009-2010 with Ongoing Updates	
		<ol style="list-style-type: none"> <li>2. Encourage development plan meetings and partnerships with developer. Encourage partnerships between the developer, the municipality and a not-for profit housing development/redevelopment agency.</li> </ol>	Property Owners and Developers	DCED, General Funds	Costs: TBD per project	1,2	2010-2030 On-going
		<ol style="list-style-type: none"> <li>3. Review and revise zoning ordinance to include requirements and standards to reflect a coordinated mix of residential, commercial and village developments consistent with the policies set forth in the Future Housing Plan and the Designated Growth Area. Create a Community Mixed Use (CMU) area that permits the following land use patterns:                             <ol style="list-style-type: none"> <li>A. <b>Employment &amp; Commercial Mixed Use Centers</b> including employment generating uses created in a campus-style setting also permitting a mix of retail, professional and personal services. Such uses should be supported by a variety of residential living opportunities that may include live-work structures containing upper floors;</li> <li>B. <b>Residential Mixed Use Centers</b> primarily a large mixture of residential living supported by small in scale commercial services; and</li> <li>C. <b>Town Center Mixed Use</b> includes a variety of housing, commercial and or mixed use structures that are consistent in size, design, height and setbacks.</li> </ol> </li> </ol>	Township Planning Commission, Staff, Housing and Commercial Development Specialists/ Realtors (RAYAC), Committee Volunteers, Assisted living experts, York County Planning Commission	Private Investment	Township Staff time	2	2009 – on-going through land development processes
				Ordinances: DCED, General Funds	Ordinances: Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates  Implementation: Property owner/developer investment	1  1	Initial Update 2009-2010 with Ongoing Updates  2010-2030 On-going

**4 Community Development Landscapes (continued)**

Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing/Priority
<p><b>4 Community Development Landscapes</b></p> <p><i>Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.</i></p>	<p>4. Utilize available lands within DGA for new commercial and industrial uses.</p> <p>5. Amend the Fairview Township Airport Hazard zoning regulations (Airport Hazard District) to be current with state and federal regulations.</p> <p>6. Collaborate with York County to identify housing rehabilitation programs and funds.</p>	<p>YCPC-CDBG Programs, YCEDC, and Township Staff</p>	<p>State Grants for Campus-Style Development Land Acquisition and Infrastructure YCPC CDBG housing funds, Private Investment, Township Investment</p>	<p>Costs: TBD per project</p>	<p>2</p>	<p>2010 -2015 on-going initiative</p>
	<p>7. Develop/modify performance standards to:</p> <p>8. Minimize impacts on the environment and existing residential neighborhoods. Utilize an environmentally sensitive lands overlay district.</p> <p>9. Create design criteria sensitive to the environment, the landscape, and roadway system accessing the site.</p> <p>10. Create consistency with Smart Growth concepts (see Glossary for terminology definitions) Utilize Tools and Techniques #1 &amp; 2.</p>	<p>Fairview Township Planning Commission, Staff, Planning Consultant and Committee Volunteers</p>	<p>DCED, General Funds</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Updates Staff time and Volunteer Committee time</p>	<p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates</p>
	<p>11. Planning for growth in the DGA and infill within existing developed areas. Consider creating a procedure for the review with advisory recommendations for <b>infill development plans</b> for lands within existing residential neighborhoods, lands adjacent to or close to I-83 and the <b>Capital City Airport as well as the New Market area.</b></p> <p>A. Infill Review Procedures: Create an Advisory Committee to review infill development proposals managed by Township staff. Advisory Committee should review and make recommendations based on ordinance requirements and use impacts. This review process will be advisory in nature and provide recommendations of land development plans to the Planning Commission(s).</p> <p>B. Use infill development standards to achieve the following:</p> <ol style="list-style-type: none"> <li>1. Residential or Village Mixed Use areas designed to guide development and redevelopment opportunities within villages for the purpose of regulating (utilize Tools &amp; Techniques # 3 &amp; 4):                             <ol style="list-style-type: none"> <li>a. Mixed use development and redevelopment opportunities;</li> <li>b. Setbacks, building density and scale and massing consistent with existing development patterns.</li> <li>c. Architectural and historic integrity.</li> </ol> </li> </ol> <p>C. When appropriate, input should be sought from volunteers from the professional community including engineering, architecture, landscape architecture and/or planning, the development and real estate community, business and residents.</p>	<p>Fairview Township Planning Commission, Staff, New Market area Property Owners and Developers, Commercial property owners in DGA, Planning Consultant and Committee Volunteers, YHA and YCPC Housing Programs</p>	<p>Ordinances: DCED, General Funds</p> <p>Implementation: Advisory Committee and Staff Time DCED economic development programs Elderly Assistance Housing Providers PennDOT-state road improvements Private Investment for infrastructure and roadway improvements/impacts</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates Staff time and Volunteer Committee time</p> <p>Implementation: Costs: TBD per project</p>	<p>1</p> <p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates</p> <p>2010-2030 On-going</p>

**④ Community Development Landscapes (continued)**

Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing/Priority
<p><b>④ Community Development Landscapes</b></p> <p><i>Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.</i></p>	<p><b>D. New Market Infill and Enhancement Strategies:</b></p> <p>1. Provide adequate public facilities (community water and community sanitary sewer systems) through private and public partnerships to support infill development, redevelopment and expansion opportunities.</p>	<p>Township Staff, PA American Water, Fairview Township Authority, Recreation Board</p>	<p>General Funds, Collaborative Meetings between Boards and Township Staff, Township Authority Private Investment – water supply</p>	<p>Costs: TBD per project Staff and Board time</p>	<p>2</p>	<p>2010 -2020 on-going as infill opportunities arise</p>
	<p>2. Provide proper zoning regulations and design guidelines to support infill development, redevelopment and expansion (utilize Tools &amp; Techniques # 10 &amp; 11).</p> <p>3. Preserve, enhance, redevelop and develop town center or community services center concepts as hubs with a balanced mix of residential, commercial, government and recreation activities with the potential of having water access where appropriate and connections to natural areas, recreation areas and/or existing or future locations for neighborhoods. (Refer to New Market Redevelopment Concept).</p> <p>4. <b>Other recommended guidelines:</b></p> <p>A. Provide adequate public facilities (community water and community sanitary sewer systems) through private and public partnerships to support infill development, redevelopment and expansion opportunities.</p> <p>B. Provide proper zoning regulations and design guidelines to support infill development, redevelopment and expansion.</p> <p>C. Create design standards within zoning and subdivision/land development regulations and standards to achieve the following:</p> <ul style="list-style-type: none"> <li>a. Edges – Define the edges or fringes to create the transition and buffer area between commercial or mixed use areas and surrounding natural areas.</li> <li>b. Gateways – Gateways should be established at entranceways to existing or proposed commercial centers or village-oriented mixed use areas.</li> <li>c. Pedestrian Ways – Paths, sidewalks, and walkways provide links to various attractions and natural amenities.</li> <li>d. Setbacks – Shallow front yard setbacks typical of traditional town centers.</li> <li>e. On-Street Parking – In appropriate locations, on-street parking provides a separator between moving traffic and pedestrian ways.</li> <li>f. Trees – Trees provide a buffer between pedestrian ways and the streets, a unified visual effect along a street and protection of pedestrians from elements such as sun glare and reflective heat from paved surfaces.</li> <li>g. Access to Waterfront – Where appropriate, establish new areas for public access and/or improve all existing public access areas to the water.</li> </ul>	<p>Fairview Township Planning Commission, Staff, New Market area Property Owners and Developers, Commercial property owners in DGA, and Committee Volunteers</p>	<p>DCED, General Funds</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Updates Staff time and Volunteer Committee time</p>	<p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates</p>

**④ Community Development Landscapes (continued)**

Growth Management Concept, Strategy or Landscape	Strategies and Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing/Priority
<p><b>④ Community Development Landscapes</b></p> <p><i>Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.</i></p>	<p>h. Historic Preservation – The historic character of a property is important to preserving local and regional heritage areas and buildings. Deteriorated historic features should be repaired rather than replaced.</p>	<p>Property owners and Historic York Inc.</p>	<p>PHMC: Grant and tax credit programs</p>	<p>Commercial and Residential Rehabilitation Costs: TBD per project</p>	<p>2</p>	<p>2010 -2020 on-going as infill or rehabilitation opportunities arise</p>
	<p>i. Density – Traditionally, lot sizes in town centers are smaller in comparison to those typically required in suburban areas.</p> <p>j. Signage – Sign standards addressing appropriate size and design should reflect the unique characteristics of a traditional village setting.</p> <p>k. Architectural Design – New construction and additions should consider proportion and scale, massing, directional expression, materials and colors consistent with downtown and town center development.</p> <p>l. Proportion and Scale – Scale includes the height, width and mass of the buildings. Future building additions should be built in proportion to and maintain the scale as the existing building and any neighboring structures.</p> <p>m. Consistent Building Massing. Massing refers to the volume created by the combined sections of a building. Various architectural styles have different massing such as boxlike structures versus varied massing. Respect for the predominant styles of a traditional village should be demonstrated in new construction and additions.</p> <p>n. Common Private Drives – As development occurs in the Town Center, consideration should be given to common private drives to the rear of buildings where appropriate to support traditional downtown design. On-site parking should be oriented to the rear or the property accessible from common private drives.</p> <p>o. Traffic Calming – Traffic calming measures and design elements/regulations should be established for safety purposes.</p>	<p>Township Planning Commission, Staff, Property Owners and Developers, and Committee Volunteers</p>	<p>DCED, General Funds</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates</p>	<p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates</p>
	<p>4. Create a Township Site and Architectural Design Committee to review development plans for mixed use projects, residential cluster/open space developments and/or TND, within the Corridor Preservation Overlay District.</p> <p>A. Membership should include volunteers from the professional community including engineering, architecture, landscape architecture and/or planning, the development and real estate community, business and residents.</p> <p>B. This committee will be advisory in nature and provide recommendations of land development plans to the Township Planning Commission.</p>	<p>Township Staff– Planning Commission Board of Supervisors Design Committee members</p>	<p>Design Committee volunteer time with Staff Support</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates Design Committee Meeting time to organize and establish review procedures</p>	<p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates  Establish in 2010</p>
	<p>5. Promote small business development of professional services and commercial retail to meet residential living needs.</p> <p>A. Modify zoning to sufficiently allow for commercial uses along major transportation corridors, crossroads, and mixed-use areas.</p> <p>B. Private/public partnerships with economic development agencies.</p> <p>6. Review and revise the listing of uses within mixed use,</p>	<p>YCEDC, YCPC, Township Staff, Realtors Property Owners and Developers, and Committee Volunteers</p>	<p>DCED, General Funds</p>	<p>Zoning and SALDO Update \$75,000 – Full Update \$3,000 - \$7,000 Routine Annual Updates</p>	<p>1</p>	<p>Initial Update 2009-2010 with Ongoing Updates</p>

	<p>commercial, and/or industrial zoning districts to encourage commercial and industrial development located and designed to be compatible with existing land uses and the regional economy. Account for newer and up-to-date commercial and/or industry uses.</p> <p>7. Allow for a variety of home occupations and no-impact home based business opportunities for telecommuters and professions that can be conducted from home with minimal or no impact to adjacent residents and the natural environment.</p> <p>8. Enhancement of older mixed use areas with infill development and redevelopment of small business enterprises, and business expansion.</p>					
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Table 46: Landscapes Implementation Plan – Community Development Landscapes - Transportation

**4 Community Development Landscapes – Transportation**

Element	Strategies & Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing
<p><b>4 Community Development Landscapes - Transportation</b></p> <p><i>Goal: Provide for safe, functional and convenient movement of people and goods while preserving the Township's scenic and rural character.</i></p>	<p>Recommended Actions:</p> <ol style="list-style-type: none"> <li>1. Establish priority bike routes and needs.</li> <li>2. Work with developers and property owners for project implementation.</li> <li>3. Require schools to have pedestrian and bicycle access.</li> <li>4. Evaluate the need and locations for pedestrian and bicycle access within residential, commercial and industrial locations.</li> <li>5. Bike Route, Parks and Recreation area-Wayfinding signage.                             <ol style="list-style-type: none"> <li>A. Cedars Road with connections to Ironstone Road and to Fishing Creek Road</li> <li>B. Lewisberry Road (Route 382)</li> <li>C. Old Forge Road with connections to Ridge Road (Route 114)</li> </ol> </li> </ol>	Township, YAMPO, YCPC, West Shore Recreation Commission, PennDOT, DCNR	PennDOT, DCNR, Development Agreements through Land Development and Township general funds/recreation funds	TBD – Land and/or Right-of-way acquisition for Bike Routes	2,3	2012-2030
	<ol style="list-style-type: none"> <li>6. Work collaboratively with <b>YAMPO, YCPC and PennDOT</b> to aggressively move priority county and township transportation projects to the first 3 years of the transportation improvement plan (TIP).                             <ol style="list-style-type: none"> <li>A. Transportation Improvements Program Projects (TIP) include:                                     <ol style="list-style-type: none"> <li>a. Lewisberry Road / York Road Bridge.</li> <li>b. PA 262 (Valley Road) and 177 (Wyndamere Road) intersections</li> <li>c. Bridge Street Bridge (SR 1003)</li> </ol> </li> </ol> </li> </ol>	Township staff, YAMPO, YCPC, PennDOT, FHA	Safety and Mobility Improvements (SAMI) funds	<ul style="list-style-type: none"> <li>• Lewisberry Road / York Road Bridges - allocated a total \$2,099,205</li> <li>• PA 262 (Ridge Road) and 177 (Wyndamere Road) intersections - allocated \$388,045 in FY 2008 and an additional \$261,955 in FY 2009.</li> <li>• Bridge Street Bridge (SR 1003) - allocated \$2,097,223 in FY 2010 and an additional \$1,200,576 in FY 2011 (allocated funding through the bridge bill).</li> </ul>	1 3 2,3	2010-2015 2010-2020 2010-2015
	<ol style="list-style-type: none"> <li>7. YCPC Long-Range Plan -Transportation Improvements:                             <ul style="list-style-type: none"> <li>• PA 114 Corridor (Lewisberry Road) - access management</li> <li>• Interstate 76 – Pennsylvania Turnpike widening to a six lane facility</li> <li>• Exit 15 (Lewisberry) off Interstate 83 - interchange improvements</li> </ul> </li> </ol>	Township, YAMPO, YCPC, PennDOT	FHA, SAMI, PADOT: Transportation Enhancement Funds, American Recovery Reinvestment Act Funds (ARRA-funds ready-to-go projects)	Costs TBD I-76 PA Turnpike: \$290 million	I-76: 1,2	20110-2020
	<ol style="list-style-type: none"> <li>8. Transportation Improvements - Identified as priority by Township:                             <ol style="list-style-type: none"> <li>A. Poplar &amp; Lewisberry – New Signalization                                     <ol style="list-style-type: none"> <li>a. Purchase ROW</li> <li>b. PennDOT and any future developer will work collaboratively to pay for the costs associated with signalization and widening.</li> </ol> </li> <li>B. Bridge Reconstruction (See #6 above)                                     <ol style="list-style-type: none"> <li>a. Lewisberry Road and York Road bridges (at or within the 200 block on Lewisberry Road)</li> <li>b. Flooding and drainage problems</li> </ol> </li> </ol> </li> </ol>	Township, YAMPO, YCPC, PennDOT	PennDOT, Liquid Fuels and Township Road Improvement funds, Federal Bridge Program	Signalization at intersection of Poplar and Lewisberry: \$200,000	1	2010-2015
	<ol style="list-style-type: none"> <li>9. Establish a ranking system to annually set priorities for local roadway and intersection improvements.                             <p>Resurfacing Priority:</p> <ol style="list-style-type: none"> <li>a. Green Lane Farms neighborhood estimated \$3million</li> </ol> </li> </ol>	Township	Capital Improvements Budget and Campaign for Green Lane Farms and other top priority road safety projects	Green Lane Farms resurfacing: \$3 million	1	2010-2015



Table 47: Landscapes Implementation Plan – Community Development Landscapes - Community Facilities

④ Community Development Landscapes - Community Facilities & Services						
Element	Strategies & Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing
<b>④ Community Development Landscapes - Community Facilities &amp; Services</b>  <i>Goal: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.</i>	<u>Sewer Capacity:</u> 1. Plan for growth to occur within the Designated Growth Areas. Sewer and water extensions should be contained within the DGAs. 2. Work with Lower Allen Township Sewer Authority to establish additional sewer capacity needs within DGA. 3. Encourage growth in the northern sewer service area through development incentives: higher densities, lower tap-in fees, assistance for tap-in fees, and/or land use flexibility.	Sewer Authority, Township Staff, Planning Commission, Board of Supervisors, Engineering and Planning Consultant	PennVest, Bond Funds, Developer – Tax Increment Financing	Northern STP: \$3.7m to \$4.8m  Southern STP: \$1.1m to \$9.8m	3  1,2	2015-2020  2010-1015
	<u>Water Capacity:</u> 1. Collaborate with PA American Water for public water service. Coordinate all land development activities and future growth concerns with PA American Water. 2. Require water supply study as part of the land development planning process to estimate a development’s potential water needs and impacts to the water resources. Develop standards for water supply studies and a determination or threshold for which a water supply study is needed.	Township Staff, Planning Commission, Engineering and Planning Consultant, PA American Water Corporation	Development community in partnership with PA American Water	Distribution line extensions: TBD	1, 2, 3	2010-2020
	<u>Education:</u> 1. Anticipate and plan for school expansions: a. Provide school district with the Build-Out Analysis b. Working with current revenue streams and future growth area projections to determine future revenue needs. c. Work with school district when determinations for school facility expansions and additions are needed. i.e. land acquisition, land development process, site selection for school relocation. 2. Fairview Township Police Department and West Shore School District collaborate to strengthen efforts for: crime prevention in the schools and to provide safe after-school programs and events.	Township Staff, Planning Commission, Board of Supervisors, West Shore School District, Township Police Department	Board of Education, West Shore School District, Fairview Residents – School Taxes	School Additions: TBD	1, 2, 3	2013-2015

④ Community Development Landscapes - Community Facilities & Services (continued)						
Element	Strategies & Recommended Actions	Lead Agency & Partners	Funding Sources	Cost Estimate	Priority	Timing
<b>④ Community Development Landscapes - Community Facilities &amp; Services</b>  <i>Goal: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.</i>	<u>Recreation:</u> A. Plan and create additional recreational spaces, facilities and activities to meet recreational needs. Prepare a feasibility study to seek, acquire and develop additional recreational lands. B. Apply to DCNR for funding to update the Townships Comprehensive Parks and Recreation Plan. Incorporate: <ul style="list-style-type: none"> <li>• YCPC's recommendations for future bike routes;</li> <li>• Connectivity between residential neighborhoods;</li> <li>• Yellow Breeches stream corridor greenway;</li> <li>• Complete streets initiatives for sidewalks and pathways to and from recreational areas; and</li> <li>• Strategies to develop new parks and recreation facilities within the DGAs.</li> </ul>	Township Staff, Planning Commission, Recreation Board, DCNR representative	DCNR, C2P2 program, Township general fund	Park Feasibility Study: \$30,000  Comprehensive Parks and Recreation Plan Update: \$20,000	3  1	2012-2015  2010
	<u>Emergency and Police Services:</u> a. Provide adequate staffing, facilities and equipment to meet emergency needs	Township Staff, Board of Supervisors, Planning Commission, Emergency Management staff and volunteers, Police Department, Fire Department, County Emergency Coordinator	Township – government services – funds, general fund –  PA Commission on Crime D,  Army Corps of Engineers  US Justice Department (additional funds from the American Recovery and Reinvestment Act ) - Community Oriented Policing Services (COPS) Edward Byrne Justice Assistance Grant (JAG) Violence Against Women Act Grants Internet Crimes Against Children Task Forces	Projects: TBD	2, 3	2012-2015

## SECTION 13: GLOSSARY

This plan is built upon some basic concepts defined by a set of key terms. The following terms are defined for the purpose of supporting land use policy for the region.

**County Comprehensive Plan** – A land use and growth management plan prepared by the county planning commission and adopted by the county commissioners which establishes broad goals and criteria for municipalities to use in preparation of their comprehensive Plan and land use regulations.

*Source: Municipalities Planning Code*

**Complete Streets** – Streets designed and operated to enable, safe, attractive and comfortable access and travel for all users (pedestrians, bicyclists, motorists and transit). Complete streets also create a sense of place and improve social interaction, while generally improving adjacent land values.

**Designated Growth Area** – A region within a county or counties described in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

*Source: Municipalities Planning Code*

**Development of Regional Significance and Impact** – Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

*Source: Municipalities Planning Code*

**Easement and/or Conservation Easement** – Permanent conservation easements involve donations or selling of development rights intended to preserve land in its natural state. The easements are held by governmental agencies or by conservancies or other recognized charitable non-profit organizations and must be permanently attached to the deed of a property. Donating conservation easements may provide the landowner with tax advantages. The conservation easement is one of the more popular and reliable land preservation strategies for the private landowner.

*Source: York County Open Space and Greenways Plan, 2006*

**Forestry** – The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

*Source: Municipalities Planning Code*

**Future Growth Area** – An area of a municipal or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany that orderly extension and provision of public infrastructure services.

*Source: Municipalities Planning Code*

**Greenway** - A corridor of open space that varies greatly in scale, from narrow ribbons of green that run through urban, suburban and rural areas to wider corridors that incorporate diverse

natural, cultural and scientific features. A greenway can incorporate both public and private property, and can be land- or water-based. It may follow old railways, canals, or ridge tops, or it may follow stream corridors, shorelines or wetlands, and include water trails for non-motorized craft. Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designated for human passage. Greenways differ in their location and function.

*Source: [www.dcnr.state.pa.us/brc/greenways/programvision.aspx](http://www.dcnr.state.pa.us/brc/greenways/programvision.aspx)*

**Low Impact Development (LID)** – Low impact development is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using integrated management practices (IMPs) for developed areas such as towns, villages and development with significant amounts of impervious surface (building coverage, parking lots and sidewalks). Almost all components in the built environment have the potential to serve as the IMP.

**Minerals** – Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.

*Source: Municipalities Planning Code*

**Multi-Municipal Plan** – A plan developed and adopted by any number of contiguous municipalities, including a joint municipal plan as authorized by the Pennsylvania Municipalities Planning Code (MPC), except that all of the municipalities participating in the plan need not be contiguous, if all of them are within the same school district.

*Source: Municipalities Planning Code*

**Multi-Municipal Planning Agency** – A planning agency comprised of representatives of more than one municipality and constituted as a joint municipal planning commission in accordance with Article XI of the Pennsylvania Municipalities Planning Code (MPC), or otherwise by multi-municipal issues, including, but not limited to, agricultural and open space preservation, natural and historic resources, transportation, housing and economic development.

*Source: Municipalities Planning Code*

**Preservation or Protection** – When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.

*Source: Municipalities Planning Code*

**Primary Designated Growth Area** is a region within the township that preferably includes residential and mixed use development permitted or planned for at densities of at least one or more units to the acre and commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

**Prime Agricultural Land** – Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture natural resources and conservation services county soil survey.

*Source: Municipalities Planning Code*

**Open Space** - Any publicly owned land, that is predominantly in a natural state, or water which is dedicated to providing areas for passive or active public recreation, protecting natural or historic resources and/or preserving scenic quality and community character.

*Source: York County Open Space and Greenways Plan, 2006*

**Public Grounds** – Lands including parks, playgrounds, trails, paths and other recreational areas and other public areas; sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and, publicly owned or operated scenic and historic sites.

*Source: Municipalities Planning Code*

**Public Infrastructure Area** – A designated growth area and all or any portion of a future growth area described in a county or municipal comprehensive plan where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed.

*Source: Municipalities Planning Code*

**Public Infrastructure Services** – Services that are provided to areas with densities of one or more units to the acre, which may include sanitary sewers and facilities for the collection and treatment of sewage, water lines and facilities for the pumping and treating of water, parks and open space, streets and sidewalks, public transportation and other services that may be appropriated within a growth area, but shall exclude fire protection and emergency medical services and any other service required to protect the health and safety of residents.

*Source: Municipalities Planning Code*

**Renewable Energy Source** – Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

*Source: Municipalities Planning Code*

**Rural Resource Area** – An area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages.

*Source: Municipalities Planning Code*

**Secondary Growth Area** is an area targeted for future growth and development because of its local land use patterns, development potential based upon land use regulations; however, due to the lack of planned public infrastructure expansion this area holds a lower priority for growth than in the *designated growth area*.

**Smart Growth** – Smart growth is development that serves the economy, the community and the environment. It answers the question as to "How and where should new development be accommodated?" Smart Growth answers these questions by simultaneously achieving:

- Healthy communities -- that provide families with a clean environment. Smart growth balances development and environmental protection -- accommodating growth while

preserving open space and critical habitat, reusing land, and protecting water supplies and air quality.

- Economic development and jobs -- that create more business opportunities, local tax base improvements, provide neighborhood services and amenities, and create economically competitive communities.
- Strong neighborhoods -- which provide a range of housing options giving people the opportunity to choose housing that best suits them. Smart growth provides the choice to walk, ride a bike, take transit, or drive. It maintains and enhances the value of existing neighborhoods and creates a sense of community.

Smart growth recognizes the many benefits of growth. It invests time, attention and resources in restoring community and vitality to center cities and older suburbs. Smart growth in new developments is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial and retail uses. It also preserves open space and other environmental amenities. Smart growth recognizes connections between development and quality of life.

#### **Smart Growth Principles**

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

#### **Smart Growth Network 1996**

**Traditional Neighborhood Development (TND)** – An area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and is appropriately designed to serve the needs of pedestrians and vehicles equally.

*Source: Municipalities Planning Code*

**Transferable Development Rights (TDRs)** – The attaching of development rights to specific lands which are desired by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

*Source: Municipalities Planning Code*

**Watershed Protection** – Activities which assist in the protection and effective management of the quality of watershed lands and/or surface or groundwater resources – including the inherent functions and values the land and water resources provide – for the benefit of human, environmental and economic health, safety and welfare. Such land areas may include but are not limited to: floodplains, wetlands, steep slopes. Surface conditions may include, but are not limited to: land development or other human activities.

*Source: York County Open Space and Greenways Plan, 2006*

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# Fairview Township

York County, Pennsylvania

## Growth Management Plan

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