

# CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CUMBERLAND TOWNSHIP  
GETTYSBURG BOROUGH  
STRABAN TOWNSHIP

APRIL 2019

# CENTRAL ADAMS

# JOINT COMPREHENSIVE PLAN

Final Document April 2019



# ACKNOWLEDGEMENTS

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## Additional Thanks To

The governing body of each municipality and all who participated throughout the planning process of the Central Adams Joint Comprehensive Plan.

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February 26, 2019

### **Gettysburg Borough**

March 11, 2019

### **Straban Township**

April 1, 2019



# INTRODUCTION

## What is a Comprehensive Plan?

A Comprehensive Plan is an analysis of the current physical, social, and economic characteristics of an area, and a general guide for achieving what the community wants for its future. Cumberland Township, Gettysburg Borough, and Straban Township developed this plan, with assistance from the Adams County Office of Planning and Development (ACOPD), through a multi-year effort in which residents, business owners, community organizations, municipal officials, and visitors throughout the Central Adams region considered ways to shape the future of their community and accommodate anticipated growth.

This plan is not a law or zoning ordinance, but serves as a guideline for community decision making. It will be used by Borough and Township staff and elected officials, citizens, developers, and other community organizations as they attempt to implement the vision of the community.

### This Joint Comprehensive Plan can be used to:

- Engage local officials and community residents in a discussion about quality of life in the Region.
- Establish and prioritize needs and goals for the Region.
- Provide a realistic projection of future land use patterns and propose a scenario for the harmonious coexistence of different land uses.
- Identify best practices and innovative solutions to address trends and issues in Central Adams.
- Assist state, county, and municipal officials in their decision-making for projects and investments.

### This Joint Comprehensive Plan cannot:

- Establish or change land use regulation. Land use is regulated by zoning ordinances and official maps.
- Require new standards for development and construction. Subdivision and Land Development Ordinances regulate these topics.
- Regulate what land will be developed and what will be conserved or preserved.

The Comprehensive Plan may be implemented in a variety of ways, including: voluntary measures, regulatory measures, and budgetary support. Specifically, the Central Adams Joint Comprehensive Plan will be used by the participating municipalities to help make decisions about proposed ordinances, capital budgets, policies, and programs. Although the Plan will be used to direct the development of regulations which govern land use and development, it will not be used to review applications for specific development projects, except to verify the consistency of a proposed project with the long-term goals of the Region.

Each element of this Comprehensive Plan addresses a topic involved with either the physical development of land, the service needs of the community, or maintaining the quality of life for residents, visitors, and businesses. Elements include: Natural Resources, Agriculture, Community Resources, Utilities, Housing, Transportation, Economic Development, Recreation, Heritage, and Culture. Evaluating these elements together helps ensure that municipal decisions and investments are coordinated and complementary to each other. An analysis of the existing conditions was conducted for each element, and goals for priority improvements were established, as well as recommendations for how to achieve those goals.

Those involved in the process have dedicated several years to evaluating the current state of the Region and exploring solutions and tools to achieve the desired goals and recommendations for this plan. Several analyses were performed and provide a factual base from which to make informed decisions. Facts and trends regarding existing land use, transportation and circulation, community facilities, socio-economic analyses, natural features, population, and housing were used to develop the basic parameters and forecasts necessary for the Plan's development.

The strength of this Comprehensive Plan lies in the public involvement and support it was developed with, and its success directly relates to the Region's commitment to use it. When land use decisions are considered on a short-term basis without regard to long-term impacts, they may result in inconsistent uses of land, conflict between neighbors, and economic consequences for the entire Region. Courts recognize the validity of land use decisions when they are guided by the Comprehensive Plan. Impacts from decisions made and actions taken at the local level don't stop at municipal boundaries. The communication and cooperation involved in creating and implementing the Central Adams Joint Comprehensive Plan will help Cumberland Township, Gettysburg Borough, and Straban Township make informed land use and planning decisions into the future. There are also many organizations involved in this planning process that impact the community and the built environment of Central Adams. In order for this Plan to be successful, the municipalities must commit to consistent communication of their goals and resources, and encourage organizations in the community to participate and partner in implementing this Plan.

## Community Outreach Summary

Public engagement is an important way to obtain and prioritize information about the community not available through statistics and studies. Through the input and feedback of residents, stakeholders, and visitors, the planning process was able to identify and focus on those issues that are most in need of attention. The following is a brief synopsis of the community outreach efforts for this plan. More details may be found in the Outreach Summary Report in Appendix C.

The Steering Committee consisted of members designated by each participating municipality to conduct public meetings on the first Tuesday of every month at the Adams County Agricultural and Natural Resource Center. The Adams County Office of Planning and Development worked with the Steering Committee to develop public outreach strategies, complete visioning exercises, define designated growth areas, develop the future land use map, develop goals and recommendations, and otherwise guide the Plan.

ACOPD staff conducted stakeholder interviews with local organizations on specific aspects of the Plan relating to their field of specialty, such as Community Facilities,



## 01 Introduction



Transportation, Heritage, and Culture. These interviews helped to provide a preliminary sense of the major issues directly impacting these organizations. Over 70 stakeholder groups were invited to participate and provide feedback during the planning process, including educational institutions, historic preservation groups, economic development organizations, recreation organizations, the National Park Service, transportation groups, and municipal officials.

ACOPD held several open houses and attended events to educate the public on the progress of the Plan and to solicit feedback on what the community wanted for the future of Central Adams. These activities consisted of three open houses, and five “pop-up” tables and booths at local events and organizations; the YWCA, HACC’s Free-4-Fall, the Adams County Farmers Market, Gettysburg’s First Friday, and the Heritage Festival. Throughout the process, attendees were given the opportunity to provide input, complete surveys, and have their questions answered.

A web page for the project was also available to the public through the Planning Office’s pages of the Adams County website. This page offered draft documents and an application presenting several interactive maps. The interactive maps presented the progression of information that was used to help develop the Future Land Use Map and Designated Growth Areas. The app allowed users to customize an experience which built upon the existing features and Character Areas of the Region, as well as comment on the proposed Future Land Use map.

There were two public surveys administered during this planning process. The initial survey asked participants to rank the components of the Plan in order of importance to them, and to rank the preliminary issues identified by the Steering Committee in order of importance. In this survey, the plan components ranked highest priority by the public were:

1. Land Use/Growth Management
2. Community Resources
3. Economic Development
4. Agriculture
5. Natural Resources

The second survey consisted entirely of open-ended questions about what people appreciate most about Central Adams, as well as what they would like to see improved. The most frequent responses to the question asking what people love about the Central Adams region were:

- Beautiful Landscape
- Rich History
- Local Amenities
- Sense of Community
- Rural Character

Top issues identified as being in need of improvement were:

- Transportation
- Economic Growth
- Access to Retail and Restaurants.

These responses outline the characteristics of the Central Adams region that contribute

most to its sense of place. Sense of place is the identity and character that a location conveys, and creates a sense of belonging in the community. These characteristics identified in the survey are a snapshot of what makes Central Adams a unique and attractive place to live. They are also the same characteristics that result in the continued demand for development. Care must be taken to ensure that ordinances require new and re-development to balance and integrate into the existing community to ensure development patterns are distinctive from Anywhere, USA.

As a nationally renowned tourist destination, it is crucial that the Region finds balance between protecting its historic assets and landscapes, while providing adequate services for its residents and visitors each year. With the appropriate measures, the Region has an opportunity to maintain and enhance community character, promote its cultural heritage, and to provide additional services to both the residents and the visitors of the community.

## Implementing the Plan

This plan was developed using community input and partnerships. The recommendations proposed herein provide an outline to support continued planning initiatives. By establishing working relationships between the municipalities of Central Adams and the local agencies and organizations serving the public, resources to improve the quality of life for residents are generated. These relationships require effort to establish and maintain, but active communication can produce long-term results. This Plan furthers current cooperative efforts and includes new opportunities for intergovernmental and public/private partnerships for the cost-effective achievement of the community's vision. As a policy document, the Comprehensive Plan does not add, change, or remove municipal regulations, procedures, or standards. It may recommend that such action be taken to guide the development of a more cohesive and sustainable community, but it is only through ordinance, budget, and other approvals that the community's quality of life will be affected. The first priority after adoption of the Joint Comprehensive Plan is the revision of the current municipal zoning ordinances to reflect the changes recommended.

**Zoning** is the primary tool of comprehensive plan implementation. Zoning ordinances divide a municipality into specific districts and establish regulations concerning the use, placement, spacing, and size of land parcels and buildings within respective districts. Zoning is intended to avoid disruptive land use patterns by preventing activities on one property from generating negative impacts to other properties. Zoning ordinances are drafted by the Planning Commission and adopted by the Township Supervisors or Borough Council. Ordinances must describe the various districts, permitted uses, regulations, standards, and include a map detailing the location and extent of each district. Zoning amendments can occur as the priorities of a municipality change and different needs are established. All zoning amendments should be consistent with the Comprehensive Plan.

Adopting a Joint Comprehensive Plan also provides participating municipalities the opportunity to participate in joint zoning. This may take several forms, one of which consists of two or more municipalities adopting a single zoning ordinance that covers the combined area. Another way to implement joint zoning is for each municipality to adopt their own individual zoning ordinance, but through an inter-municipal agreement, they share the land use burden. Because all uses must be accommodated, sharing the land use burden allows municipalities to distribute those required uses across their boundaries.

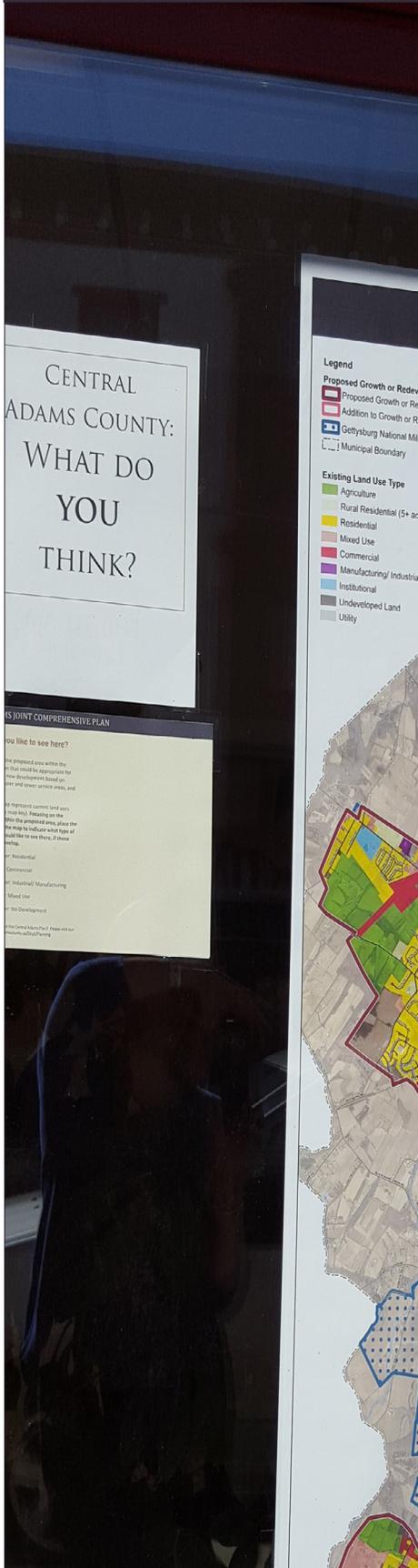
**Community Design Guidelines** should be considered, or updated, to incorporate character and aesthetic provisions for new development and promote context-sensitive

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended, authorizes municipalities to plan for the future using a variety of planning tools. The ability to apply these tools in cooperation with one another is provided through intergovernmental agreements.

Planning tools include:

- Municipal Planning Commission
- Comprehensive Plan
- Official Map
- Subdivision & Land Development Ordinance
- Capital Improvement Program
- Zoning Ordinance
- Zoning Hearing Board

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design. These guidelines are intended to inform project designers and developers of the municipality's expectations and preferences for the character of new development. They should allow projects to be designed in a manner that responds to the unique characteristics of their individual sites, while still being consistent with the character of the community, or the character which the community is working to achieve.

The **Official Map** is a map of a municipality that shows and "reserves" the locations of planned future public right-of-ways such as streets, parks, trails, open space networks, and other public purposes. It is not a zoning map. The adoption of an Official Map expresses a municipality's interest in acquiring these lands for public purposes sometime in the future. If a landowner seeks to develop land noted on the map, the municipality has a year to pursue acquisition from the owner before the owner may freely build or subdivide.

**Subdivision and Land Development Ordinances (SALDO)** should be reviewed for compatibility with land-use and zoning goals and zoning ordinance changes, consistent with the Comprehensive Plan. The SALDO sets the physical parameters for future development in a municipality to ensure the pattern of development recommended in the Comprehensive Plan actually occurs. The SALDO establishes the procedures, platting, and design requirements associated with the subdivision of land into parcels or development of lots. Lot size is largely determined by zoning regulations, but the shape, location, ability to be served by utilities, drainage improvements such as storm sewers, and sidewalks occurs through application of subdivision regulations. In rural areas, subdivision regulations can ensure the availability of lot access, sewage disposal, and sufficient water.

The **Capital Improvement Program (CIP)** is the way local governments determine, schedule, and prioritize major public facilities and services needed to implement the Comprehensive Plan. It outlines the multi-year scheduling of public physical improvements and related costs to help guide the municipality's decisions on how to allocate available funds over a 5-year period. The Comprehensive Plan provides the basis for CIP requests and review criteria for capital expenditures.

**Comprehensive Plan Implementation Committee** could be formed to monitor implementation of the Plan. Their responsibilities may include establishing priorities or producing an annual evaluation of the implementation of recommendations. This committee may also build partnerships, conduct outreach, and serve as a point of contact for Township and Borough elected officials, staff, authorities, boards, schools, civic organizations, legislators, and faith communities.

To start, the Townships and Borough should nominate a small group or seek volunteers to form the implementation committee. Members could include representatives from Planning Commissions, elected officials, staff, local organizations, and citizen volunteers. The Municipal Planning Code requires a review schedule and process, as well as a process for handling community requests for updates or changes to the Joint Comprehensive Plan. The Implementation Committee could help ensure consistency with these requirements.

Funding Sources that may be applicable to the implementation of the recommendations in this plan are listed in the ACOPD's Funding Resource page found online at: <http://www.adamscounty.us/Dept/Planning/Pages/FundingResources.aspx>.



# CHARACTER AND IDENTITY

## Community Development History

Understanding the development of Central Adams is critical in order to properly plan for the community's future. This section describes the community development history of the Region, in regard to how trends and events shaped the development pattern. This section is purposefully brief in discussing the national significance of several layers of human history (for example, the Civil War Battle of Gettysburg), knowing that robust historic resources are easily available.

### Pre-European Settlement

Until the early 1700s, the human inhabitants of the area were transient Native Americans, who used the land for hunting, fishing, mining, and engaging in trade with each other. In 1736, the Iroquois Treaty between the Iroquois Confederacy and the family of William Penn conveyed a broad land area west of the Susquehanna River to the Penn family.

### Early Settlement

European settlement of the area began in the 1730s, during the time that the Iroquois Treaty was approved. Settlement included both squatters and persons formally associated with the Penn holdings. Much of what is now Central Adams, notably all of current day Cumberland Township and Gettysburg Borough, was included in the Manor of Maske. Settlement disputes here and within other portions of what is now Adams County contribute to the history of the Mason-Dixon Line.

Initial formation of local governmental units occurred shortly after in the 1740s. Straban Township was formed in 1746 while the Region was still part of Lancaster County. Cumberland Township was formed in 1749, shortly after the formation of York County out of the western portions of Lancaster County. Both Townships were included as a part of Adams County when it was formed in 1800 from the western portions of York County.

Initial settlement of what is now Gettysburg Borough occurred in 1761, when Samuel Gettys established a tavern at the crossroads of two east-west roads. By 1787, James Gettys, son of Samuel, laid out a town comprised of 210 lots in a classic grid street layout. The advantages of location within the regional roadway network resulted in growth of the town. Consequently, Gettysburg was chosen as the county seat shortly after Adams County was formed in 1800. Over time, 10 roads intersected in Gettysburg, contributing to the growth of the town to approximately 2,400 residents by 1860. Gettysburg was very much the central place within Adams County, and therefore included a wide variety of industries and businesses within its borders.

### Impact of the Battle of Gettysburg

The Civil War Battle of Gettysburg, and subsequent events such as Lincoln's Gettysburg Address, undoubtedly played a critical role in the history of the United States. However, the Battle has also had longstanding local impacts in terms of the character and development pattern of the Central Adams region.

Almost immediately following the Battle, local residents and community leaders began planning to suitably commemorate the Battle and the soldiers who lost their lives. This



effort resulted in the "Soldiers' National Cemetery" as dedicated on November 19, 1863. In 1864, the Gettysburg Battlefield Memorial Association initiated efforts to preserve lands associated with the Battle. Their holdings were transferred to the federal government in 1895, and then ultimately to the Department of the Interior, National Park Service in 1933.

From the conclusion of the Civil War to the present, the preserved landscape around Gettysburg impacted the natural development pattern of Central Adams County. Development continued to occur within the town of Gettysburg itself, but was unable to occur immediately next to town, due to the preserved landscape. Over time, significant development has jumped over the Battlefield, occurring in locations in Cumberland and Straban Townships. New development branched out along the various roadways that intersect in Gettysburg. Land use character along the roadways was mixed, and often with a discernible development theme. For example, some roadways were developed with a mixture of uses devoted primarily to the visitor experience, while other roadways were developed with uses that provided shopping, service, or employment opportunities for local residents. The Battlefield and National Military Park also draws significant levels of visitation. This provided opportunities to cater to the growing number of visitors and resulted in more business and commercial development than may have otherwise been expected in the Region.

Development patterns over time were also related to and consistent with national trends, particularly through the 20th Century. Like many places throughout the United States, development locations were dictated by the transportation network capabilities of the time. This relationship strongly contributed to the use of the original roadways intersecting in Gettysburg as locations for new development. By 1971, the construction of US Route 15 influenced additional development opportunities at the new highway interchanges. The growing influence of the private automobile, particularly from 1950 to the present, contributed to the suburbanization of some portions of Central Adams, most notably in Cumberland Township west of Gettysburg.

Housing patterns also reflected national patterns. Before the wide acceptance of the automobile, housing was located primarily within developed towns or along the roadway corridors leading into town. However, from 1950 to the present, housing began to fill in the lands between transportation corridors. Broader private vehicle use and the promotion of home ownership contributed to this pattern, which continues through the present day.

Visual examples of these patterns can be observed by reviewing historical aerial photography over the past 80 years. The examples on the following pages depict changes to the landscape and development pattern in two specific areas - west of Gettysburg in Cumberland Township and east of Gettysburg at the US Route 15 - Route 30 Interchange in Straban Township.

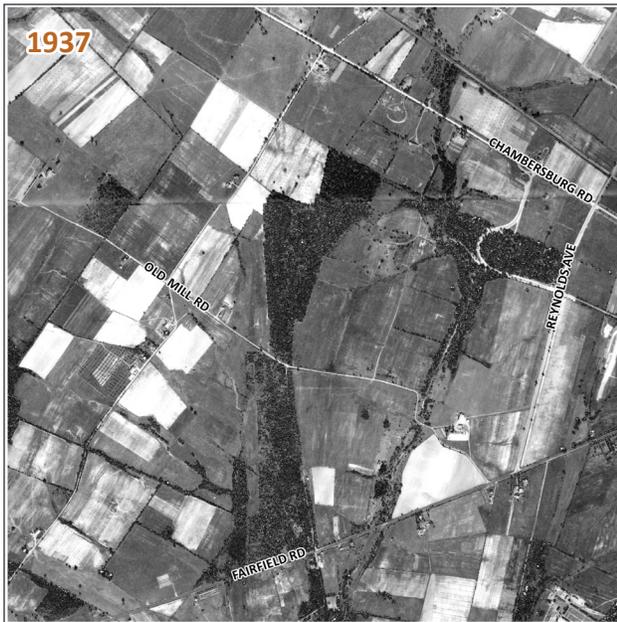
The Central Adams region will continue to grow and change in the coming decade as a result of national, regional, and local influences. Tourism, agriculture, demographics, technology, and other factors will all impact future development patterns and community character. This Joint Comprehensive Plan addresses how the Region, including its government officials, businesses, cultural institutions, and citizens, should respond to these challenges.



## 02 Character and Identity

### West of Gettysburg – Cumberland Township

Central Cumberland Township has experienced a transition from a rural landscape to a landscape with significant residential development. In 1937, virtually all land was used for agricultural purposes. By the early 1970's, suburban forms of residential development began to be constructed, notably along Fairfield Road, just west of the Battlefield. The golf course at the former Country Club is also visible. Through the 1990's, additional residential subdivisions began to fill in the wedge between Fairfield Road and US Route 30. That residential development continues today, though the golf course is no longer there and the land has reverted back to the National Park Service.



**East of Gettysburg – Straban Township**

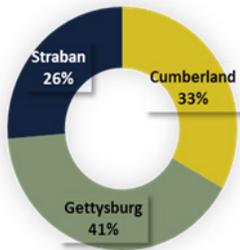
A comparable transition has occurred in Straban Township at the US Route 30 - Route 15 Interchange. In 1937, the landscape was primarily agricultural in nature. Some limited development occurred along the US Route 30 frontage through the 1970's, due to the construction of two-lane US Route 15. Residential development began to occur outside of the Borough. The commercialization of the US Route 30 corridor, particularly between Gettysburg and the Interchange, accelerated with the expansion of US Route 15 to four lanes. By 1996, the corridor had become the primary region-serving commercial center in the area. Additional infill development, and some redevelopment, occurred by 2016 including the Adams Commerce Center, which relies on the proximity to the transportation network to attract tenants.



# SNAPSHOT OF THE REGION

Population:

18,764



2035 Projected Population:  
22,060



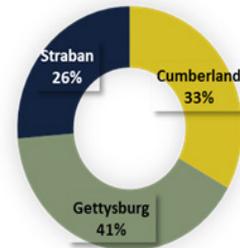
Median Age:  
39.7



Cumberland: 50.9 | Gettysburg: 22.6 | Straban: 45.5

Housing Units:

7,087



Median Housing Value:  
\$218,967

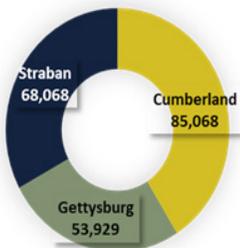


Owner Occupied Housing:  
65.2%

Cumberland: 83% | Gettysburg: 38% | Straban: 76%

Average Household Income:

\$55,026



Associate's Degree or Higher:  
32%



Average Household Size:  
2.6



Cumberland: 2.5 | Gettysburg: 2.1 | Straban: 3.1

Data - 2015 ACS Estimates, US Census Bureau. Population Projections - ACOPD





# CHARACTER AREAS & CORRIDORS

## What is a Character Area?

A “character area” identifies a section of the Region that has similar characteristics like form, function, landscapes, or development patterns. The purpose of a character area is to help develop what is traditionally known as the future land use and growth area components of a Comprehensive Plan. This technique is commonly used to develop Zoning Ordinances.

### How does this compare to previous comprehensive planning processes?

Many comprehensive plans are developed using a common method of creating the future growth areas first, based on existing land use and zoning policy, and then incorporating sewer and water availability.

In this case, rather than assume that existing land use and zoning policy should be the starting point for the plan, Character Areas were developed to take a holistic look at the reasons why those existing land use patterns and zoning policies occurred in the manner they did.

### Will every parcel be included in a character area?

Most of the Region should be included in at least one character area (i.e. residential, agricultural, natural resource, housing, etc.). However, there will be locations within each character area that will not be covered. This means that there will be locations within each character area type that are not covered. These uncovered spots signify locations that do not fit into any one specific character area.

## Agricultural Character Areas

The lands which comprise the agricultural character areas are predominantly rural in nature and contain active farms and open spaces. These areas function as very low-density settings that contribute heavily to the rural traditions and landscapes of Adams County. Housing is often connected with existing farm operations and tends to be scattered across the landscape on large lots, although some limited, very low-density housing is also present. These areas are not in close proximity to major transportation networks, commercial areas, or sewer and water infrastructure, which makes urban and suburban scale development unsuitable.

Three Agricultural Character Areas have been identified in Central Adams County. Agricultural practices are the primary activity in these areas. Beef and equine farms occupy the majority of the livestock land use and can be found throughout the Agricultural Character Areas. Dairy farms make up the majority of the remaining livestock operations. There is a current trend towards rural-residential horse farms on smaller acreages. In some cases, these horses are considered family and usually have additional companion livestock for company. The landscape is relatively flat with some rolling hills, which lends itself to good crop farming and pasture land. Much of the land is farmed by multi-generational operations and family-owned businesses. Other uses found in these areas include very low-density housing and federally owned land, both of which contribute to the seamless transition into the rural landscape. These areas establish a sense of agricultural place.

### Traditional Agriculture

- Dominated by large, uninterrupted fields utilized for crops and grazing.
- The average size farm parcel is 86 acres.
- Established history of family and traditional farming operations.
- Relatively flat with an occasionally gentle rolling or lowland area.
- Woodlands are scattered and limited in scale.
- Uninterrupted land allowing for extended views beyond the Region into South Mountain.
- Large agricultural buildings are common in this area.
- Can accommodate larger-scale livestock operations.
- Mix of Prime Ag and Statewide Importance soil types.
- Traditional farmstead housing with the occasional single family detached dwellings.
- Limited or no public water and sewer infrastructure.
- Linked by a network of secondary roads.

### Examples

- Northern Straban - East of Rt 15
- Hunterstown Area
- Black Horse Tavern / Marsh Creek / Pumping Station / Willoughby Run



### Contemporary Agriculture

- Parcel size averages less than 40 acres.
- Farnettes with companion livestock (i.e. horses, goats, and sheep), small fields and limited grazing opportunities are common.
- Mix of Prime and Statewide Importance soil types.
- Single family and rural residential housing (accommodates limited residential growth of single family detached dwellings).
- Housing tends to be on large residential lots.
- Limited or no public water and sewer infrastructure.
- Mixture of commercial, rural residential, single family residential, and agricultural uses may be found here.
- Woodlands are scattered and limited in scale.
- Linked by a network of secondary roads.

### Examples

- Northern Straban - West of Rt 15
- New Chester Area



### Multi-Functional Agriculture

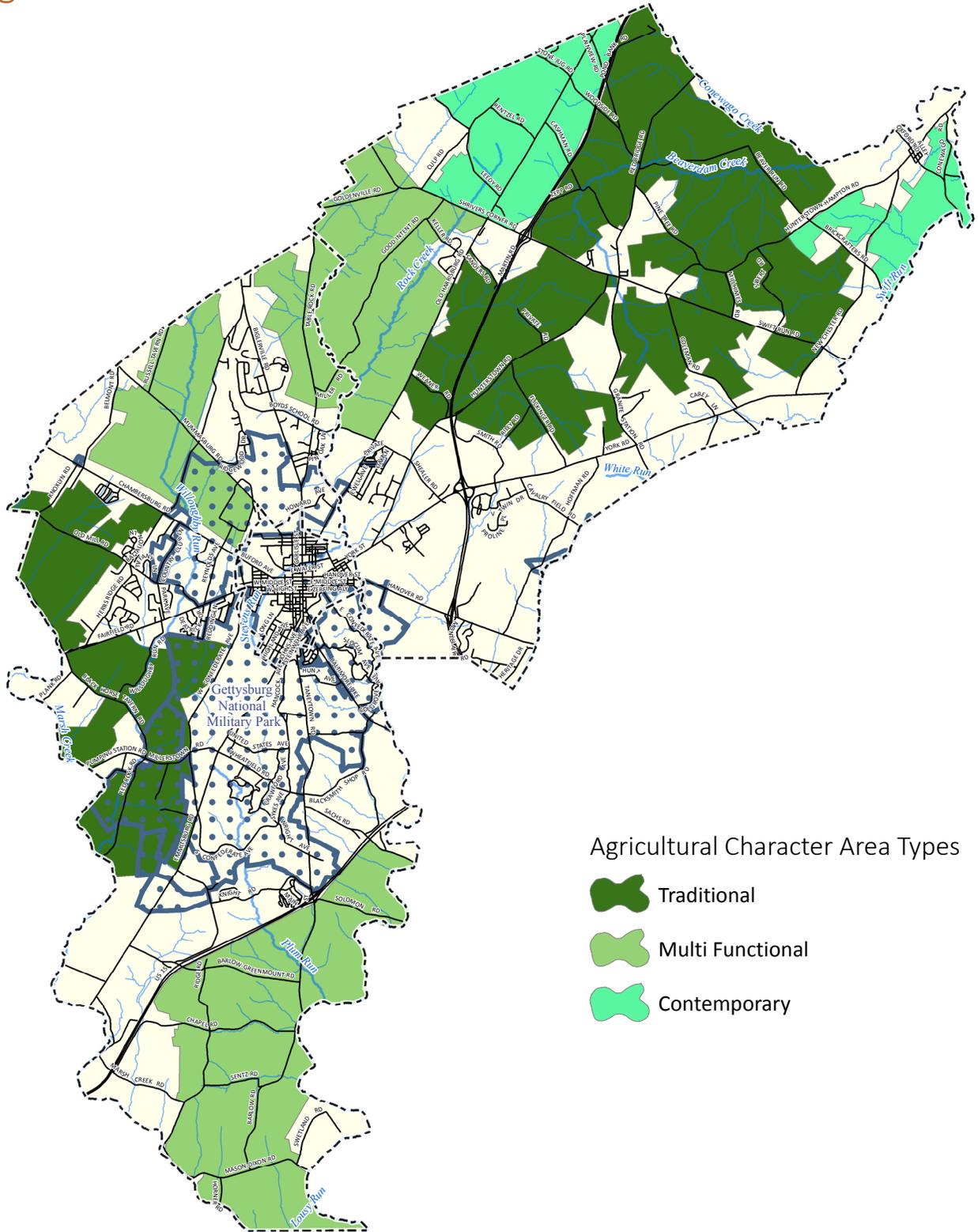
- Combination of large fields utilized for crops and grazing along with farnettes hosting companion livestock, small fields, and limited grazing opportunities.
- Large agricultural buildings are common in this area.
- Established history of family and traditional farming operations.
- Located in rural settings with the occasional village and crossroad center.
- Typically, but not exclusively, single family residential type, most often single family detached dwellings.
- Limited or no public water and sewer infrastructure.
- Predominant soils are Statewide Importance.
- Woodlands are scattered and limited in scale.
- Linked by a network of secondary roads.

### Examples

- Between Table Rock Road and Old Harrisburg Road
- Mummasburg Road
- Barlow - South of Rt 15



# Agricultural Character Areas



## Rural Character Areas

Several locations within the Region exhibit traits of multiple Character Areas, without any one attribute dominating that particular area. These areas are often physically or geographically isolated from surrounding areas. They also tend to have a lower densities of development. Three distinct types of these rural settings have been identified as Rural Character Areas.

### Rural Buffer

- Primarily agricultural, interspersed with pockets of heavily wooded areas.
- Agricultural uses are mostly crops with isolated areas of livestock operations.
- Neighboring areas are often dramatically different in the density of development and/or use.
- Residential uses are primarily single family, often on lots larger than 5 acres, but pockets of smaller lots have developed along existing roads.
- Housing and agricultural operations adjoin each other.
- Utilities are served primarily by individual, on-lot sewer and water systems.

### Examples

- South of Route 30 in Straban Township along the Mount Pleasant Township line



### Rural Mix

- Equal mix of the overlap of two or more character area types, including Agriculture, Housing, and Natural Resource.
- This mix is typically the result of areas that were previously primarily agricultural in nature that have evolved in one of two ways:
  - Developed into farmettes or large lot, rural housing.
  - Former agricultural settings which are reverting back to a meadow or successional forest.
- Residential uses are primarily single family dwellings, often on lots over 10 acres.
- Housing and agriculture operations adjoin each other.
- Utility service is provided through individual, on-lot systems.

### Examples

- Sachs Road/Hospital Road
- Swetland Road



### Rural Transition

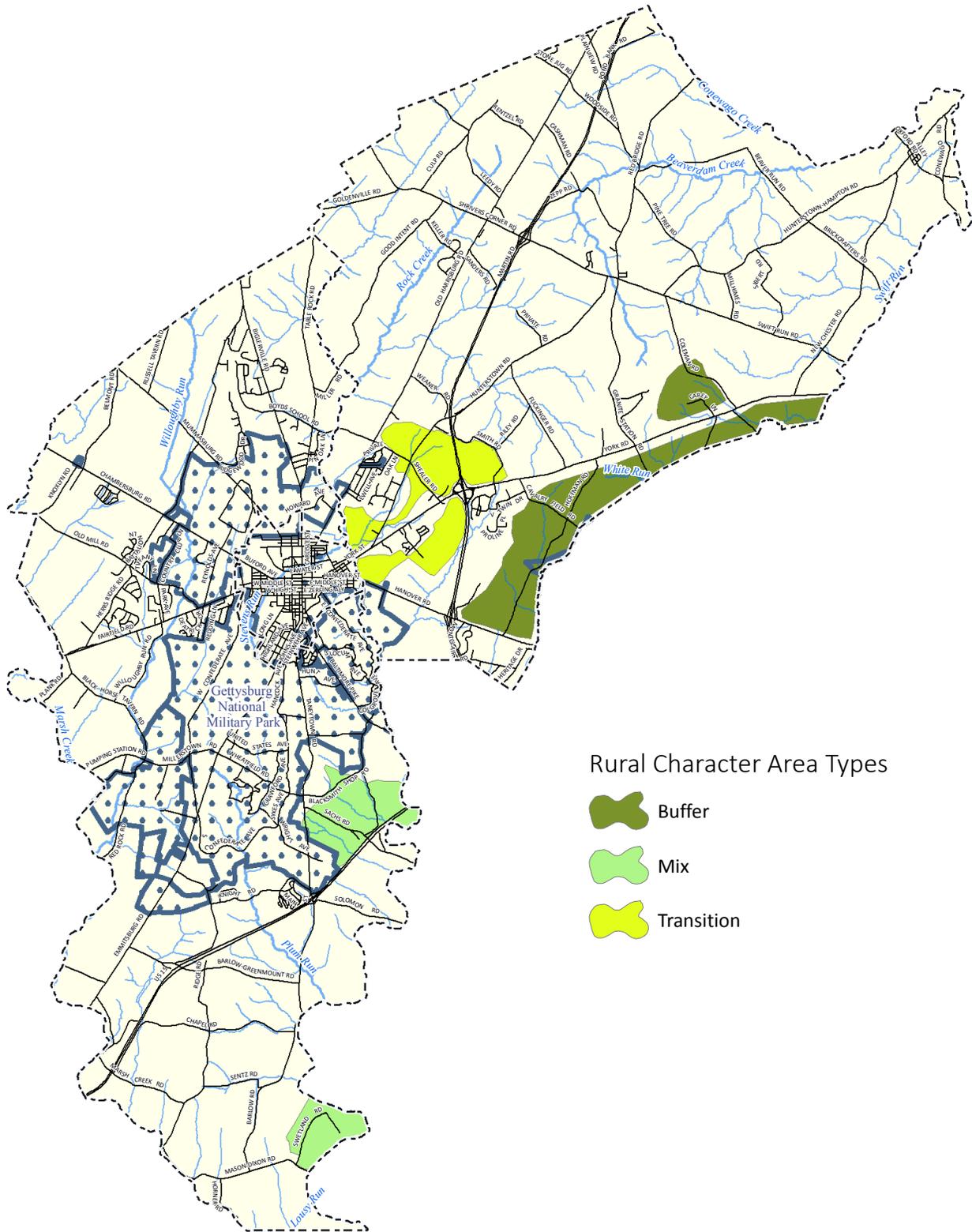
- Currently developed at lower densities with pockets of dense housing and commercial development.
- Agriculture and natural features are present, but much of this area contains sites that were at one time proposed for intense development, including several which are still active.
- Could be served by public sewer and water systems.

### Examples

- Area bordered by US Routes 15 and 30, PA 116 and Old Harrisburg Road



# Rural Character Areas



## Natural Resource Character Areas

The seven Natural Resource Character Areas were identified by examining the relationship of natural features in the Region. These features included: streams, slopes over 15%, wetlands, hydric soils, FEMA flood hazard zones, woodland, Natural Areas Inventory sites, Indiana Bat habitat buffer, and the Table Rock Vistas identified in the County Greenways Plan. Concentrations of natural features were used to categorize the areas.

### New Chester/ Swift Run

- Low to moderate residential impact.
- Swift Run drains into the Conewago Creek.
- Includes some floodplain and moderate to high concentrations of hydric soils.
- Part of the Susquehanna River Watershed.
- Low to moderate steep slope areas and forested land.
- There is a Natural Areas Inventory spotlight and the entire area is within the documented Indiana Bat (summer live-captures) buffer zone.



### Marsh Creek Waterworks

- Low to moderate residential impact.
- Borders Marsh Creek (potable water source) and includes the Water Works.
- Parts of Marsh Creek upstream is stocked with trout.
- Includes a significant amount of floodplain and moderate amounts of hydric soil.
- Part of the Potomac River Watershed.
- Low to moderate slopes and low to moderate forest land.
- There are two Natural Areas Inventory spotlights and the southern tip is within the documented Indiana Bat (summer live-captures) buffer zone.
- Southern Adams grasslands Important Bird Area.



### Benner Hill/ Culps Hill/ Spangler Spring

- Low residential impact.
- Rock Creek runs through the middle of this area.
- Includes a significant amount of floodplain and a low to moderate amount of hydric soil.
- Very dense forest land and very steep slopes.
- Part of the Potomac River Watershed.
- There is a Natural Areas Inventory spotlight.



### Round Tops

- Low residential impact.
- Plum Run is a tributary to Rock Creek.
- Very dense forest land and very steep slopes.
- Includes some floodplain and low to moderate amount of hydric soil.
- Within the Potomac River Watershed.
- There is a Natural Areas Inventory spotlight and the area is within the documented Indiana Bat (summer live-capture) buffer zone.



## 02 Character and Identity

### Greenmount/ Marsh Creek Lowlands/ Natural Dam

- Moderate residential and commercial impact.
- Borders Marsh Creek to the west and contains tributaries to Marsh Creek.
- Includes significant amount of floodplain, moderate amount of hydric soils, and significant amount of wetlands.
- Moderate forest land with areas of high density canopy cover and steep slopes
- Part of the Potomac River Watershed.
- There is a Natural Areas Inventory spotlight and the entire area is within the documented Indiana Bat (summer live-capture) buffer zone.



### Table Rock Vistas

- Low residential impact.
- Moderate forest land with areas of high density canopy cover and steep slopes in the forested area straddling Cumberland and Straban Townships.
- Moderate amount of hydric soils and floodplain.
- Within the Potomac River Watershed.
- Identified as a “Green Space” in the Adams County Greenways Plan due to the exceptional views.

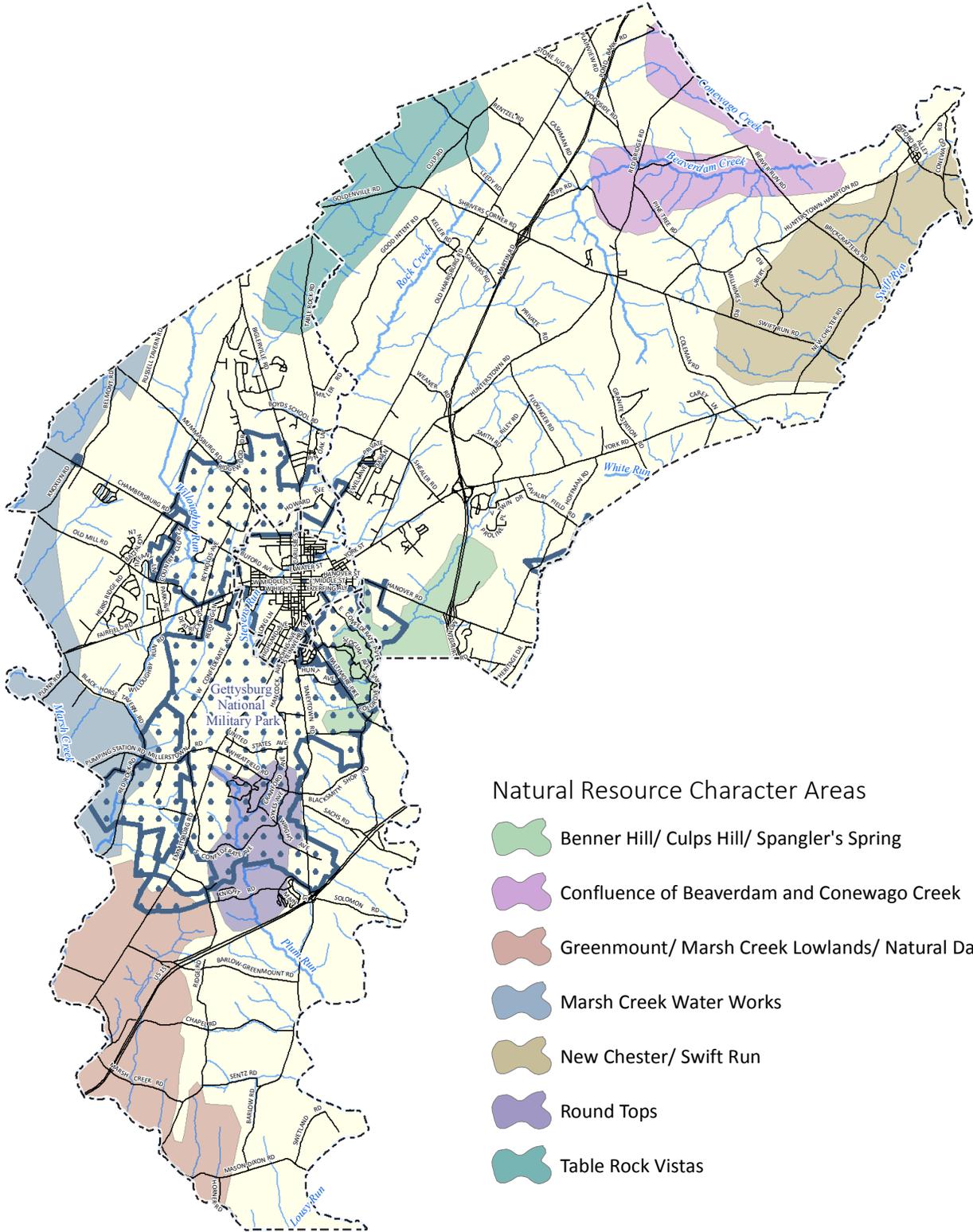


### Confluence Beaverdam and Conewago Creek

- Low residential impact.
- Not as much forested land, but areas are dense.
- Conewago and Beaverdam Creeks contain significant amounts of floodplain, which is very wide along the Conewago Creek.
- Low to moderate slopes, moderate to high amounts of hydric soils, and a significant amount of wetlands, especially at the confluence of the two creeks.
- Part of the Susquehanna River Watershed.
- The entire area is within the documented Indiana Bat (summer live – capture) buffer zone.



# Natural Resource Character Areas



## 02 Character and Identity

### Civic Character Areas

Two types of Civic Character Areas were identified. The distinction of the two recognizes the difference between areas related to community services or governmental ownership and areas related to larger-scale community infrastructure or provision of utilities.

#### Traditional

- Primarily owned by Federal or County government entities and educational institutions.
- Most of this setting includes the Gettysburg National Military Park.
- Provide the majority of educational, healthcare, recreation, or safety oriented services to the entire Region.

#### Examples

- Gettysburg College
- Gettysburg Area School District
- Gettysburg Hospital



#### Utility

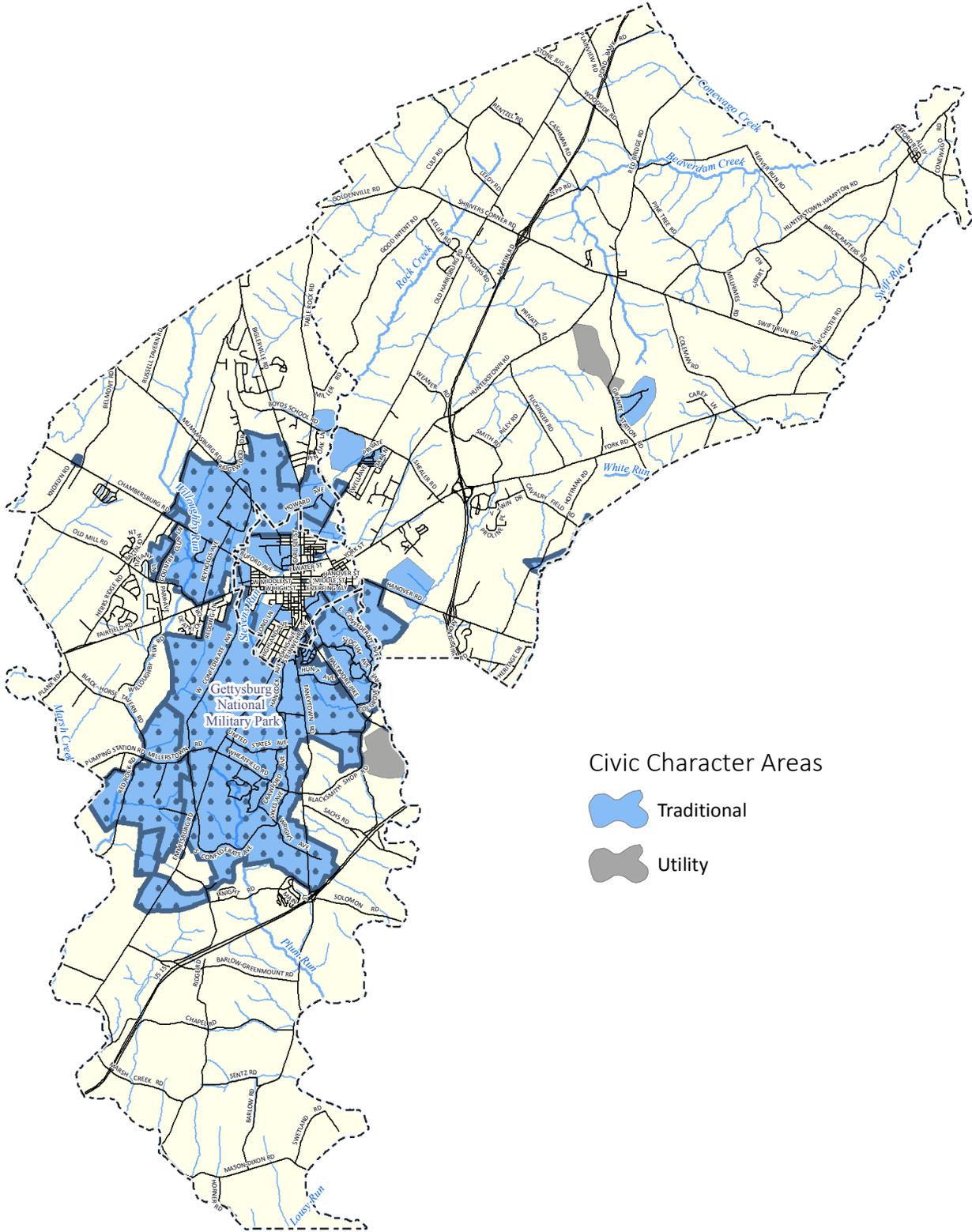
- Quasi-industrial areas where physical infrastructure plants are located.
- Settings are dominated by activities and features related to power generation or quarrying/ extraction.

#### Examples

- GenOn Power Plant along Granite Station Road
- Gettysburg Quarry and Asphalt Plant, Baltimore Pike



# Civic Character Areas



## 02 Character and Identity

### Economic Development Character Areas

The Economic Development Character Areas were identified primarily by where concentrations of existing commercial, mixed uses, and manufacturing operations were located. Several other areas were recognized because their single use significantly contributes to the Region's economy.

#### Highway Strip

- Located along portions of Route 30.
- Development is limited to the corridor, with individual lots “stripped” off along the roadway.
- Each use has its own entrance to Route 30, creating multiple points of access along the same roadway.
- Varying levels of intensity and type of uses.
- The uses are scattered and development patterns may not be very attractive.

#### Examples

- Route 30 East, Cavalry Field Rd to Straban Township line
- Route 30 West, around airport



#### Business Park

- The Adams Commerce Center is a planned business park located on the southeast quadrant of the Route 15/ Route 30 interchange.
- Unique mix of uses, which include manufacturing, large and small offices, retail sales, and medical practices.
- The lots in this Center are almost fully developed.

#### Examples

- Adams Commerce Center



#### Retail Commercial

- Located along Route 30 east from the Gettysburg Borough line to Shealer Road in Straban Township.
- This area includes various types of retail establishments on both individual lots and in shopping centers.
- Concentration of mainly chain restaurants, franchises, big box stores, and hotels.
- It is the primary location and destination for commercial establishments in the Region, and the County.

#### Examples

- Peebles Plaza
- Gettysburg Marketplace



### Tourist Commercial

- Concentrated along Baltimore Street and Steinwehr Avenue in Gettysburg Borough and Baltimore Pike in Cumberland Township.
- Predominantly smaller, individual commercial lots.
- Medium to high density of uses including boutiques, restaurants, museums, novelty shops, bed and breakfasts, and smaller motels.
- The uses are primarily targeted to tourists and some may be seasonal.
- Some single family residences, but primarily commercial establishments.
- Many of the businesses have apartments on the upper floors.
- These areas border the Gettysburg National Military Park.

### Examples

- Steinwehr Avenue
- Baltimore Street
- Baltimore Pike



### Commercial

- Mixture of developed or former, commercial, industrial, and manufacturing uses.
- Primarily larger lots.
- Currently vacant facilities provide opportunities to enhance the tax base.
- Served by public utilities or may benefit from the expansion of a community system.
- Some residential uses along roadway corridors.

### Examples

- Greenmount
- Former Schindler plant along Biglerville Road



### Downtown Core

- Concentrated around the center of Gettysburg and Lincoln Square.
- Entirely within the Gettysburg Historic District.
- Densely developed mixture of uses.
- Most of the buildings are two to four stories tall.
- Attractive facades and signage maintain the historic character.
- Many buildings house commercial uses on the first floor and apartments on the upper floors.
- Vibrant core of the community where residents, employees, and tourists come together.

### Examples

- Blocks radiating from Lincoln Square



## 02 Character and Identity

### Neighborhood Commercial

- Located within Gettysburg Borough.
- Mixture of smaller, primarily neighborhood-serving commercial uses.
- Most uses are on individual lots, but there are also two smaller shopping centers.
- Some interspersed residential uses.

### Examples

- Buford Avenue
- Kennie's / Gettysburg Shopping Center ( Springs Ave)
- West Street / High Street



### Light Industrial

- Includes a mixture of light industrial and manufacturing industries, along with a few commercial properties.
- Located within Gettysburg Borough along an active railway.
- Lots are larger than the average Borough lot.
- Some available area for infill or redevelopment opportunities.

### Examples

- Along Railroad track around Spectra-Kote and Dal-Tile



### Campgrounds

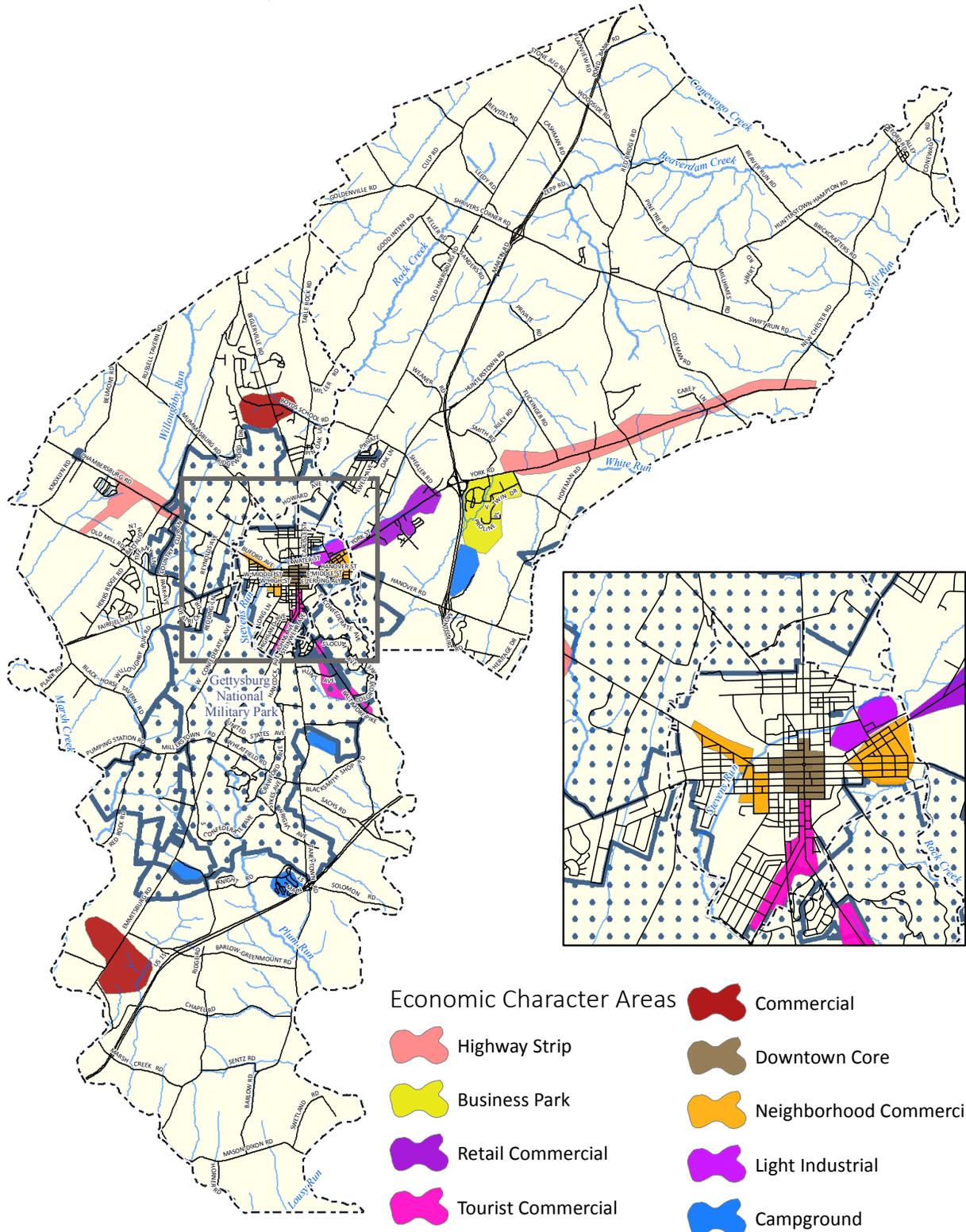
- Provide a different experience from a hotel or bed and breakfast.
- Outdoor recreation economy is growing and targets an additional segment of the tourism industry.
- Four campgrounds are located in Cumberland and Straban Townships.

### Examples

- Drummer Boy Campground
- Artillery Ridge
- Gettysburg Battlefield Resort
- Round Top Campground



# Economic Development Character Areas



## 02 Character and Identity

### Housing Character Areas

The Housing Character Areas are identified with consideration of various attributes. Temporal attributes refer to the general period of time when the residential area developed within the setting. Physical design attributes refer to the layout of the residential setting and includes such things as street pattern, typical lot size, and building placement. Use mix attributes refer to the variety of residential dwelling unit types and can also address situations where residential uses have developed in mixed-use settings with other nonresidential uses. Utilities attributes refer to the presence or absence of sewer and water services when the residential area was developed.

Many of the attributes are strongly correlated, such as temporal and physical design, as the design of residential areas often reflect the development practices or regulations that were prevalent at a given period. The residential character of a setting is defined by the combination of these various attributes.

#### Downtown Neighborhoods

- Older residential areas within established borough settings.
- Includes a variety of dwelling unit types (single family detached, single-family semi-detached, conversion apartments, etc.).
- Mix of residential uses and nonresidential uses, both on a property-by-property basis and often on the same property (for example, second floor apartments).
- Typically smaller, narrower lots with grid street design and alley access.
- Served by public sewer and water systems.

#### Examples

- Downtown Gettysburg



#### In-Town Neighborhoods

- Older residential areas within established borough settings.
- Includes a variety of dwelling unit types (single family detached, single-family semi-detached, townhouses, conversion apartments), although perhaps less property-by-property residential “mix” than Downtown Neighborhoods.
- Larger lots than in Downtown areas, but still relatively small.
- Comparatively fewer non-residential uses compared to Downtown Neighborhoods, including very few stand-alone non-residential uses and few, if any, mix of residential and nonresidential use on the same property.
- Typically retains grid street design with alley access.
- Served by public sewer and water systems.

#### Examples

- Broadway
- Springs Avenue
- Hanover Street



### Early Suburbs

- Older, original suburbs developed primarily in the 1950s to 1970s.
- May be located in borough or township settings.
- Typically, but not exclusively, single residence type.
- Typically retains a grid (or near grid) street layout, but more often without alley access.
- Developed as an extension of existing built areas.
- Distinguishable from In-Town Neighborhoods by a lack of alley access.
- Served by public sewer and water systems.

### Examples

- Colt Park (Gettysburg)
- Woodcrest (Cumberland)
- Twin Oaks (Straban)



### Newer Suburbs

- Newer suburbs developed primarily in the 1980s to the present.
- Located primarily in township settings.
- Typically developed with a single residential type. Dwelling types generally include single family detached, townhouses, and some apartment buildings.
- Where two or more dwelling unit types appear in the same neighborhood, the dwelling units are usually segregated rather than mixed on a property-by-property basis often seen in Downtown or In-town Neighborhoods.
- Curvilinear street pattern, often without planned connectivity to adjoining developments or properties.
- Typically developed as an extension of existing built areas.
- Served by public sewer and water systems that were extended to the site at time of construction.

### Examples

- Hunter's Crossing (Straban)
- Deatrick Village (Cumberland)



### Leapfrog Suburbs

- Newer suburbs developed primarily in the 1980s to the present.
- Located in township settings.
- Single dwelling unit type, most often single-family detached.
- Curvilinear street pattern without planned connectivity to adjoining properties.
- Developed away from existing growth areas.
- Often proposed with privately developed sewer and water systems, although on-lot sewer and water systems are also used.

### Examples

- Plank's Field (Straban)
- Round Top Lane (Cumberland)



## 02 Character and Identity

### Village Neighborhoods

- Residential lots located within, or adjacent to, unincorporated villages in township settings.
- Lots and dwellings could have been created during any time period, but are usually stripped along existing roads within, or immediately adjacent to, the village center.
- May include a variety of dwelling unit types, but predominantly single-family.
- Dwelling type and overall use mix can vary from property-to-property, similar to that in larger Downtown Neighborhood settings.
- Generally developed before public sewer and water systems were established and may still rely upon on-lot sewer and water systems.

### Examples

- Hunterstown
- New Chester



### Rural Residential

- Includes most of the remaining areas not already identified in another Housing Character Area.
- Residential lots located within rural or agricultural settings, but not necessarily associated with agricultural uses.
- Reliance upon on-lot septic and water systems.
- Primarily single family residences on lots exceeding one acre in size.
- Lots predominantly stripped along existing rural road frontage. Few if any instances where neighborhood streets have been developed to provide property access.

### Examples

- Hunterstown - Hampton Road (Straban)
- Barlow - Greenmount Road (Cumberland)



### Mobilehome Parks

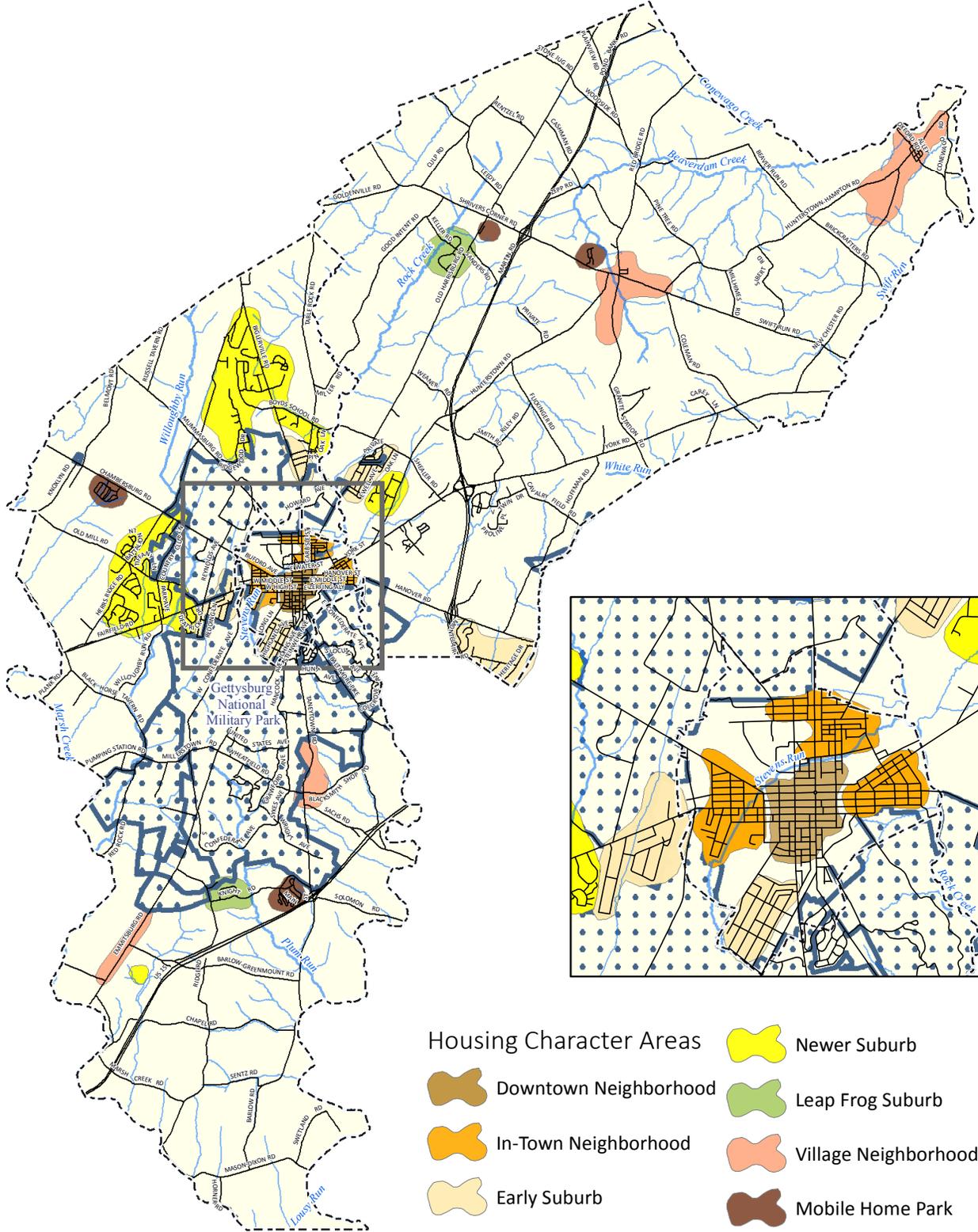
- Settings developed for placement of multiple mobilehomes or manufactured homes.
- Relies on privately owned and maintained street system with no connectivity to adjoining properties.
- Privately developed sewer and water systems.

### Examples

- Lincoln Estates (Cumberland)
- Oak Village (Straban)



# Housing Character Areas



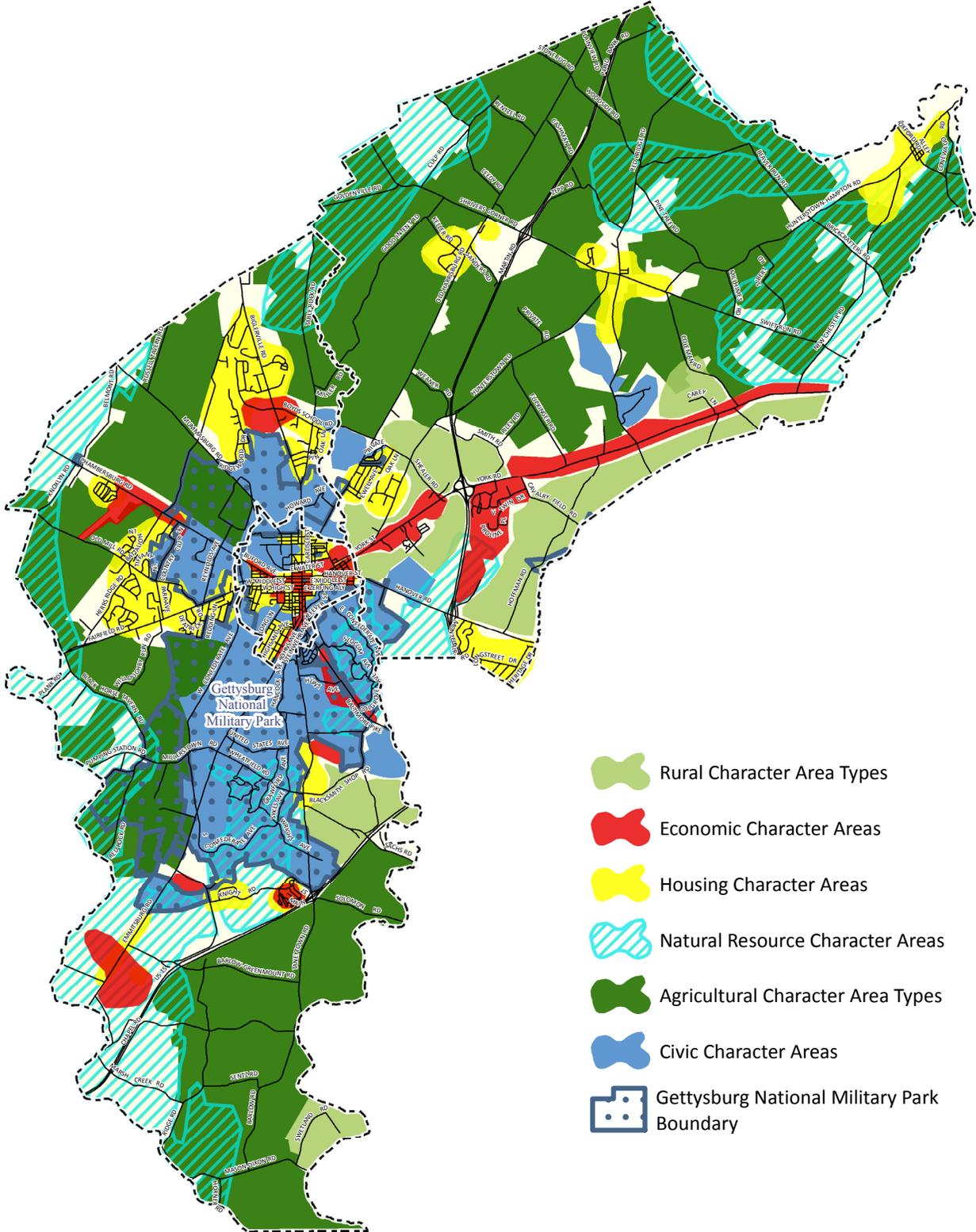


### Composite Character Areas

After each individual type of Character Area was identified and refined, a composite image could be prepared. The composite image includes all the Character Area types overlaid together. There are places where one or more Character Areas overlap. This primarily occurs with the Natural Resource Character Areas, which may be located in any setting of the Region.

The Composite Character Areas provides a starting point to begin developing the Future Land Use map and defining where growth and development should be focused through the designation of growth areas.

# Composite Character Areas





### Corridors

Recent development in the Central Adams region has been focused along transportation corridors. Various land use mixes and land use intensities have occurred along the various roadways leading to and from Gettysburg Borough and through Cumberland and Straban Townships. The mixture of land uses and intensities have resulted in a wide variety of corridor functions. Understanding the various functions and characteristics of the corridors will help achieve the overall goals of the land use and growth management strategy of this Plan. The following describes each corridor type and its extent along each of the Region's main roadways.

**Residential Rural:** Residential Rural Corridors include rural settings developed with residential and community uses. Residential uses are located along the road frontage, or may be within residential development that occurs adjacent to the corridor. Community uses include places of worship, schools, and similar uses. Residential Rural corridors often serve as a transition point between developed settings and rural, agricultural settings.

**Historic Scenic:** Historic Scenic Corridors include locations associated with historic resources or gateways to historic resources. These corridors are essential from the perspective of interpreting the important historic resources of the Central Adams area. In many cases, these corridors are designated historic pathways and represent many of the visual characteristics associated with the Region's history. Where development has occurred within these settings, it is often limited in scope and does not significantly detract from the historic setting.

**Rural Scenic:** Rural Scenic Corridors include settings that have experienced no or very little corridor-oriented development over the years. Unlike the Historic Scenic Corridors, the Rural Scenic Corridors are not identified as, or associated with, designated historic pathways, even though they may include some historic features. However, the corridors are symbolic of the rural nature of much of the Region.

**Visitor Scenic:** The Visitor Scenic Corridor represents the primary access to important historic resources along Baltimore Pike. While some visitor-oriented commercial uses exist, growing emphasis has recently been placed on the visual character of this corridor. Such efforts have resulted in this setting being promoted as a primary visitor entrance to the historic and cultural resources of the area. Some commercial uses have been removed from this corridor to enhance the interpretive experience.

**Local Mixed Use:** Local Mixed Use Corridors exhibit a mixture of residential and primarily neighborhood serving nonresidential uses. Residential uses can be of various types and densities, including attached forms of housing. Community uses may also be found in these settings. Commercial uses are typically small in size and provide services at the neighborhood market level. These corridors can appear to be cluttered and unmanaged.

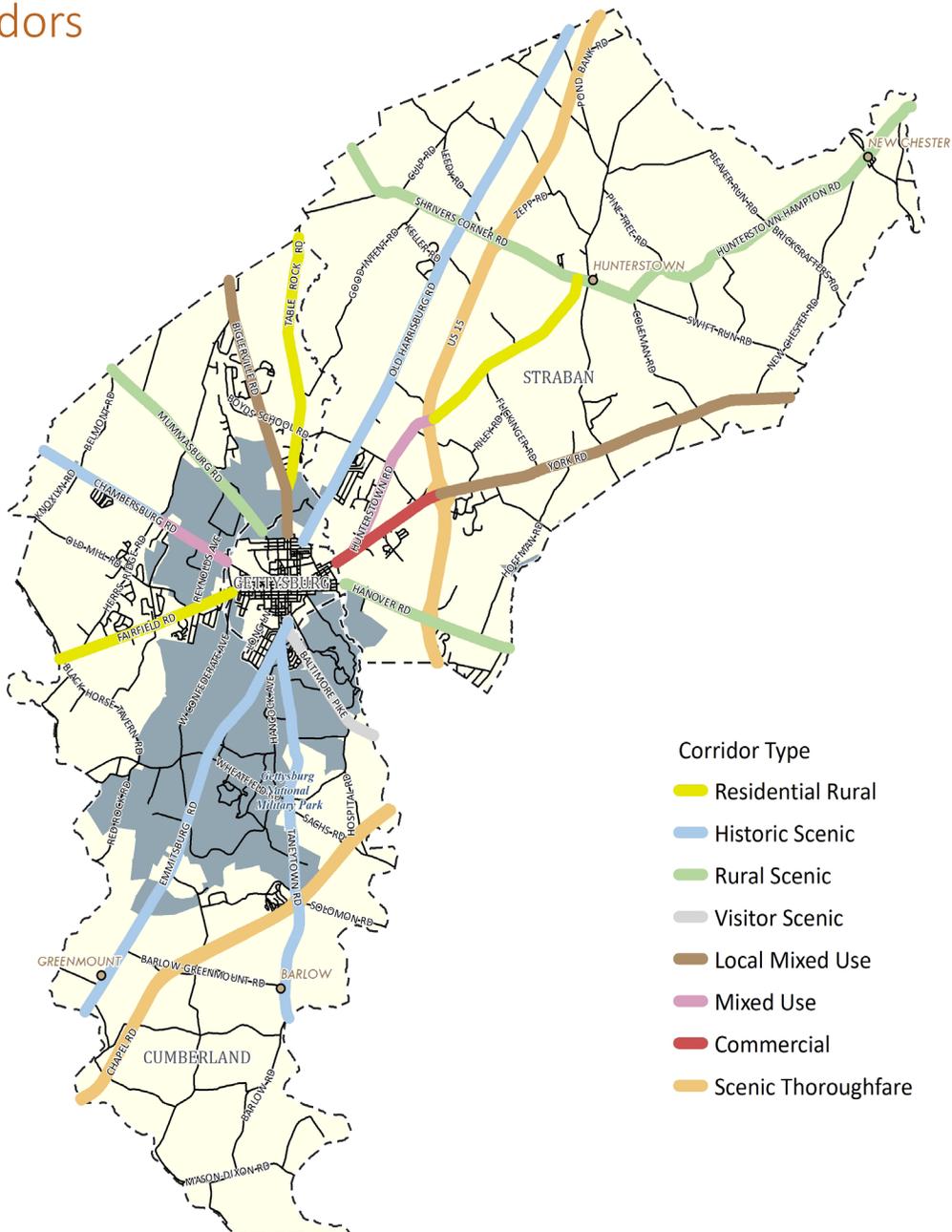
**Mixed Use:** Mixed Use Corridors are similar to Local Mixed Use Corridors in that a mixture of residential and nonresidential uses are located in the setting. However, Mixed Use Corridors typically include nonresidential uses that serve a broader regional area. Residential uses can be of various types and densities. These corridors appear to have less visual clutter than the Local Mixed Use Corridors, since the uses are generally larger with more attention given to managing access when the sites were developed.

**Commercial:** The Commercial Corridor is located along US Route 30 between the Gettysburg Borough line and the US Route 15 Interchange. It includes an intensively

developed setting that provides commercial uses. This corridor serves as the primary commercial center of the Region, and the County, and is dominated by automobile-oriented uses. Aesthetic challenges may be associated with this setting, given the adjacency or close proximity to important historic resources.

**Scenic Thoroughfare:** The Scenic Thoroughfare Corridor functions as the primary road to move vehicles through the area. This corridor type consists of US Route 15, which is located within a visually uncluttered setting where only limited development is visible from the corridor. The visual setting reinforces the rural nature of the Central Adams region, while remaining in close proximity to major activity centers.

## Corridors





# EXISTING LAND USE

## Overview

Evaluating the existing land use pattern is essential in order to develop an understanding of the Central Adams region. This understanding contributes to the development of future planning goals and objectives. Existing land use classifications are initially based on the property type assigned to a parcel by Adams County Tax Services. The parcels are evaluated further through aerial photography, field observation, and local knowledge to confirm the use of the land. Land use classifications were developed in accordance with the American Planning Association’s Land Based Classification Standards and refined to reflect the range of existing uses and property types in the Region.

EXISTING LAND USE CLASSIFICATIONS	
Category	Description
<b>Agriculture</b>	Active agricultural use (cropland, pasture land, dairy facilities, barns, and stables), along with agriculturally based businesses.
<b>Rural Residential</b>	Residential lots of 5 acres or more.
<b>Single Family Residential</b>	Residential lots of less than 5 acres in size, or larger parcels approved for development of such lots.
<b>Mixed Unit</b>	Properties where a variety of dwelling unit types have been developed.
<b>Multi-Family</b>	Properties developed with attached forms of housing, mobile home parks, or non-agricultural properties that include 2 or more dwelling units of any type.
<b>Mixed Use</b>	Properties developed with 2 or more use types, most commonly residential and commercial, and often located within a single principal building.
<b>Commercial</b>	Properties where goods and services are sold. Includes restaurants, convenience stores, gas stations, storage units, professional offices, retail stores, shopping centers, and similar such uses.
<b>Manufacturing</b>	Properties where products are assembled or created from already processed raw materials. Includes shipping and warehousing facilities associated with such uses.
<b>Industrial / Quarry</b>	Properties where raw materials are extracted and / or processed in advance of being used in a manufacturing or related purpose.
<b>Institutional</b>	Properties owned by local, county, state, or federal government. Also, properties owned by school districts, churches, cemeteries, fire companies, libraries, and similar cultural facilities.
<b>Undeveloped Land</b>	Properties of any size that primarily contain no structure and for which no use is specifically defined. Such lands may be fallow lands, unbuilt lots within residential or commercial developments, or lots that may retain modest agricultural use.
<b>Utility</b>	Properties owned by municipal authorities or comparable private sector entities (electric, gas, etc), on which water, sewer, or other utility service is provided.

## Regional Land Use Character

Central Adams developed following a pattern similar to many rural and small town areas within Pennsylvania and throughout the United States. In this setting, a densely developed borough core (Gettysburg Borough) anchored the Region, and other areas were established mainly along primary roadways leading from the borough core. Other settlement patterns occurred around unincorporated villages, such as Hunterstown and Greenmount, or around isolated residential communities, like Lake Heritage. The balance of the Region, which includes most of Cumberland and Straban Townships, is primarily rural in nature and is currently used for agriculture or related rural uses. Individual or small clusters of residential uses dot the rural landscape in both Cumberland and Straban Townships.

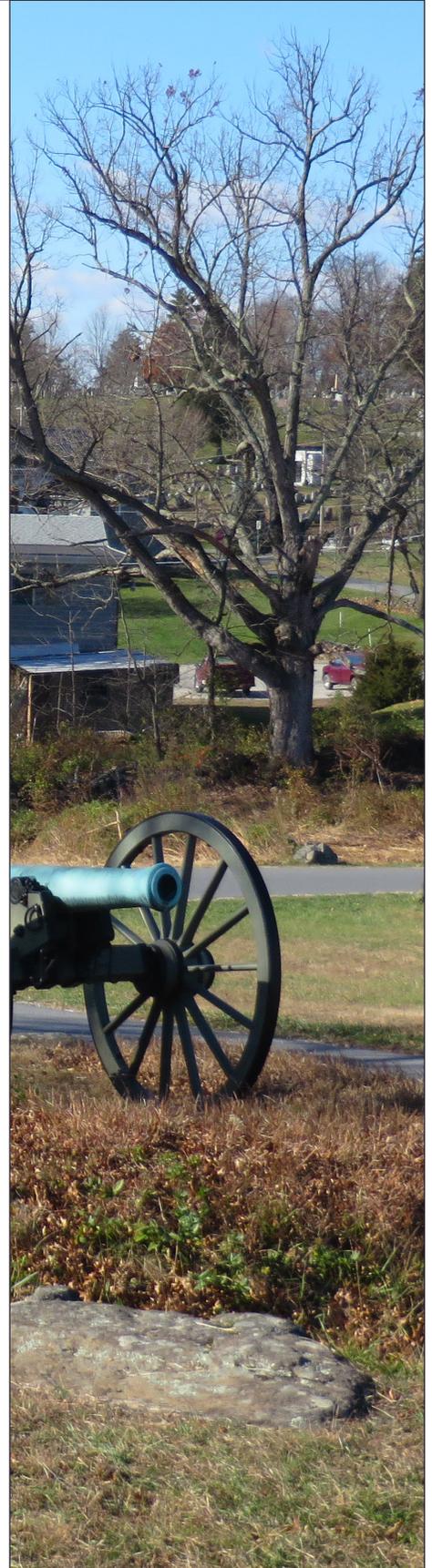
The unique feature in Central Adams, from a land use perspective, is the presence of the Gettysburg National Military Park (GNMP). The Military Park surrounds Gettysburg Borough on three sides and has significantly influenced the overall development pattern of the Region. The wide landscape of the GNMP separates, in many cases, the borough core from the commercial corridors and suburban settings that typically adjoin developed Pennsylvania boroughs. Often, the Military Park impacted the area by squeezing new development along existing main roadway corridors. The resulting development pattern along these corridors is, in most cases, a mixture between residential, commercial, and business uses that may extend further from the Gettysburg Borough core than occurs in other rural Pennsylvania settings with comparable population sizes. Further, infill between developed and developing corridors has been limited until somewhat recently. The suburban residential area between US Route 30 and PA Route 116 in Cumberland Township is an example of such an infill setting.

Within the defined boundary of the Gettysburg National Military Park, there are a variety of existing land use types, which include public and private property. The boundary is present on the maps in the Appendix to identify those lands that contribute to the cultural and historic setting associated with the Gettysburg Battlefield, and that are either directly or indirectly affected by management decisions of the National Park Service.

## Existing Land Use Analysis

For the Region as a whole, as much as 80% of the land area consists of uses that convey a rural character. The agriculture, rural residential, institutional, and undeveloped land categories make up the rural settings within Central Adams. In calculating this percentage, it is important to acknowledge that most of the institutional category is comprised of lands within the Gettysburg National Military Park. Further, most of the lands within the undeveloped land category are located outside of, or adjacent to, built areas and also exhibit rural character.

The remaining existing land use categories are found either within Gettysburg Borough or along major roadway corridors leading out of the Borough. These developed settings exhibit a variety of uses, which include residential, commercial, industrial, and institutional. Gettysburg Borough, US Route 30 east and west of the Borough, and PA Route 34 north of the Borough are all examples of locations with a variety of uses that have developed incrementally over many decades. Relatively few settings within the developed portion of Central Adams contain large expanses of a single type of land use.

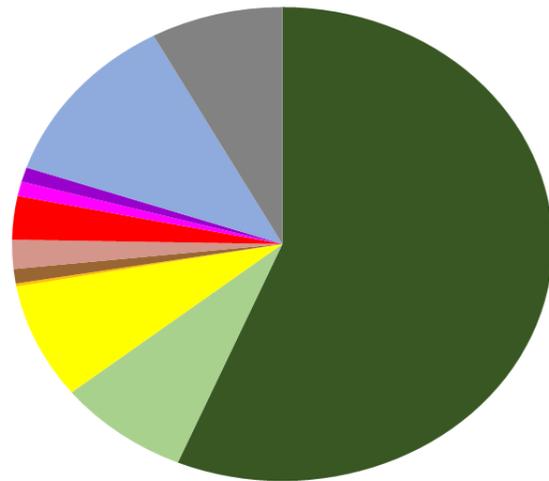


# 03 Land Use



EXISTING LAND USE AREA								
Land Use	Cumberland Twp		Gettysburg Boro		Straban Twp		Region	
	Acres	%	Acres	%	Acres	%	Acres	%
Agriculture	9,953	49.6%	3	0.3%	14,010	65.8%	23,966	56.7%
Rural Residential	1,171	5.8%	0	0.0%	2,232	10.5%	3,403	8.0%
Single Fam. Residential	1,847	9.2%	188	20.9%	1,297	6.1%	3,332	7.9%
Mixed Unit Residential	96	0.5%	0	0.0%	-	0.0%	96	0.2%
Multi-Family Res.	113	0.6%	79	8.8%	100	0.5%	292	0.7%
Mixed Use	361	1.8%	39	4.3%	276	1.3%	676	1.6%
Commercial	517	2.6%	85	9.5%	543	2.5%	1,145	2.7%
Manufacturing	114	0.6%	23	2.6%	82	0.4%	219	0.5%
Industrial/ Quarry	183	0.9%	8	0.9%	335	1.6%	526	1.2%
Institutional	3,967	19.8%	444	49.4%	639	3.0%	5,050	11.9%
Utility	51	0.3%	11	1.2%	40	0.2%	102	0.2%
Undeveloped Land	1,711	8.5%	19	2.1%	1,748	8.2%	3,478	8.2%

Existing Land Use of the Region



- Agriculture
- Rural Residential
- Single Fam. Residential
- Mixed Unit Res.
- Multi-Family Res.
- Mixed Use
- Commercial
- Manufacturing
- Industrial/ Quarry
- Institutional
- Utility
- Undeveloped Land

## Gettysburg Borough

The Borough’s land use pattern is consistent with development patterns common to many older Pennsylvania towns. Much of the Borough is characterized by a mixture of higher density uses. These mixed use settings are very visible and well-known, but do not encompass much land area. Currently only 2% of Gettysburg Borough is undeveloped or vacant.

The majority of the Borough’s land area lies within the institutional category and residential neighborhoods of single family dwellings. The institutional category includes larger land holdings like the Gettysburg College campus, Gettysburg Area Recreational Authority’s "Rec" Park, Gettysburg Area School District facilities, the United Lutheran Seminary - Gettysburg campus, and the Wellspan-Gettysburg Hospital. Single family residential areas include Colt Park and other neighborhoods focused on Ridge Avenue, Broadway, and East Lincoln Avenue/ Barlow Street. These residential neighborhoods are typically located on the outer edges of the Borough.

**Cumberland Township**

Cumberland Township is primarily rural in character. Agriculture, rural residential, and institutional uses comprise approximately 75% of the total land area of the Township. Undeveloped land comprises another 8.5% of the total land area, which further contributes to the overall rural character of the Township.

Although developed areas constitute a relatively small percentage of the Township’s overall land area, much of it is highly visible along main roadway corridors. Corridor-oriented development along roadways such as US Route 30 west of Gettysburg, PA Route 34 north of Gettysburg, and PA Route 116 west of Gettysburg includes most of the multi-family, commercial, manufacturing, and industrial/ quarry properties within the Township. Yet collectively, these categories comprise less than 5% of the total land area of the Township.

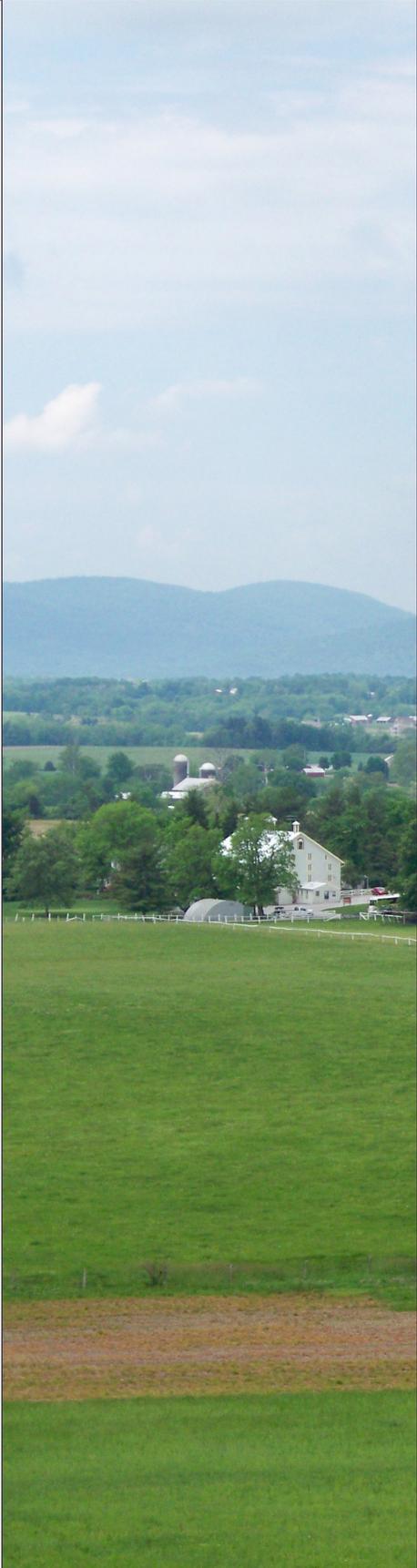
Single-family residential development comprises 9% of the total land area of the Township. Most properties within this land use category are located in suburban residential developments to the north and west of Gettysburg. These residential developments are gradually filling in the lands between existing developed corridors. The numerous residential neighborhoods between US Route 30 and PA Route 116, along the Herr's Ridge Road area, are characteristic of this residential neighborhood infill pattern.

**Straban Township**

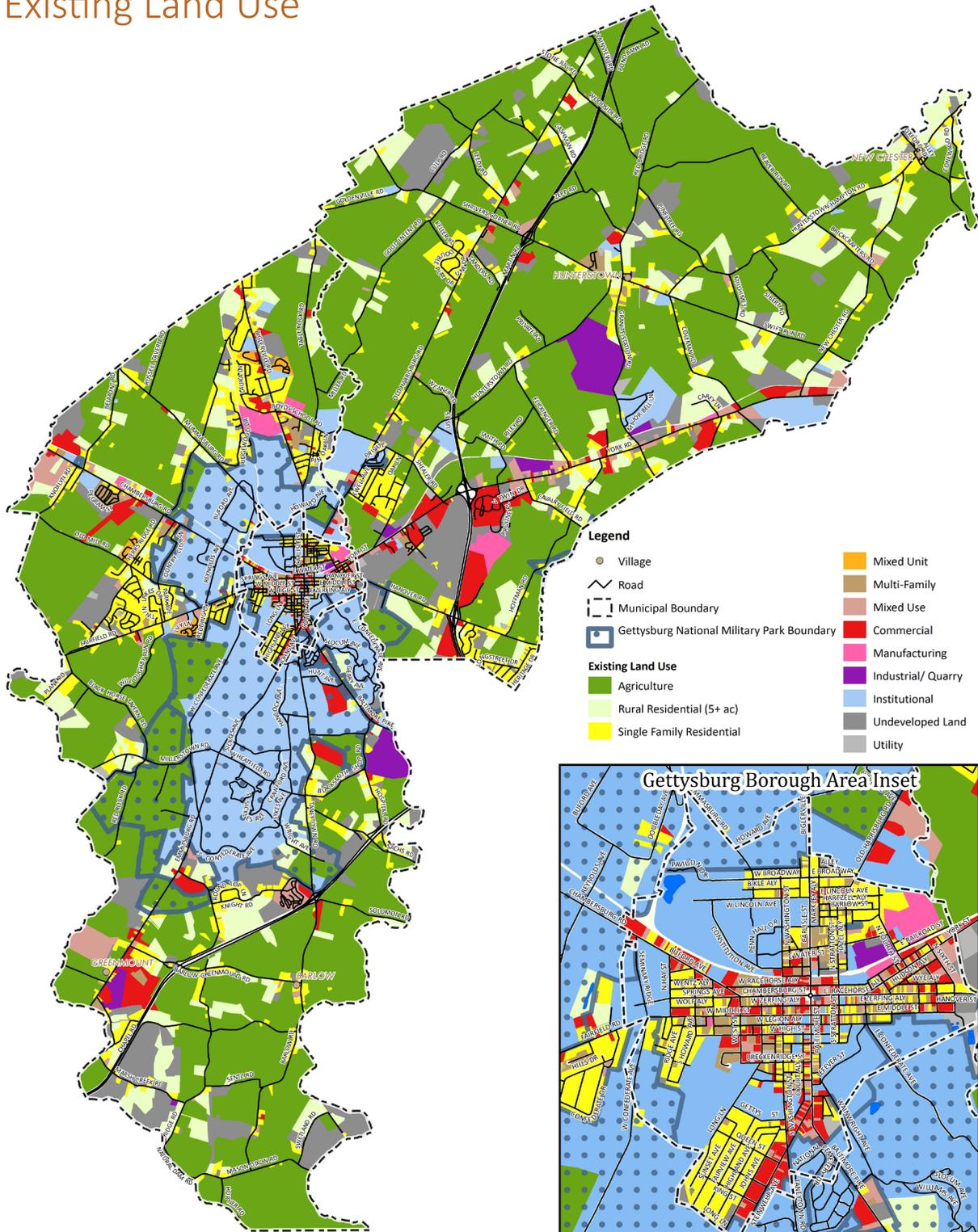
Straban Township’s land use pattern is similar in many respects to that of Cumberland Township. Just over 76% of the total land area of Straban Township is within the agriculture and rural residential land use categories. Straban Township has a comparable percentage of land, 8% that is undeveloped.

Much of the developed acreage in Straban Township is located along highly visible roadway corridors. These developed corridors include US Route 30 east of Gettysburg and Old Harrisburg Road north of Gettysburg. US Route 30, particularly between the Gettysburg Borough line and the US Route 15 Interchange, is the most significant example of region-serving commercial development within Adams County.

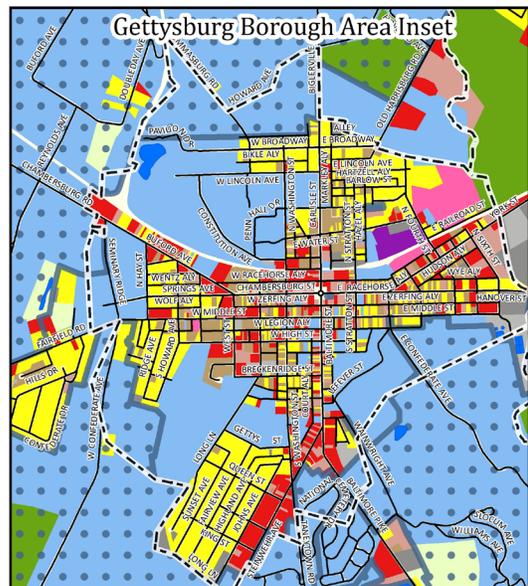
The remainder of developed areas in Straban Township are within the multi-family, commercial, manufacturing, and industrial/ quarry categories. Single family residential comprises 6% of Straban’s land use and is concentrated primarily in the Twin Oaks and Hunters Crossing suburban development area between Old Harrisburg Road and Hunterstown Road. Plank’s Field and the most northern portion of the Lake Heritage community are the only other significant examples of suburban residential development in the Township.



# Existing Land Use



- Legend**
- Village
  - Road
  - - - Municipal Boundary
  - Gettysburg National Military Park Boundary
- Existing Land Use**
- Agriculture
  - Rural Residential (5+ ac)
  - Single Family Residential
  - Mixed Unit
  - Multi-Family
  - Mixed Use
  - Commercial
  - Manufacturing
  - Industrial/ Quarry
  - Institutional
  - Undeveloped Land
  - Utility



November 30, 2015, rev. 04/12/16



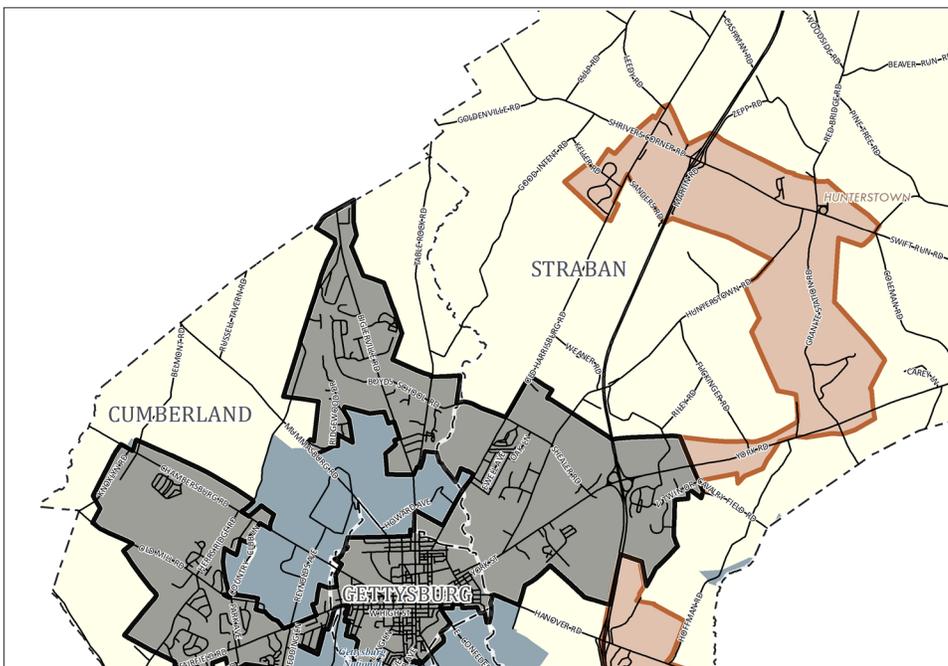
## DESIGNATED GROWTH AREAS

Once the existing pattern of land use is understood, the next step is to determine where growth should occur. A critical component of a comprehensive plan is the establishment of Designated Growth Areas (DGAs). These areas are sized and located to accommodate the demand for current and future development. The identification of Designated Growth Areas takes into account existing land use patterns, identified community goals and objectives, steering committee input, and anticipated land use demand based on population projections. The planning process resulted in the establishment of Primary and Secondary Designated Growth Areas. These areas are focused around established community centers and locations characterized by existing sewer, water, and principal roadway infrastructure.

### Primary Designated Growth Area (DGA)

The Primary Designated Growth Areas represent settings where the majority of future growth and development should occur within the Central Adams region. These areas are characterized by having direct access to existing infrastructure, including public sewer service, public water service, and major road corridors. Development within these areas should focus on accommodating the bulk of the Region's future population growth and economic development activities. This should be accomplished at densities higher than rural settings through a combination of infill development, targeted redevelopment of existing buildings and brownfield sites, and development of remaining undeveloped sites.

The Primary DGA is located in the center of the planning area, with Gettysburg Borough as the nucleus. This plan seeks to build upon the notion that Gettysburg Borough and the built areas within Cumberland and Straban Townships along the roadways leading out of the Borough are the core of the Central Adams community, and should remain so into the future.

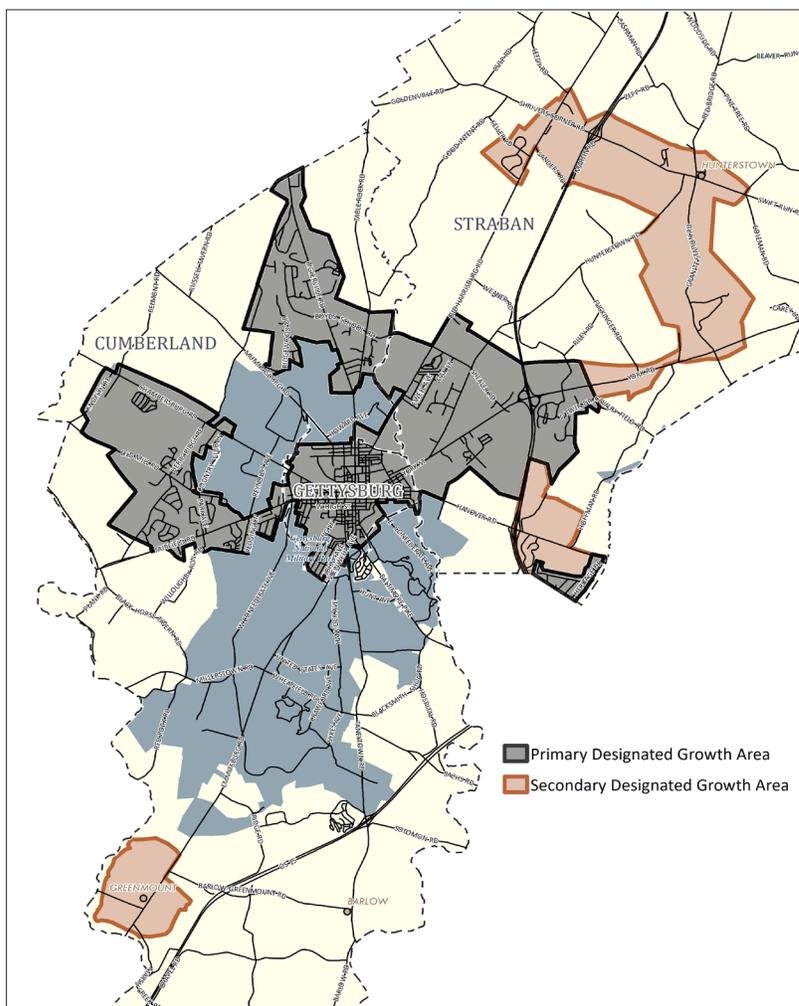




## Secondary Designated Growth Area (DGA)

The Secondary Designated Growth Areas also represent locations where future growth and development should be accepted within the Central Adams region. However, these settings lack access to one or more key infrastructure components which are necessary to accommodate future population growth and economic development activities. The most frequently missing component is access to sewer or water service, due to either a lack of capacity in existing systems or a complete lack of a system to serve the area. Future development within these areas should focus on accommodating larger scale projects, including residential mixed use and larger employment or industrial uses. However, this should only be done after regional sewer and water service has been secured. No significant development should occur in these locations until the lack of adequate infrastructure is addressed.

Three Secondary DGAs are identified within Central Adams. These include the area around Hunterstown Village and the US Route 15 - PA Route 394 interchange, which also extends south along Granite Station Road to US Route 30; a small area immediately north of Lake Heritage along PA Route 116; and the Greenmount area in southern Cumberland Township. While these locations represent logical extensions of existing development patterns, they are technically not needed to meet the housing and related needs of the projected population.



# FUTURE LAND USE PLAN

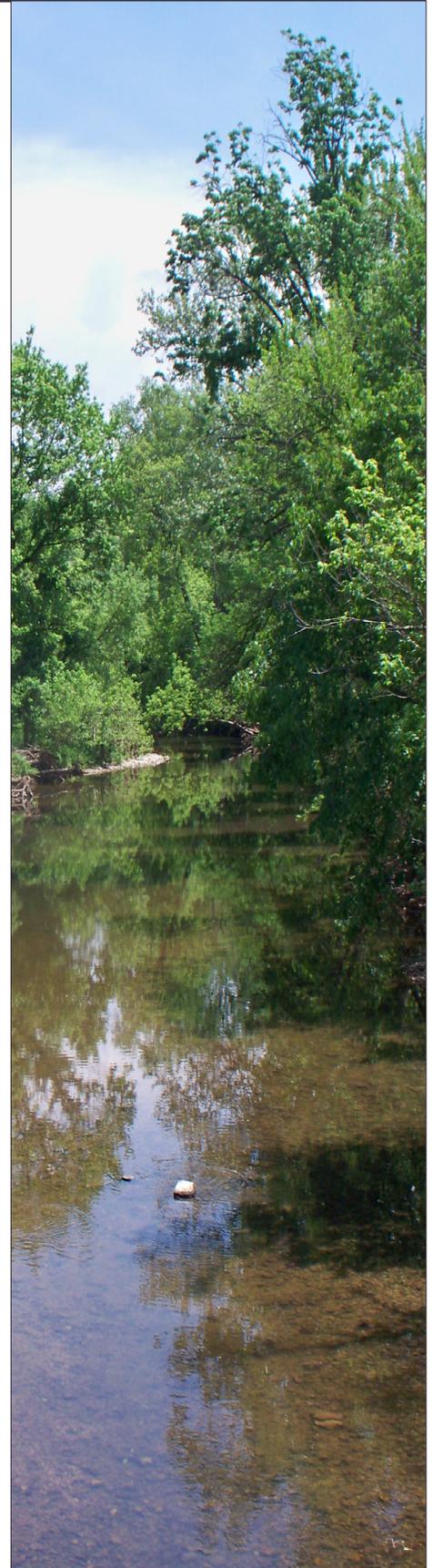
Future Land Use classifications form the core of the Land Use section of the Central Adams Joint Comprehensive Plan and are depicted on the Future Land Use Map on page 60. These categories and their recommendations establish broad policy guidance to achieve the desired land use of the Region. The Land Use Classifications are also structured to provide more details as to how development within specific settings of the Designated Growth Areas should be accommodated. Outside of the DGAs, where the conservation of rural and agricultural lands is broadly recommended, the Future Land Use Categories detail applicable land use approaches.

## Conservation

The Conservation areas represent certain natural and scenic features which should be conserved. These settings primarily include floodplains, but also include existing municipal parks and areas buffering the airport, US Route 15 Corridor, and public water supply wells. Efforts should be undertaken to conserve the natural, recreational, or scenic features.

### RECOMMENDATIONS:

- CON1.1** Conserve lands within the regulatory floodplain to minimize future property damage associated with flood events and protect existing ecosystems.
- CON1.2** Encourage the retention and expansion of riparian buffers along all streams to protect water quality and minimize future streambank erosion.
- CON1.3** Retain existing public parks to ensure the continued use of these facilities.
- CON1.4** Conserve the lands around public water wells to minimize the potential for groundwater contamination of the public water supply. Wellhead protection delineations should be developed around all public water wells. Wellhead protection ordinances should be adopted by each municipality to minimize the risk of contamination to public wells.
- CON1.5** Maintain the rural vistas associated with the US Route 15 corridor through land use regulations, vegetation retention requirements, or other means. Municipal zoning ordinances should include standards requiring significant improvements setback from US Route 15. Enhanced landscaping standards to visually buffer the highway from new improvements should also be incorporated into the municipal zoning ordinances.
- CON1.6** Establish and maintain an open space buffer around the Gettysburg Regional Airport to minimize the visual impact of the airport on surrounding neighborhoods and to provide separation between the airport and surrounding land uses. A structural and improvements setback of, for example, 200 feet would provide the necessary visual separation. Landscaping within the buffer is also recommended to the extent that such landscaping will remain in compliance with applicable Airport Overlay standards in Cumberland Township Zoning Ordinance.





### Agricultural Enterprise

The Agricultural Enterprise settings include those lands that are currently used for, and are recommended to be primarily devoted to, production agriculture. This may include operations like horticulture, viticulture, floriculture, Christmas trees, animal husbandry, apiaries, along with vegetable, fruit, and field crops. These areas are characterized by larger tracts of land, a more homogeneous landscape, and resources to support agricultural operations. These areas are outside of sewer and water service areas. The extension or development of utility services in these areas is strongly discouraged.

There are two Agricultural Enterprise areas depicted on the Future Land Use Map. In Cumberland Township, this includes most of the area to the east and south of US Route 15. In Straban Township, much of the northern portion of the Township, especially north of Hunterstown Village, is included.

#### RECOMMENDATIONS:

- AE2.1** Cumberland and Straban Townships should consider expanding and/or establishing agricultural preservation zoning standards in these settings.
- AE2.2** Residential density should remain low. A maximum residential density of 1 dwelling unit per 25 acres or less is recommended.
- AE2.3** New, non-agricultural lots should be located in a manner that least impacts the continued use of the remaining property for agricultural purposes.
- AE2.4** Permitted uses should be restricted to those which maintain rural character and which are incidental to agricultural activities. Land consumptive, non-agricultural uses such as golf courses should be discouraged.
- AE2.5** Commercial uses related to and supporting agriculture should be encouraged. These include farm markets and agricultural tourism uses that are directly related to supporting the continuation of farm operations. Additional commercial operations that directly serve the agricultural sector should also be permitted. Such uses include agricultural equipment sales, feed processing and sales, agricultural chemical sales, and similar uses.
- AE2.6** Intensive agricultural operations should be focused within these settings and in accordance with applicable Commonwealth of Pennsylvania standards.
- AE2.7** Sewer and water service should not be extended into these settings.

#### Density Standards

Recommended residential dwelling unit per acre calculations listed in the Future Land Use classifications are intended to guide average density. Density recommendations do not necessarily equate to lot size.

Rural Landscape

The Rural Landscape settings include lands currently featuring a mixture of uses common in rural settings. These include, but are not limited to, agriculture, woodland, open space, tourism, low density residential, and institutional uses, like churches. However, unlike the Agricultural Enterprise setting, no one rural use is predominant. Maintaining a balance of the existing rural uses is essential in order to conserve this area’s character.

The recommended scope of the Rural Landscape setting is extensive, and covers large portions of Cumberland and Straban Townships. In Straban Township, the Rural Landscape is recommended for much of the area surrounding the Primary and Secondary Designated Growth Areas to the east of Rock Creek. In Cumberland Township, a significant proportion of the privately owned land south of Fairfield Road and north and west of US Route 15 is recommended for inclusion in this category. These areas are outside of utility service areas, and extension or development of utility services in these areas is discouraged.

RECOMMENDATIONS:

- RL3.1** Maintain the rural character beyond the Designated Growth Areas. Residential density should remain low, no greater than 1 dwelling unit for every 10 acres.
- RL3.2** Land uses should be restricted to those which maintain the rural character. Low density, single-family detached residences should be permitted. In addition, other rural uses, such as nature preserves and passive recreation uses should be encouraged.
- RL3.3** Traditional agricultural uses and practices are preferred. While the goal is that Concentrated Animal Operations be located in Agricultural districts, current state laws preclude Concentrated Animal Operations from being prohibited in this classification.
- RL3.4** Sewer and water service should not be extended into these settings
- RL3.5** The Townships should investigate the application of development standards designed to minimize the visual impact of development on rural settings and views. Such standards could include landscaping and buffer standards, viewshed analysis, limits on the extent to which natural vegetative patterns may change, limits on the extent to which suburban types of landcover (such as manicured lawns) may be established, and placement of new buildings should be sensitive to the surroundings.





### Rural Residential

The Rural Residential classification encompasses existing concentrations of residential uses within rural areas where low density residential development is encouraged. Existing concentrations of dwellings are characterized by relatively small lots and are often developed along existing public road frontage. Locations where new residential uses could be accommodated outside the Designated Growth Area include areas that may currently be used for agricultural purposes, but are adjacent, or in close proximity, to areas of suburban density residential development. This category recommends that the existing small enclaves of residential use be retained, and that settings with new residential uses are designed with careful consideration of rural character, viewshed, and natural features.

#### RECOMMENDATIONS:

- RR4.1** Where the Rural Residential designation is applied to existing groups of small lots, density and dimensional requirements should replicate existing conditions.
- RR4.2** In Cumberland Township, where the Rural Residential designation is applied to farmland or other larger rural parcels, zoning ordinance standards should establish a maximum development density of 1 dwelling unit per 5 acres.
- RR4.3** Single-family should be the primary permitted residential use.
- RR4.4** Nonresidential uses should include those that complement residential neighborhoods. Such uses may include schools, parks, and municipal services.
- RR4.5** Zoning ordinance provisions that promote the retention of open spaces should be considered for application in the Rural Residential settings along Cumberland Township's western boundary. Development techniques such as Conservation by Design or similar cluster development design techniques should be investigated.
- RR4.6** Sewer and water service should not be extending into these settings to serve new development. However, extension of utilities to address needs of existing concentrations of development in these settings could be accommodated

### Suburban Residential

The Suburban Residential setting is characterized by those lands that are developed or are anticipated to be developed with a suburban residential development pattern. These lands are located within the Primary or Secondary DGAs and are suitable for a variety of dwelling unit types. This setting is intended to accommodate a significant portion of the future population growth within Central Adams and provisions should be employed to ensure that dwelling unit types can be developed to meet the demands of all demographic groups and income levels.

#### RECOMMENDATIONS:

- SR5.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- SR5.2** A variety of residential dwelling unit types should be permitted. Such unit types should include single-family detached, single-family semi-detached, townhomes or quads, and possibly mobile home parks and retirement communities.

- SR5.3** Future development in these settings should be of a density and dwelling unit mixture that meets a significant portion of future residential demand, as further detailed in the Housing recommendations beginning on page 83.
- SR5.4** Nonresidential uses should be uses that complement residential neighborhoods. Such uses may include schools, parks, municipal services, and similar uses.
- SR5.5** Residential neighborhoods should be connected to each other and community serving nonresidential systems by appropriate street and other transportation modes consistent with the recommendations of the Transportation section
- SR5.6** New residential neighborhoods should be designed in a manner that continues the suburban street network. In addition, residential buildings and neighborhoods should be designed to minimize visual emphasis on automobile parking.
- SR5.7** In support of the Recreation recommendations, new residential neighborhoods should include centrally located open spaces around which the overall development is designed. For example, a town commons or village green. Recreation and open space should be considered as an integral part of the neighborhood design process and not as an afterthought.
- SR5.8** The Amblebrook subdivision located in Straban Township will begin construction. The first phase of the large, 55+ community is located within the Suburban Residential category and the Secondary Growth Area. As the development builds-out, the municipality may consider re-evaluating the Growth Area and needs around Hunterstown, either as an amendment to the Comprehensive Plan or during the required ten year-review of the Comprehensive Plan.

### Traditional Neighborhood

The Traditional Neighborhood setting is characterized by those areas of established residential neighborhoods within a built environment. Traditional neighborhoods are found within Gettysburg Borough, generally beginning between 1 to 3 blocks from Lincoln Square. These are stable residential neighborhoods comprised of a variety of dwelling unit types and serve a range of demographic groups and household incomes.

#### RECOMMENDATIONS:

- TN6.1** Residential development should be targeted to a density of around 6 dwelling units per acre.
- TN6.2** A variety of dwelling unit types, consistent with and complementary to the existing dwelling unit mix, should be permitted.
- TN6.3** The conversion of residential uses to nonresidential uses should be discouraged.
- TN6.4** Conversions of existing dwelling units to apartment units for two or more families should be accommodated. However, residential building additions that detract from the architectural character of the existing building and surrounding neighborhood should be precluded.
- TN6.5** Density and dimensional standards designed to retain the residential uses in these neighborhoods should be employed.
- TN6.6** Building placement and orientation, parking location, and other neighborhood design oriented standards should be included in zoning ordinance standards to retain existing neighborhood character.



### Floor Area Ratio (FAR)

Floor Area Ratio is the building floor area, divided by the land area of the site. It is the relationship between the usable floor area that a building has and the size of the parcel the building is located on. Buildings with different numbers of stories may have the same FAR because it is a measure of total floor area, not just a building's footprint. The higher the ratio, the more dense the construction.

### Form-Based Code

A form-based code uses design concepts and patterns to establish or preserve the desired character of a community. Form-based codes identify geographic areas or groups of areas and create “zones” based on desired community character, built form, and intensity of land use. This allows for a mixture of land uses based on the physical context of building structures. As a result, compatibility of uses is achieved through design and orientation, instead of strict land use separation. Where conventional zoning focuses primarily on use and development of an individual lot, form-based codes focus on the role that individual buildings serve in shaping the streetscape.

### Downtown Core

The Downtown Core includes those lands that constitute the historic heart of Gettysburg Borough. This area is characterized by a densely developed mixture of urban uses. The setting features residential, commercial, office, and civic uses, often within a single property or building. The Downtown Core should continue to serve as the cultural and community center of the Region. Efforts should focus on ensuring that existing properties are used in the most efficient means possible. Additional efforts to increase the density of the Borough Core, such as adaptive re-use, creative infill, or redevelopment projects, are recommended provided that such efforts are consistent with the existing cultural and historic integrity of the Downtown Core.

#### RECOMMENDATIONS:

- DC7.1 Residential development should be targeted to a density of around 12 dwelling units per acre.**
- DC7.2 Nonresidential development floor area ratio should be around 4.**
- DC7.3 The Downtown Core should continue to contain a wide range of commercial, civic, and residential uses. Nonresidential uses should be of those types and densities that can meet the needs of both residents and visitors to the Region. Lodging, food service, specialty retail, professional office, and entertainment are all suitable in this setting.**
- DC7.4 Gettysburg Borough should explore various ordinance options which are designed to promote new and re-development in the Downtown Core. Such options could include an increase in density and innovative strategies for parking.**
- DC7.5 Careful architectural review of new and re-development should continue to occur through the Historical and Architectural Review Board.**
- DC7.6 Existing ordinance standards should be retained, or enhanced, to ensure the continuation of the urban form and fabric in the Downtown Core. Building placement and orientation, parking, landscaping, and urban infrastructure (benches, bike racks, public art, etc.) standards should all be evaluated and improved as necessary.**
- DC7.7 Gettysburg Borough should consider the development and use of Form-Based Code standards to achieve development goals in the Downtown Core.**

### Village

The Village setting includes those lands around the existing unincorporated villages of Hunterstown and Greenmount. They are located within Secondary Designated Growth Areas and exhibit examples of village design character in terms of lot size, configuration, mix of uses, and street layout.

#### RECOMMENDATIONS:

- V8.1 Existing village features and original buildings should be retained and enhanced so that these villages remain identifiable.**
- V8.2 Flexibility should be provided in terms of the use of buildings and a mixture of neighborhood-oriented residential and nonresidential uses should be encouraged.**

## Neighborhood Mixed Use

The Neighborhood Mixed Use settings have developed, or are in the process of developing, to include a variety of residential and non-residential uses. These settings are primarily along portions of the main transportation corridors of Route 30, Route 116, Route 34. Two types of corridors, Suburban and Borough, have further been identified within Neighborhood Mixed Use settings, each with their own specific recommendations. Nonresidential uses should be scaled and oriented towards serving the needs of the surrounding neighborhoods. The Neighborhood Mixed Use category is recommended for areas with different visual and functional characteristics.

**Suburban Corridors:** Four Neighborhood Mixed Use settings are located along major roadway corridors near suburban residential settings. Within these Suburban Corridors, nonresidential uses should include office and smaller retail establishments. Residential uses should be comparable to the Suburban Residential category in terms of dwelling unit type and permitted density. Nonresidential intensity and residential density within the Biglerville Road corridor could be somewhat higher than that of the other Suburban Corridors given existing conditions.

**Fairfield Road:** Extending from the Gettysburg Borough boundary, west to Fairplay Road. Existing uses in the setting include residential, smaller-scale neighborhood-serving commercial, institutional, and governmental uses. This area has experienced the beginnings of a gradual transition from residential to non-residential and commercial uses. This transition is recommended to continue.

### RECOMMENDATIONS:

- NMU9.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU9.2** Nonresidential development floor area ratio should be around 0.2.
- NMU9.3** Residential uses should focus primarily on single-family detached dwellings.
- NMU9.4** Non-residential uses should include primarily neighborhood-serving commercial uses. Such uses may include smaller-scale retail, professional office, and personal service.
- NMU9.5** Conversion of existing structures to new uses is preferred to maintain the existing architecture and neighborhood character. Development of new structures should be permitted, but is not preferred.
- NMU9.6** Non-residential uses should be designed to facilitate pedestrian access between adjoining suburban residential neighborhoods and non-residential uses along the corridor. Accommodation of the personal automobile as a predominant design consideration should be discouraged.

**Chambersburg Road:** Extending from Country Club Lane, west to Belmont Road. Existing uses include a variety of dwelling unit types, neighborhood-serving commercial uses, institutional uses, and the airport. Recent development in this area has included new structures. The continuation of new structures and uses that





complement the existing setting is recommended.

### RECOMMENDATIONS:

- NMU10.1** Residential development should be targeted to a density of around 6 dwelling units per acre.
- NMU10.2** Nonresidential development floor area ratio should be around 0.2.
- NMU10.3** Residential uses should continue to include a variety of dwelling types; including single-family detached, two-family, and apartments.
- NMU10.4** Additional institutional uses related to health care should be promoted within this setting to build upon the cluster of such uses that already serve a neighborhood level health care function.
- NMU10.5** New office and business uses, including employee support uses such as restaurants, daycare, etc., should be encouraged, in particular on lands in close proximity to the airport.

**Biglerville Road:** Extending from the intersection of Table Rock Road north to the Cumberland Township/ Butler Township border and along Boyd's School Road. Existing uses include residential, a variety of neighborhood-serving commercial, institutional, and governmental uses. The conversion of existing structures to new uses is preferred, although the development of new structures to accommodate uses with substantial employment opportunity is also encouraged.

### RECOMMENDATIONS:

- NMU11.1** Residential development should be targeted to a density of around 6 dwelling units per acre.
- NMU11.2** Nonresidential development floor area ratio should be around 0.2.
- NMU11.3** A variety of residential dwelling types, including single-family detached, two-family, apartments, is encouraged.
- NMU11.4** Non-residential uses should include primarily neighborhood-serving commercial uses. Such uses may include smaller-scale retail, professional office, and personal service.
- NMU11.5** Larger non-residential uses could be located in this setting, particularly where adaptive re-use of existing larger buildings could occur. Such adaptive re-use could provide employment opportunities close to home for Central Adams residents.

**Old Harrisburg Road:** This setting in Straban Township extends from Early Avenue north to approximately Charmed Circle Drive. Existing uses include residential and a variety of small-scale, neighborhood-serving commercial businesses. The overall development goal for this setting is to maintain the existing neighborhood character through the continuation of the existing mix of uses.

### RECOMMENDATIONS:

- NMU12.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU12.2** Nonresidential development floor area ratio should be around 0.2.
- NMU12.3** Residential uses should focus primarily on single-family detached

dwellings.

- NMU12.4 Non-residential uses should mainly include neighborhood-serving commercial uses. Such uses may include smaller-scale retail, professional office, and personal service.
- NMU12.5 New non-residential development should be focused on accommodating the needs of surrounding residential neighborhoods.
- NMU12.6 Increased use of and expansion of the North Gettysburg Trail pedestrian system should be considered when establishing future land uses and development standards. A mixture of residential and nonresidential uses that relate to increased pedestrian travel is recommended.

**Borough Corridors:** Four Neighborhood Mixed Use settings are located along major streets within Gettysburg Borough. Functionally, Borough Corridors should be comparable to the Suburban Corridors. However, residential density and nonresidential intensity could be somewhat higher. Development and redevelopment of property should focus on achieving consistency with other Borough settings in terms of building placement, pedestrian accommodation, and related features. Gettysburg Borough should consider the development and use of Form-Based Code standards to achieve development goals along these corridors.

**Buford Avenue:** Extending from Racehorse Alley west to Lee’s Headquarters. Existing uses include various types of residential and a variety of retail, business, and office, many of which are located in former residential buildings. This setting has experienced a substantial transition from residential to nonresidential use. The continuation of this transition is recommended, provided that the architectural character is maintained as the structures are reused.

#### RECOMMENDATIONS:

- NMU13.1 Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU13.2 Nonresidential development floor area ratio should be around 0.2.
- NMU13.3 Provide flexibility in regard to permitted uses that allow properties along Buford Avenue to continue to transition from residential to nonresidential use.
- NMU13.4 Enable a mixture of nonresidential uses, including professional business office, personal service, and agency uses. Uses that result in excessive automobile traffic should be discouraged.
- NMU13.5 Encourage the retention of the existing building placement pattern.
- NMU13.6 Emphasize pedestrian accommodation and minimize the impact and appearance of on-site parking.
- NMU13.7 Maintain appropriate sign, landscaping, and related site development standards to ensure that the corridor retains its function as an urban gateway into downtown Gettysburg Borough.
- NMU13.8 This corridor should be targeted for streetscape enhancements to improve visual character upon entry into nationally significant Gettysburg and improve continuity between downtown corridors.





**York Street/ Sixth Street/ East Middle Street:** This area encompasses York Street (US Route 30) from Stratton Street east to approximately the Gettysburg Borough/ Straban Township line. This area also extends from York Street south along Sixth Street and two and a half blocks along East Middle Street. Existing uses within this setting include a variety of residential, smaller-scale retail, professional office, and business office uses.

### RECOMMENDATIONS:

- NMU14.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU14.2** Nonresidential development floor area ratio should be around 0.4.
- NMU14.3** Retain a mixture of nonresidential uses within the corridor, especially along York Street. Encourage professional and business offices, smaller-scale retail, restaurants, hotels, and similar uses.
- NMU14.4** Retain a range of residential uses, especially along Sixth and East Middle Streets.
- NMU14.5** Encourage the redevelopment of nonresidential properties, particularly along York Street from North Fourth Street to the Gettysburg Borough/ Straban Township line.
- NMU14.6** Re-development of properties should take a more urban form, especially with building placement and on-site parking. Property development, with parking lots separating the building from the street and sidewalk system, as seen in older suburban commercial corridors should be prohibited.
- NMU14.7** Encourage multiple store buildings with building architecture that replicates an urban setting.
- NMU14.8** This corridor should be targeted for streetscape enhancements to improve visual character upon entry into nationally significant Gettysburg and improve continuity between downtown corridors.

**West Lincoln Avenue/ Carlisle Street/ Water Street:** This setting include lands primarily adjoining Gettysburg College along West Lincoln Avenue to the north, moving south along Carlisle Street and east along Water Street. A small portion extends north of the railroad tracks along North Stratton Street.

### RECOMMENDATIONS:

- NMU15.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU15.2** Nonresidential development floor area ratio should be around 0.2.
- NMU15.3** Retain a mixture of nonresidential uses especially along Carlisle Street. Encourage smaller-scale retail, office, restaurant, and similar uses primarily oriented toward the needs of the College community.
- NMU15.4** Retain a range of residential uses, particularly along East Water Street, North Stratton Street, and West Lincoln Avenue.
- NMU15.5** Any redevelopment of property should retain the urban form that characterizes much of the setting. Visual emphasis on parking lots should be minimized.

**NMU15.6** This corridor should be targeted for streetscape enhancements to improve visual character upon entry into nationally significant Gettysburg and improve continuity between downtown corridors

**West Street:** This location includes the area around West Street from its intersection with Chambersburg Street south to Breckenridge Street. This setting includes residential neighborhoods with a variety of dwelling types, retail, professional office, and business office uses, some of which are chain businesses.

**RECOMMENDATIONS:**

- NMU16.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- NMU16.2** Nonresidential development floor area ratio should be around 0.6.
- NMU16.3** Recognize the existing mixture of residential, retail, office, health care, and civic uses within the setting and encourage the retention of such uses.
- NMU16.4** Encourage the development and redevelopment of properties at a scale and design that is reflective of traditional in-town settings. Appropriate architectural treatments in terms of building orientation and scale are recommended.
- NMU16.5** Infill opportunities should be explored where properties have been previously developed with excessive surface parking.
- NMU16.6** Alternative means to accommodate the private automobile should be assessed. Significant infill development should be located where connections to alternative modes of transportation, like the Gettysburg Inner Loop, can be utilized.
- NMU16.7** When parking is provided on site, the visibility of such parking should be minimized through placement of parking behind buildings or the use of underground parking.

**York Road - Cavalry Field Road to Granite Station Road:** This portion of Route 30 in Straban Township includes a wide variety of retail, employment, and semi-public/ non-profit uses, many of which developed prior to the application of contemporary site design standards. Scattered residential uses, primarily single-family detached dwellings, are also located in the setting. Given its location within the Secondary Growth Area, the area could accommodate expanded or additional land uses if sewer and water service is extended to the area. Redevelopment of existing developed, but possibly underutilized, properties should be encouraged.

**RECOMMENDATIONS:**

- NMU17.1** Recognize the existing variety of nonresidential uses by allowing a mixture of primarily commercial uses.
- NMU17.2** Establish site development standards that will gradually, over time, result in visual improvements to the corridor as properties are developed or redeveloped.
- NMU17.3** Minimize the visual impact of parking through the application of standards focused on the placement of new parking areas or landscaped buffering of existing parking areas.



## 03 Land Use



**York Road - East of Granite Station Road:** This portion of the US Route 30 corridor in Straban Township extends from Granite Station Road to the boundary with Mount Pleasant Township. This area includes a variety of employment, semi-public/non-profit, and scattered residential uses. This location is outside of a Designated Growth Area. Therefore, the designation simply reflects the existing mix of uses in the setting. Since sewer and water service is neither located within this setting nor planned to be provided, it is recommended that the existing land uses should be retained at their current densities and intensities.

### RECOMMENDATIONS:

- NMU18.1** Allow development that replicates the mixture, density, and intensity of existing uses along the corridor. Discourage the intensification of use along this portion of the corridor, particularly if it would require extension of sewer and water service to the area.
  
- NMU18.2** Where development or redevelopment does occur, encourage the use of development standards designed to improve the visual and functional elements of the corridor.

### Mixed Use

The Mixed Use settings are those that currently accommodate significant community or regional-serving development and could, depending on location and provision of sewer and water service, accommodate significant future development or redevelopment. In areas that can accommodate new future development, land use should include various residential dwelling types and densities, as well as larger commercial, business, and employment uses. Where sewer and water service is not recommended or anticipated to be extended, the Mixed Use settings should be focused on retaining existing uses at existing densities and intensities.

**York Road:** This area includes the US Route 30 corridor from the Gettysburg Borough/Straban Township border east to the US Route 15 / US Route 30 Interchange. It also includes much of the land in the wedge between Old Harrisburg Road and Hanover Road. Significant region-serving commercial development has occurred and is expected to continue. Substantial efforts by Straban Township have ensured that this setting appears and functions better than a typical strip commercial corridor.

The continuation of Straban Township's efforts to improve the appearance and the function of the corridor must be sustained. Non-commercial uses, particularly residential, are recommended to be integrated into this area. Over time, a mixed use setting that essentially functions as an extension of Gettysburg Borough is envisioned.

### RECOMMENDATIONS:

- MU19.1** Residential development should be targeted to a density of around 8 dwelling units per acre.
  
- MU19.2** Nonresidential development floor area ratio should be around 0.8.
  
- MU19.3** Recognize this setting as the primary location where Region and county-serving commercial uses are located and will continue to be

accommodated.

- MU19.4** Allow the development of large-scale commercial and business uses.
- MU19.5** Continue to apply and improve development standards that mitigate the often negative impacts of corridor-oriented commercial development. Continue refining ordinance standards to include techniques like building placement, pedestrian accommodation, parking design (including reduction and sharing), site landscaping, and sign design.
- MU19.6** Enhance the capabilities of a wide variety of transportation modes including transit, pedestrian, bicycle, and automobile. Transportation connectivity within this area and to Gettysburg Borough should be enhanced.

**US Route 15 / PA Route 394 Interchange:** This setting is located near Hunterstown Village and is included within the Secondary DGA in Straban Township. Some development has occurred at this location, although significant development has been constrained due to the lack of regional utilities. This plan envisions that development could occur in this location, if the utility infrastructure necessary to support development is provided. Given that this location is separated by some distance from the Primary DGA, significant new residential uses are discouraged. However, in relation to the regional transportation infrastructure, future nonresidential uses with a regional employment focus could be encouraged. These uses may include office, manufacturing, etc.

#### RECOMMENDATIONS:

- MU20.1** Residential development should be targeted to a density of around 4 dwelling units per acre.
- MU20.2** Nonresidential development floor area ratio should be around 0.8.
- MU20.3** Recognize the potential for the Interchange area to accommodate long-term needs for large-scale business and commerce uses.
- MU20.4** Encourage the development of preferred uses within a unified and coordinated commerce or business park setting.
- MU20.5** Work collaboratively between Straban Township, County, economic development, and related officials to promote and market business opportunity at this location.
- MU20.6** Encourage uses that may provide opportunity for local employment.

**North Fourth Street:** This area includes several manufacturing buildings located on relatively large lots on either side of North Fourth Street and along the railroad tracks. The long-term status of the manufacturing uses in these buildings is uncertain and some of the buildings have already been repurposed with smaller scale commercial and office uses. As this area transitions, consideration should be given to facilitating an infill or redevelopment project that would result in a new, regionally significant attraction in this area.

#### RECOMMENDATIONS:

- MU21.1** Residential development should be targeted to a density of around 8 dwelling units per acre.





- MU21.2 Nonresidential development floor area ratio should be around 1.
- MU21.3 This setting should be viewed as the primary redevelopment/ infill opportunity within the Borough of Gettysburg.
- MU21.4 Permit a variety of uses, including a mixture of residential uses with retail, office, entertainment, recreation, civic, and similar nonresidential uses. Multiple uses within individual buildings, organized in a manner reflective of traditional borough development patterns, should be encouraged.
- MU21.5 Development or redevelopment should reflect the intensity, design characteristics, mixture of uses, and other related components of the Downtown Core.
- MU21.6 Single-family detached residential uses should be discouraged and mixed-use buildings or development with higher density residential uses or dwelling types should be encouraged.
- MU21.7 Establish a collaborative effort between Borough, County, economic development, and related officials to market the development and redevelopment in this setting.
- MU21.8 Gettysburg Borough should consider the development and use of Form-Based Code standards to achieve development goals.

**Greenmount:** This area features a mixture of region-serving commercial uses and undeveloped property. Provided that sewer and water service is developed, consideration should be given to enabling additional uses. Although residential use could be appropriate, the focus for this setting should be Region- or County-serving commercial uses. The automobile will likely be the primary means of transportation, although the physical design of individual projects within the area should allow for easy and safe pedestrian and transit movements from use to use.

**RECOMMENDATIONS:**

- MU22.1 Residential development should be targeted to a density of around 4 dwelling units per acre.
- MU22.2 Nonresidential development floor area ratio should be around 0.6.
- MU22.3 Establish zoning standards that allow for the redevelopment of existing developed properties in this setting.
- MU22.4 Allow for the development of larger-scale business and mixed use venues. The creative and adaptive re-use of significant, developed properties, like the former Boyd’s Bears facility, should be encouraged.
- MU22.5 Establish development standards that will help incorporate redevelopment and new projects into the visual setting. Recognition should be given that this setting is a southern gateway to Gettysburg and the Gettysburg National Military Park. Development standards should include appropriate landscaping, building placement, signage, and related regulations that respect the importance of this location as a gateway.

**Knight Road/ US Route 15 - Taneytown Road Interchange:** This setting is located around the northwest quadrant of the US Route 15-Taneytown Road interchange. Existing uses in this location include a mobile home park, recreational vehicle

campground, and associated small retail businesses. Several of the properties in this area are served by a small community sewer system. This system has capacity to support a limited amount of new development. However, this location is not located within a Designated Growth Area. The retention of the existing land uses or the development of new land uses at current densities and intensities is recommended.

**MU23.1** Encourage the development and redevelopment of smaller-scale nonresidential uses in this setting, oriented to the needs of local residents.

**MU23.2** Carefully consider site design and landscaping to ensure that Taneytown Road is retained as an attractive, rural gateway into Gettysburg and the Gettysburg National Military Park.

**Emmitsburg Road / Ridge Road:** This setting is located around the Emmitsburg Road/ Ridge Road intersection in Cumberland Township. The area encompasses large-lot residential uses, as well as several large nonresidential uses. These notably include a large recreational vehicle campground, a bowling alley, and a utility line services company. The setting is also surrounded by the Gettysburg National Military Park. This area is not located within a Designated Growth Area and development or extension of water and sewer service to the setting is not recommended. Therefore, retention of existing land uses at its current density and intensity is recommended.

**MU24.1** Allow for the development and redevelopment of property in this setting with a mixture, density, and intensity of uses comparable to existing uses in the area. Uses should be focused on providing for the needs of local residents and tourists, rather than on broader, region-serving uses.

**MU24.2** Discourage the intensification of use along this portion of the corridor, particularly if such intensification would require extension of sewer and water service to the area.

**MU24.3** Employ sensitive site design standards, including landscaping, to maintain a positive appearing along this portion of the Emmitsburg Road corridor.

**MU24.4** Support long-term land preservation efforts, should they be facilitated, that may involve the restoration of the historic Civil War appearance of the corridor.



## 03 Land Use



### Commercial

The Commercial setting encompasses 3 locations that have developed, or are in the process of developing, as commercial centers. These settings are typically located along major road corridors, such as US Route 30 east of Gettysburg, although they may also be located within denser, more urban areas as well. Uses within the setting are heavily dependent on private automobiles. Uses within the Commercial setting tend to be larger in scale, and include major retail and supporting uses. Such uses should be accommodated in a manner that minimizes the typical negative impacts associated with strip commercial development. Provisions should be implemented that result in building placement, parking lot design, pedestrian accommodation, landscaping, and sign size and placement that yields visually appealing commercial development.

**US Route 15 / US Route 30 Interchange:** This setting includes the northeast and southeast quadrants of the US Route 15/ US Route 30 interchange. Existing development in this setting includes the Adams Commerce Center and Gateway Gettysburg, a regional commercial venue that includes retail, lodging and convention, manufacturing, health care elements, and offices in a campus setting.

#### RECOMMENDATIONS:

- COM23.1 Nonresidential floor area ratio should be around 0.8.
- COM23.2 Recognize the continuing importance of the Interchange area in terms of accommodating region and county serving commercial, health care, and general business use.
- COM23.3 Permit a wide variety of commercial and related nonresidential uses, including retail, restaurant, lodging, professional office, health care, and related functions.
- COM23.4 Promote the redevelopment of vacant and underutilized properties adjacent to and surrounding the Interchange.
- COM23.5 Continue to apply and improve development standards that mitigate the potential impacts of corridor oriented commercial development, including building placement, pedestrian accommodation, parking design and accommodation, site landscaping, and sign design.

**Steinwehr Avenue:** This area includes Steinwehr Avenue from the Gettysburg Borough/ Cumberland Township line north to the intersection of Baltimore Street. The setting is intensely developed with a variety of retail, restaurant, and other businesses oriented primarily to the needs of visitors to Gettysburg and the Gettysburg National Military Park.

#### RECOMMENDATIONS:

- COM24.1 Nonresidential floor area ratio should be around 1.
- COM24.2 Retain Steinwehr Avenue as a regionally significant, urban scale commercial setting catering to the needs of residents and visitors alike.
- COM24.3 Allow a variety of retail, entertainment, lodging, and similar uses within the setting.
- COM24.4 Enable development to intensify in a manner that exemplifies the Steinwehr Avenue Revitalization Plan developed by the Steinwehr

Avenue Business Improvement District.

- COM24.5 Establish development regulations that result in the continuation of urban fabric within the setting. Such standards should include building placement and scale, parking placement, landscaping, pedestrian amenities, and restrained signage reflective of a densely developed, urban commercial center.
- COM24.6 Gettysburg Borough should consider the development and use of Form-Based Code standards to achieve development goals within the Steinwehr Avenue commercial setting.

**Baltimore Pike:** This small setting is located along Baltimore Pike south of Gettysburg, but separated from the Borough by the Gettysburg National Military Park and Evergreen Cemetery. The area includes several region-serving businesses, a chain hotel, and a museum. As this setting is outside of the DGA, any focus on meeting long-term growth management goals of this plan should be limited.

**RECOMMENDATIONS:**

- COM25.1 Retain existing commercial uses and establish land use standards to provide flexibility to redevelop property as needed.
- COM25.2 Employ sensitive site design standards, including landscaping and signs, to maintain a positive appearance along this portion of the Baltimore Pike corridor.
- COM25.3 Support long-term land preservation efforts that may involve the restoration of the historic Civil War appearance of this corridor.

## Industrial

The Industrial setting includes areas that may feature current or former industrial, higher-intensity, or extraction operations. Access to major roadways or active rail lines may be provided. Standards that help to mitigate the potential for off-site impacts should be applied.

**RECOMMENDATIONS:**

- IND26.1 Where new uses are proposed, sites should be designed to minimize visual and related impacts on surrounding properties, particularly residential.
- IND26.2 Where industrial uses or properties already exist, municipalities should apply zoning and related land use standards that allow the continuation and expansion of these uses.
- IND26.3 Zoning ordinances should include standards that allow for a range of industrial re-use of vacant or under-utilized industrial properties.
- IND26.4 Municipalities should work closely with the Adams County Economic Alliance to identify potential new industrial uses for vacant or under-utilized industrial properties.



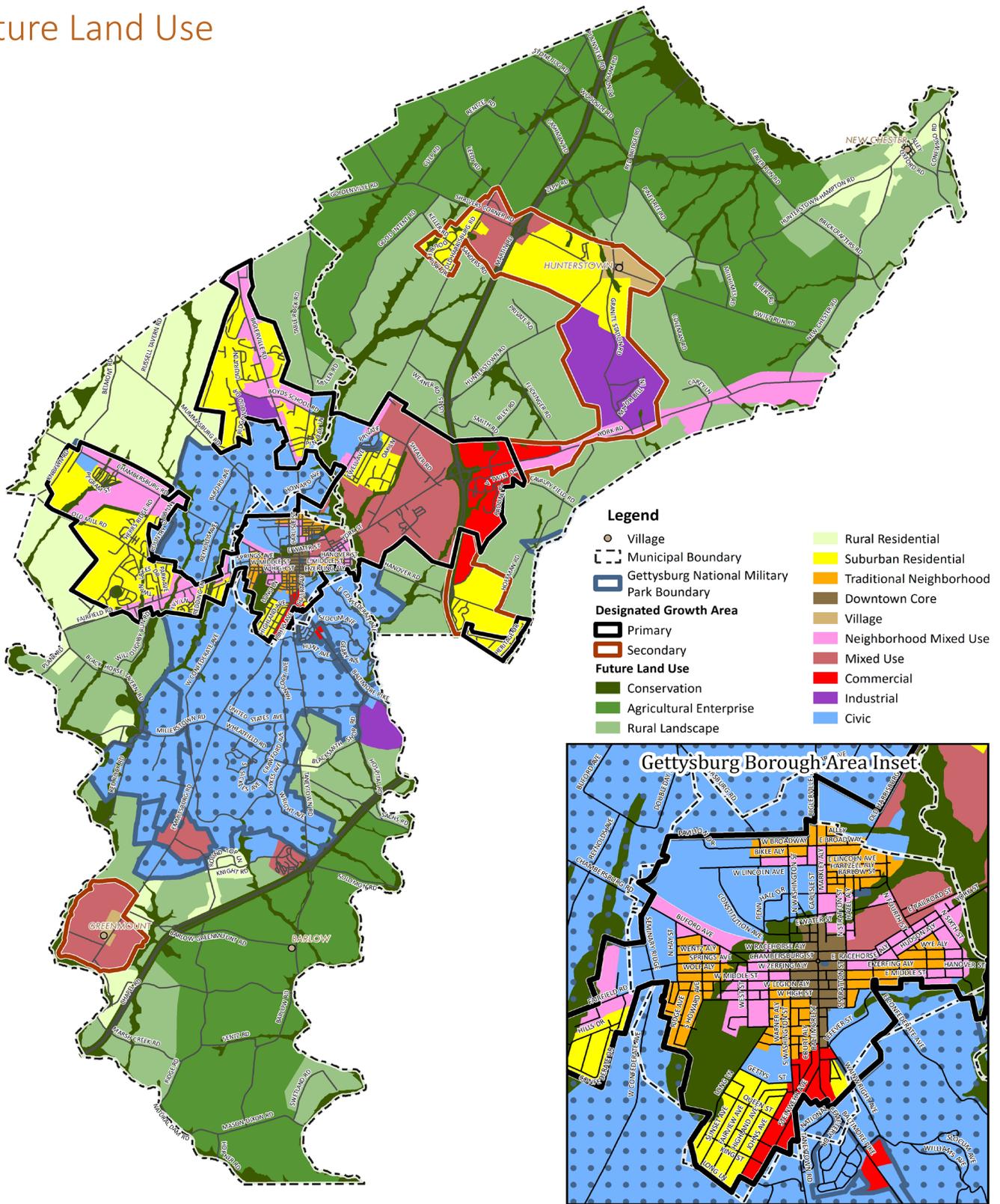
### Civic

The Civic settings include the presence of extensive public, semi-public, governmental, and institutional uses. This category includes the Gettysburg National Military Park and Eisenhower National Historic Site, higher educational facilities, local schools, the hospital, and a personal care facility. These uses and properties should be retained.

#### RECOMMENDATIONS:

- CIV27.1** Encourage the retention of existing civic uses, given their importance as historic, cultural, public health, and related functions within the community.
- CIV27.2** Allow wide flexibility with regard to accessory buildings and functions for existing civic uses to ensure that such uses may quickly adapt to community changes.
- CIV27.3** With regard to the Gettysburg National Military Park, municipalities should maintain a close relationship with Park staff to ensure the continued viability of this significant historic and cultural resource. Coordination will ensure that potential impacts of development on the Military Park are mitigated in a manner that balances the needs of the community with the need to retain the National Military Park landscape and the ability to interpret the landscape from a historical perspective.

# Future Land Use



# POPULATION PROJECTIONS

## Overview

Population projections are essential within a planning process to identify the likely change in community size through the planning period. The projected population serves as the target number of future residents that the municipalities within the Region will have to accommodate and provide with services.

Four population projections were initially developed for each municipality, based on specific historical building permit trends. These scenarios were carefully selected to take into account that each municipality in the Region has experienced very different rates of growth over the past 45 years. The scenarios were based on the following:

### **Cumberland and Straban Townships**

- Low – Average growth rate between 1990 and 2010
- Mid-level – Median between 1990-2010 and 1970-2010 average growth rates
- High #1 – Average growth rate between 1970 and 2010
- High #2 – Average growth rate between 1970 and 1990

### **Gettysburg Borough**

- Low – Average growth rate between 1970 and 2010
- Mid-level – Median between 1970-2010 and 1990-2010 average growth rates
- High #1 – Average growth rate between 1990 and 2010
- High #2 – Average growth rate of the 1990's

Ultimately, the population projection scenario based on the Mid-level growth rate for each municipality was selected as the preferred option. This scenario was identified as the one that best fit the Region since it did not over-project population based on the “high-growth” times nor under-project based on the “low-growth” times. Projections were prepared at 5 and 10 year intervals over a 20 period. The table on page 62 provides population projection information for the individual municipalities and the Region as a whole.

Under this chosen scenario, the Central Adams region would accommodate a future population of 22,060 residents. As a result, the plan has been developed to accommodate a population increase of an additional 3,350 residents since 2010, whether that figure is reached over the next 10 years or over the next 20. In other words, the recommendations contained in this plan represent the projects and policies that will be needed to accommodate a population of the 22,060 residents.

The projections predict that all municipalities within the Region will experience modest population growth through the planning period. The distribution of this population increase within the planning area will likely be variable, depending on the location and pace of construction of future development proposals. The majority of housing units, along with commercial, employment, institutional, and recreational uses should be located within the Primary DGA.

## POPULATION ASSUMPTIONS: MID-LEVEL GROWTH RATE

Municipality	2010 Census		Averages		
	Housing Units	Population	% Inc. / Year	DU / Year	People / Yr
Cumberland Twp	2,766	6,162	1.27%	34	78
Gettysburg Boro	2,620	7,620	0.26%	9	20
Straban Twp	1,871	4,928	0.73%	14	36
<b>Region</b>	<b>7,257</b>	<b>18,710</b>	<b>0.72%</b>	<b>57</b>	<b>134</b>

## POPULATION PROJECTIONS

Municipality	2020		2025		2030		2035	
	New Dwelling Units	Total Residents						
Cumberland Twp	340	6,942	510	7,332	680	7,722	850	8,112
Gettysburg Boro	90	7,820	135	7,920	180	8,020	225	8,120
Straban Twp	140	5,288	210	5,468	280	5,648	350	5,828
<b>Region</b>	<b>570</b>	<b>20,050</b>	<b>855</b>	<b>20,720</b>	<b>1,140</b>	<b>21,390</b>	<b>1,425</b>	<b>22,060</b>

## Build Out Analysis

In order to confirm that the projected population could be comfortably housed in Central Adams, several analyses were performed. A build-out analysis is an impact assessment of an area and represents the maximum amount of development that could occur in the Region. It typically represents a “worst-case” scenario. For the purpose of this Plan, the build-out analysis demonstrates what could result if a complete build-out of the Region occurs, based on the general densities recommended in the Future Land Use Plan. Further analysis also confirms that land is available for development within the Designated Growth Areas (DGAs). A more detailed build-out analysis may also be performed on zoning ordinance standards. This may portray a more accurate reflection of how much development may occur within each zoning district, based on adopted standards, like setbacks and separation distances.

For the Future Land Use build-out analysis of Central Adams, a program called Community Viz was used. Community Viz is a (Geographic Information Systems) GIS-based decision support software for community planning. The recommended development densities for dwelling units (DU) per acre and floor area ratio (FAR) for each Future Land Use category were used as inputs.

In addition to the density standards, wetlands, streams, roadways, utility parcels, preserved farms, and Land Conservancy of Adams County easements were excluded from the area of analysis. Address points were used as a basic spatial indicator of existing buildings, as building footprints are not yet available for Adams County.

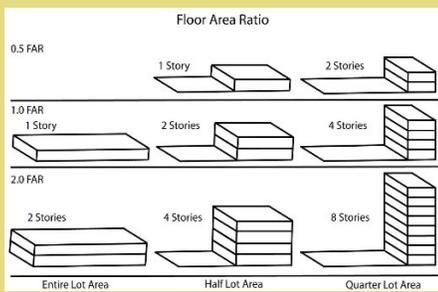
**Density Standards**

**Dwelling Units (DU) per Acre:**

Recommended dwelling units per acre, as listed in the Future Land Use classifications, are intended to guide average density. These density recommendations do not necessarily equate to lot size. For example 0.04 dwelling units per acre, or 1 dwelling unit per 25 acres, may not equate to 25 acre lots. Density can be better visualized in zoning ordinances, where each district includes specific regulations for minimum and maximum lot size, restrictions, etc. for exact locations in a municipality.

**Floor Area Ratio (FAR):**

Floor Area Ratio is the building floor area, divided by the land area of the site. It is the relationship between the usable floor area that a building has and the size of the parcel the building is located on. Buildings with different numbers of stories may have the same FAR because it is a measure of total floor area, not just a building's footprint. The higher the ratio, the more dense the construction.



**DENSITY STANDARDS USED FOR FUTURE LAND USE CLASSIFICATIONS**

Designation	DU per Acre	FAR
Agricultural Enterprise	0.04	0
Rural Landscape	0.1	0
Rural Residential	0.2	0
Suburban Residential	4	0
Traditional Neighborhood	6	0.5
Downtown Core	12	4
Village	6	0.5
Neighborhood Mixed Use		
Suburban Corridor: Fairfield Road	4	0.2
Suburban Corridor: Chambersburg Rd	6	0.2
Suburban Corridor: Biglerville Road	6	0.2
Suburban Corridor: Old Harrisburg Rd	4	0.2
Borough Corridor: Buford Avenue	4	0.2
Borough Corridor: York St/Sixth St/ E. Middle St	4	0.4
Borough Corridor: W. Lincoln Ave / Carlisle St/ Water St	4	0.2
Borough Corridor: West Street	4	0.6
York Road	1	0.1
Mixed Use		
York Road	8	0.8
Route 15/Route 394 Interchange	4	0.8
North Fourth Street	8	1
Greenmount	4	0.6
Knight Road/ Route 15 - Taneytown Road Interchange	1	0.1
Emmitsburg Road/ Ridge Road	1	0.1
Commercial		
Route 15/ Route 30 Interchange	0	0.8
Steinwehr Avenue	0	1
Baltimore Pike	0	0.2
Industrial	0	0.5
Civic	0	0
Conservation	0	0

The chart on the following page, "Potential Build-Out Results", details the results of the application of the general density standards. The analysis provides the potential number of dwelling units, population, and non-residential floor area that could occur, if every parcel was developed to its full capacity. These numbers are very large, but do not take into account additional site standards and constraints that would be considered in a more detailed analysis. This analysis provides a baseline of what could potentially occur and test the reality of future growth.

POTENTIAL BUILD-OUT RESULTS						
Future Land Use Category	Acres Within Each Land Use Designation	% of the Region	Potential Additional Dwelling Units	Potential Additional Population	Non-Residential Floor Area (sqft)	Potential Ac. Covered (Non-Res)
Agriculture Enterprise	11,294	25.3%	168	380	0	0
Rural Landscape	10,689	23.9%	490	1,107	0	0
Rural Residential	3,173	7.1%	282	637	0	0
Suburban Residential	3,002	6.7%	3,723	8,414	0	0
Traditional Neighborhood	168	0.4%	36	81	410,887	9
Downtown Core	59	0.1%	15	34	1,469,444	34
Village	188	0.4%	285	644	395,318	9
Neighborhood Mixed Use	1,548	3.5%	871	1,968	2,152,956	49
Mixed Use	1,971	4.4%	2,773	6,267	15,466,775	355
Commercial	570	1.3%	0	0	10,038,258	230
Industrial	953	2.1%	0	0	16,430,828	377
Civic	6,243	14%	0	0	0	0
Conservation	4,837	10.8%	0	0	0	0
<b>Total</b>	<b>44,696</b>	<b>100%</b>	<b>8,643</b>	<b>19,533</b>	<b>46,364,466</b>	<b>1,064</b>

The Potential Build-Out Results illustrate that the majority of new dwelling units and non-residential floor area would be located within land use designations that make up only about a quarter of the Region's land area. These results also confirm that the majority of new development would be located within the DGAs.

The exercise was further refined to focus on "available" land within the Designated Growth Areas. This was done as a general test to determine the potential amount of new development that could be located on "available" land in Designated Growth Areas. A parcel was considered available if it was considered vacant by the Adams County Tax Services Department and over 5 acres in size or was an agricultural parcel over 10 acres in size. The density standards were applied to the available parcels. The results listed in the chart "Build-Out Results of Available Land" on page 65 indicate the maximum number of dwelling units and floor area that could be located in the available areas within DGAs, if these parcels were entirely developed. This scenario does not account for any redevelopment of existing or underused properties.

## 03 Land Use

BUILD-OUT RESULTS OF AVAILABLE LAND			
	Potential Additional DU	Potential Additional Pop.	Potential Non-Res. Floor Area
Suburban Residential	962	2,174	0
Neighborhood Mixed Use	637	1,968	1,468,342 sq.ft. (34 ac.)
Mixed Use	1,063	2,402	1,341,256 sq.ft. (31 ac.)
Commercial	0	0	1,830,107 sq.ft. (42ac.)
Industrial	0	0	2,402,461 sq.ft. (55 ac.)
<b>Total</b>	<b>2,662</b>	<b>6,016</b>	<b>7,042,166 sq.ft (162 ac.)</b>

While some new dwelling units will be located in the rural settings of the Agricultural Enterprise, Rural Landscape, and Rural Residential land use categories, the results of the build-out analysis of "available" land indicate that the projected population increase of 3,350 new residents could potentially be located within the Designated Growth Areas.







# INTERRELATIONSHIP OF PLAN ELEMENTS

## Overview

During the initial stages of the planning process and public outreach efforts, several consistent concerns or themes began to emerge. These overarching themes became the basis for developing the goals and recommendations of the Central Adams Joint Comprehensive Plan. The themes and concerns were further refined into the Community Development Objectives. The specific goals and recommendations found in each Plan Element can be tied back to these objectives.

The Plan’s goals and recommendations have been carefully formulated to balance each other. Future development is coordinated with infrastructure, community facilities, utilities, housing, and the protection of historic and natural resources. Growth is targeted to a Primary Designated Growth Area served by public water and sewer. Future development is recommended to be context sensitive and consistent with surrounding natural and historic landscapes. Accomplishing these objectives will help ensure that Central Adams maintains its unique identity as it grows.

The following are the primary objectives of the Plan, each accompanied by a symbol. These symbols are also used in the Plan Element recommendations to illustrate the interrelationship between the Plan’s individual recommendations and these core objectives.

## Community Development Objectives:



Protect productive agricultural areas, while minimizing conflicts with other land uses.



Encourage infill development and redevelopment where utility services are available or planned.



Provide utility infrastructure and systems that ensure the management and delivery of safe and efficient water, wastewater, stormwater, telecommunication, and other utility services.



Provide opportunities for the development of housing of appropriate types, sizes, and location to meet the housing needs of the population, with particular attention given to dwelling unit type and affordability.



Address congestion issues and develop a comprehensive and connected transportation network that provides for the needs of residents, workers, and visitors, across all transportation modes.



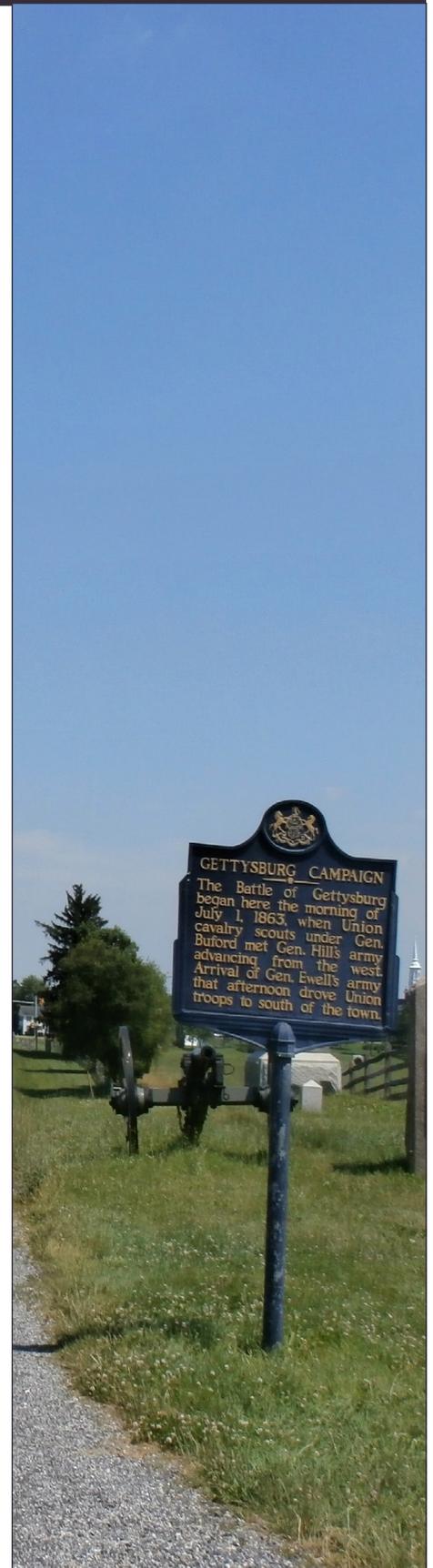
Diversify the Region's economy to broaden the tax base and generate more year-round demand for goods and services.

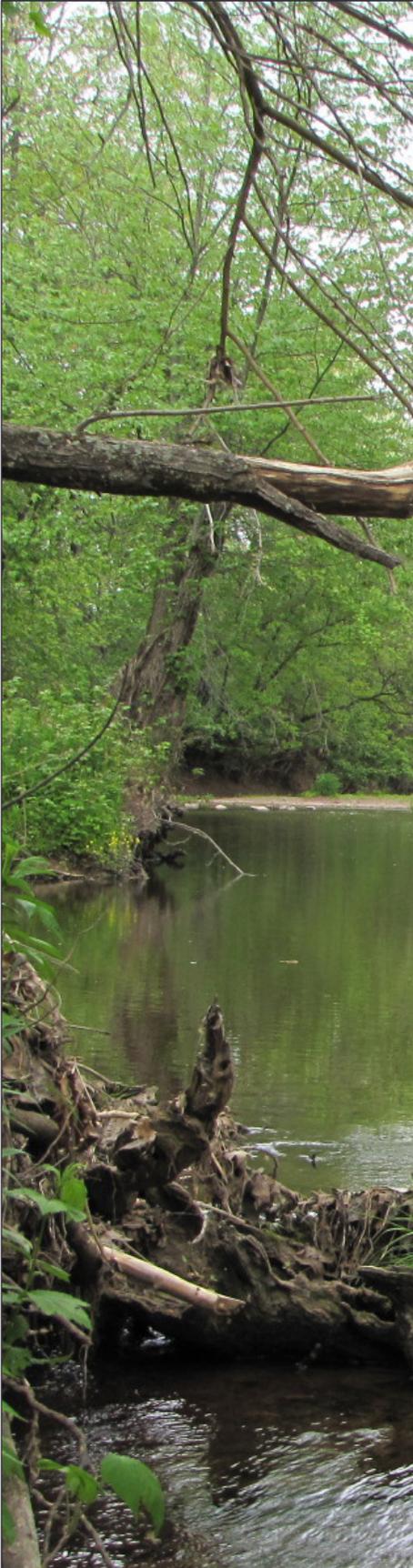


Identify proactive methods to balance preservation and promotion of the historic, natural, and scenic resources of Central Adams, while encouraging appropriate scale and aesthetics of growth activities and retention of natural features.



Develop a framework for municipalities to work with private and non-profit organizations and to encourage cross-sector collaboration in providing community services, activities, and recreational and cultural amenities.





## NATURAL RESOURCES

*Protect and conserve the sensitive environmental resources that contribute to the natural landscape.*

The Central Adams region contains many natural features which contribute to the rural and open landscape that residents and visitors have come to love. These features include streams, wetlands, soils, forested lands, open spaces, and unique geologies. These resources serve an important role in protecting water quality, preserving wildlife habitat, creating scenic viewsheds, maintaining a healthy environment, and providing recreation opportunities. Achieving a balance between growth and conservation by limiting development in environmentally sensitive areas and retaining natural features in newly developed areas is a key goal for the Region.

There are over 190 miles of streams in Central Adams, flowing into the major watersheds of the Potomac and Susquehanna Rivers and eventually emptying into the Chesapeake Bay. Several of these streams are subject to flash flooding during heavy rains. The corridors along these streams provide natural linkages for a wide variety of plants and animals, shade and cool streams to enhance aquatic habitats, filter sediment and pollutants, reduce bank erosion, and provide flood control. Many natural features like floodplains, wetlands, woodlands, and steep slopes are located along these stream corridors, which are also known as riparian buffers. Protecting these sensitive resources is vital to maintain the quality of life, environment, and landscape for which Central Adams is known.

The underlying geology in the Region contains a swath of diabase, which impacts water availability and sustainability. This diabase is responsible for the rocky outcrops which were significant to the Battle of Gettysburg and have naturally limited development in the Region. Due to the poor recharge and infiltration characteristics of diabase, well pumping yields are limited. The remaining geology consists of the Gettysburg Formation, which generally offers sustainable well pumping yields. Additional information about water supply may be found in the Utilities Element beginning on page 76.

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### GOAL N1: Support the protection and enhancement of surface and ground water.

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#### RECOMMENDATIONS:

- N1.1**  **Employ techniques to protect water supply sources through municipal ordinances and plans that encourage wellhead protection, groundwater recharge, and enhanced storage of water and rainfall.**
- Implement GMA’s Source Water Assessment and Protection Plan
  - Consider the use of overlay districts or other standards in zoning ordinances to protect public water supplies.
- N1.2**  **Protect watercourses and their corridors through the retention and establishment of riparian buffers, particularly along Marsh Creek as it is a primary source of drinking water.**
- Retaining existing buffers or establishing new buffers is the most cost-effective method of protecting waterways from runoff, sediment pollution, streambank erosion and damage from flooding. Many scientific studies have documented the

beneficial role of riparian buffers in protecting water quality. The American Water Works Association in particular, has determined that for every 10% of forest cover near surface water supplies, drinking water treatment costs are reduced by 20%. Conservation easements voluntarily placed on properties through the Land Conservancy of Adams County (LCAC) have also been influential in preserving riparian buffers.

- Municipalities should consider riparian buffer standards in ordinances.
- Encourage individual landowners to work with the Adams County Conservation District and the National Resource Conservation Service (NRCS) to participate in the Pennsylvania Conservation Resource Enhancement Program (CREP), LCAC or other statewide programs which provide reimbursements and incentives for establishing riparian forest buffers on their property.

### **N1.3 Educate the public on the benefits of protecting water supplies.**



Support the creation and promotion of informational materials such as brochures or web pages that educate the public about proactive approaches that may be taken to protect water quality.

## **GOAL N2: Explore options for maintaining and establishing greenway corridors to protect the sensitive natural features that contribute to those corridors and reduce the risk of flooding.**

### **RECOMMENDATIONS:**

#### **N2.1 Identify and establish a system of passive and active greenways throughout the Region.**



The Adams County Greenways Plan recommends the preparation of local or regional greenway plans that identify the potential greenway corridors that are unique to a region. These plans increase opportunities for recreation, promote active tourism, protect critical natural areas and significant landscapes, provide alternative forms of transportation, reduce the potential for flooding, help manage stormwater, as well as increase property values and quality of life for the residents.

#### **N2.2 Encourage the retention of natural and vegetated systems that preserve drainage patterns, conserve riparian areas, provide opportunities for groundwater recharge, reduce the risk of flooding, allow for the movement of wildlife, and retain ecological communities of local plants and animals through ordinance standards.**



### **Greenway**

A greenway is a corridor 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.

They can incorporate both public and private property, and can be land- or water-based. They may follow old railways or ridge tops, or they may follow stream corridors or wetlands.

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 designed for human passage.

Greenways differ in their location and function, but overall, a greenway will protect natural, cultural and scenic resources, provide recreational benefits, enhance the natural beauty and the quality of life in neighborhoods and communities, and stimulate economic development opportunities. (PA DCNR)

## **GOAL N3: Retain and enhance natural features within new and re-development sites.**

### **RECOMMENDATIONS:**

#### **N3.1 Ensure consistent standards between municipal ordinances to minimize or prohibit development activity in ecologically sensitive areas designated as Conservation on the Future Land Use Map, as well as wetlands, steep slopes, and forested areas.**





# AGRICULTURE

*Protect productive agricultural areas while minimizing conflicts with other land uses.*

Agriculture is one of the top industries in the County and is important to the identity of Central Adams. Farmland represents the largest land use in the Region, accounting for about 56% of the total land area. The agricultural sector also contributes significantly to the local economy and tourism industry. Agriculture related businesses found in and around Central Adams encourage growth, while promoting a sense of connection between the local farming community and consumers. Public outreach for this plan identified the retention of rural, agricultural, and open landscapes as a priority.

Long-term protection of the existing agricultural industry is an important policy issue within Central Adams. Reducing land use conflicts will help maintain the agrarian character, while allowing the productive agricultural operations to continue. Some concerns relating to agricultural land uses were identified during the planning process, including the impact of agricultural operations on nearby residential areas. The potential impact of Intensive Animal Operations near residential developments has also been a subject of concern. A regional approach to zoning could help ensure that productive farmland areas are retained, intensive agricultural operations are located in appropriate areas, and conflict between land uses is minimized.

One of the tools that may be incorporated into a regional or municipal zoning ordinance is effective agricultural zoning, or agricultural preservation zoning. Effective agricultural zoning may be used by municipalities to protect the agricultural lands for farming and provide stability to the farming economy by identifying where agriculture is intended to be the principal use. This tool is most effective when it is used to protect areas where agriculture dominates the landscape and economy.

While permitting and promoting agricultural uses through zoning regulation is important, advances in the technology used in the farming community may be hindered if regulations are not kept up to current agricultural practices. Standards should be developed that advance the industry by accommodating new technology, construction, and accessory uses on farms.

Municipalities have an opportunity to support preservation efforts by leveraging funds from state and national programs. Additionally, a municipal farmland protection plan or program may help preserve the valuable farmlands of the Region.

Landowners also have an opportunity to permanently preserve farmland through two local programs which purchase and accept donated easements, administered through the Adams County Farmland Preservation Program and the Land Conservancy of Adams County (LCAC). Local landowners consistently demonstrate interest in preserving their land, however the County and LCAC preservation programs are very competitive.

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## GOAL A1: Ensure that local agricultural policies are balanced and allow for all types of agriculture within the proper locations.

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### RECOMMENDATIONS:

#### A1.1 Encourage intensive animal operations to locate within the lands designated as Agricultural Enterprise on the Future Land Use Map.

Locate intensive agricultural uses in areas with established agricultural operations.

#### A1.2 Limit non-farm uses in Agricultural Enterprise areas.

Limiting non-agricultural developments in the Agricultural Enterprise areas will help prevent conflict between agricultural and non-agricultural land uses. Identify agriculture as the primary land use in these areas. Guide non-farm uses to areas targeted for growth.

#### A1.3 Allow for complimentary accessory uses to agricultural operations.

Many farms need the ability to operate complimentary businesses on their properties to remain viable and public demand for purchasing food and other goods directly from growers is increasing. Local ordinances should be responsive to these changing needs, especially within the Agricultural Enterprise and Rural Landscape land uses.

#### A1.4 Develop a public outreach approach to address public concerns of modern animal farming, including intensive animal operations.

A disconnect has been identified between the farming community and residents as to what constitutes traditional farming, modern farming, and factory or industrial farming. Municipalities should consult with Penn State and the Pennsylvania Farm Bureau on techniques that could address public concerns. Municipalities could also consult national, state and local organizations, and action groups to more fully identify citizen concerns and best business practices. Both farmers and non-farming residents may participate in local decision-making.

### Effective Agricultural Zoning

A land management tool that encourages farming, while discouraging non-agricultural land uses that are incompatible with farm operations. This form of zoning promotes agriculture uses and structures while limiting the number of non-farm uses, such as dwellings and other activities that can compete for productive farmland. Effective agricultural zoning may help to maintain a critical mass of farmland, helps keep ag-related businesses viable, protects the rural character of the Region, and conserves prime agricultural soils.

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## GOAL A2: Enact Effective Agricultural Zoning in areas designated as Agricultural Enterprise on the Future Land Use Map.

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### RECOMMENDATIONS:

#### A2.1 Consider a municipal or regional zoning ordinance that includes effective agricultural zoning.

#### A2.2 Coordinate similar agricultural land-use patterns along municipal borders.

Consider a regional zoning ordinance that would help create a more seamless transition in land use pattern from one municipality to the other. Structure zoning to separate new development from farmland both within and across municipal boundaries.



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### GOAL A3: Develop a Region-wide farmland protection plan.

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#### RECOMMENDATIONS:

##### **A3.1 Investigate strategies for funding farmland preservation.**



The primary obstacle to farmland preservation has always been funding. There are several revenue mechanisms available to municipalities for use in farmland preservation, such as earned income tax, bond initiatives, state and federal grant funding, and tax millage dedication. Municipalities can participate in preservation efforts by designating funds and collaborating with existing preservation partners.

##### **A3.2 Encourage farmland preservation within areas designated as Agricultural Enterprise and Rural Landscape on the Future Land Use map.**



The focus of farmland preservation and Agricultural Security Areas (ASAs) should be on lands outside of the Primary and Secondary Designated Growth Areas. Municipalities can establish agricultural committees or convene existing ASA Committees, to help prioritize agricultural land within their jurisdiction that is deemed important farmland to protect. Prioritization at the local level may help protect farmland while avoiding potential conflicts between the agricultural community and areas targeted for growth.

##### **A3.3 Investigate the demand and feasibility for a Transfer of Development Rights (TDR) Program.**



If preservation funding is not feasible, a TDR program could generate funds to help permanently protect farmland in the Region. TDR programs put a value on the development rights of rural landowners, and those rights can be sold to developers. It is recommended that the rights of the TDR program transfer from the Agricultural Enterprise and Rural Landscape areas to the Primary and Secondary Designated Growth Areas.

## COMMUNITY RESOURCES

*Provide a sufficient level of emergency services and community resources for a growing population.*

For any community to thrive and flourish, an extensive network of community resources is necessary to meet its demands. These resources include emergency services, education, and health and social services. They may also include municipal services, such as trash removal and recycling. Public outreach for this Plan identified concerns related to fire and police protection, educational opportunities, and regionalization of emergency and social services.

Providing efficient police, fire, and emergency management services is paramount to the safety and protection of a community. The Region is currently served by municipal police departments in Gettysburg Borough and Cumberland Township and the Pennsylvania State Police in Straban Township. Seven first responding volunteer fire departments also cover the Region.

There are several avenues a municipality may take to maintain appropriate levels of services. Creating partnerships with the local emergency service organizations, as well as reaching out to residents, may help identify opportunities to properly address issues. Additional coordination efforts between government and social service organizations can facilitate and improve the way community issues are approached. Greater cooperation and communication reduce competition for funding and duplication of services, which creates more efficient use of limited resources.

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**GOAL CR1: Ensure emergency services are sufficient to support future population growth and economic development activities.**

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### RECOMMENDATIONS:

**CR1.1 Improve public education and outreach to increase volunteer service for local fire departments.**



A lack of volunteers has been identified by local fire departments as a primary barrier to providing adequate emergency response. Local municipalities can partner with fire departments to help establish and fund events and programming aimed at improving recruitment and retention of volunteer firefighters in the Region.

**CR1.2 Consider providing tax credits to active members of volunteer fire companies and nonprofit emergency medical service agencies through a volunteer service credit program, as enabled by Act 172 Volunteer Fire Tax Credit Act.**



Municipalities can work with fire chiefs and EMS agency supervisors to establish service criteria for active volunteers, and offer either earned income tax credit, real estate tax credit, or both. Participating municipalities determine the maximum amount for the earned income tax credit, however the real estate tax credits are capped at 20% of the active volunteer's municipal real estate tax liability. Service criteria for tax credit should focus on fulfilling the need for emergency response, and include both minimum functional training requirements to ensure the volunteer functions as an interior firefighter, large apparatus driver or fire





police officer or combination thereof, and minimum response criteria measured by quantity of responses per year.

**CR1.3**  **Establish an emergency services task force, including representatives from fire and police departments, emergency medical providers, and municipal officials. This task force could:**

- Establish analytical metrics to determine the appropriate levels of service to meet community needs for police, fire protection, and emergency services. Such metrics may include demographic information, crime statistics, 911 call totals, accident-prone areas, housing-stock characteristics, and review and evaluation of the 2013 study Financing Fire Services for Adams County, PA.
- Evaluate regional maintenance and equipment upgrade priorities for emergency management operations.
- Identify potential safety, security, and community design improvements, such as increased lighting, which may help reduce crime in areas with higher reported incidents.
- Communicate to municipalities the level of financial support needed for sufficient emergency services coverage.
- Work with Adams County Department of Emergency Services, local residents, and local fire departments to determine the best ways to improve emergency response times in the area.

**CR1.4**  **Explore ways to address fire protection coverage in the Hunterstown area.** Consult with local and neighboring fire departments, as well as residents within this area, to discuss, monitor, and address ways to adequately cover this portion of Central Adams County in the future. Currently, the Hunterstown area is greater than 5 miles from all neighboring fire departments, which may create challenges in responding to an emergency effectively. This is of particular importance if development occurs in the Secondary Designated Growth Area near Hunterstown.

**CR1.5**  **Maintain and evaluate fire-training services at the Adams County Emergency Services Training Center to accommodate best practices for emergency response.** To best meet the needs of the local community, emergency responders should have the most up-to-date training possible with opportunities to review and discuss various scenarios within their line of work. Efforts to maintain and expand as needed should continue to ensure all avenues are explored to maximize training opportunities for local fire and emergency responders.

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### GOAL CR2: Pursue regionalization of community services.

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#### RECOMMENDATIONS:

**CR2.1**  **Revisit the Southern Adams County Regional Police Study to determine if a regional police department is viable.** The Southern Adams County Regional Police Study recommended a regional

police department to cover Cumberland Township and Gettysburg Borough. Those municipalities, along with their police departments, could revisit this study to determine if regionalization of police services is a viable option for the region. In addition, the option for Straban Township to join the regional police coverage should be available.

**CR2.2** Consider a regional fire department in conjunction with other new community facilities to serve new development.



**CR2.3** Identify areas where social service organizations could work together and reduce duplication of services.



Opportunities exist among social service groups, governmental entities, churches, and other agencies to work together to collectively meet the needs of residents and families within the community. This collaboration could lead to less competition for funds between local organizations.

**CR2.4** Continue to participate in the multiple-municipal waste collection and recycling contracting process.



The municipalities should continue working to enhance the commercial/residential reporting system in an effort to ensure the collection process meets the State-established recycling rate of 35%. Cooperation from the County and recycling agencies, should also be undertaken to find an equitable plan for recycling of electronic devices until a statewide solution is available.

**CR2.5** Plan and identify a location for a centralized yard-waste management site.

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### GOAL CR3: Encourage local educational institutions to participate in regional planning and economic development policy discussions and implementation.

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#### RECOMMENDATIONS:

**CR3.1** Regularly engage local school districts to discuss the impacts of municipal land use policies on their long-term fiscal and operational sustainability.



The biggest concern facing public schools is funding. The inclusion of local school districts into discussions with municipalities and economic development agencies could play a role in boosting the local tax base, while providing a dialogue for best practices to meet the fiscal needs of the community at large.

**CR3.2** Support further research into the feasibility of expanding the Tech Prep programs at Gettysburg High School.



Opportunities exist to expand the program options of the Tech Prep program at Gettysburg High School. Municipal support and input to encourage open discussions between residents and school districts within Adams County will provide an avenue to explore program expansion.

**CR3.3** Support HACC and assist when possible in promotion of their programs and educational opportunities.





**CR3.4 Support a continued partnership between Gettysburg Area School District and HACC to develop more opportunities for student learning and internships.**



Support workforce development and continuing education opportunities through this partnership with the goal of expanding the available workforce for the primary industry sectors in both Central Adams, and Adams County as a whole.

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**GOAL CR4: Promote coordination between regional social service organizations to ensure coverage for all neighborhoods and to meet community needs.**

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**RECOMMENDATIONS:**

**CR4.1 Work with social services groups to diversify funding sources beyond the Commonwealth.**



Municipalities should be open to a dialog with social service groups to address funding issues related to housing and other programs assisting residents in need.

**CR4.2 Seek to coordinate municipal efforts with other governmental institutions to find ways of providing more affordable housing.**



Planning efforts to address avenues for providing a mix of housing options should take place between municipalities, Adams County, local housing organizations, and economic development agencies.



**CR4.3 Work with local employers, County government, and public transit to provide efficient and effective transportation for all residents, while increasing special needs accommodations with public transit, job attainment, and skills training.**



## UTILITIES

*Provide utility infrastructure and systems that support the management and delivery of safe and efficient water, wastewater, stormwater, and telecommunication services.*

### Water and Sewer

In Central Adams, public water and sewer are primarily provided by the Gettysburg Municipal Authority (GMA) and the Cumberland Township Authority. Additionally, eight community water systems and four community wastewater systems serve individual developments. Gettysburg Municipal Authority and the smaller community systems provide water to over 75% of the residents in the Region. GMA relies on Marsh Creek to provide the majority of the public's water supply. The remainder of the water provided by GMA, along with the other community systems, is from groundwater sources produced by wells. The White Run Municipal Authority and PA American Water provide service to the small portion of Lake Heritage located in southeast Straban Township. The rest of the Region is reliant on individual on-lot septic systems and wells.

The Gettysburg Municipal Authority provides water within the area identified as the Primary Designated Growth Area. The current supply of water to this area may be sufficient to supply water to the projected population. However, supplies may not be sufficient to provide water to all future non-residential uses, depending on the intensity of new development. Commercial agriculture production and other lawful activities, such as extraction of minerals, impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Given these conditions, there is a need to secure additional sources of water and storage. The existing system has approximately 1.2 million gallons of effective storage, which is below the recommended 2.45 million gallons needed to accommodate daily peak flows, standby storage, and fire storage. GMA is looking at expanding its system with the addition of one or more new tanks, adding approximately 1.5 million gallons of new storage capacity. Segments of Marsh and Rock Creeks have also been identified as impaired by DEP, which may make it difficult to secure additional water supplies locally.

Wastewater treatment services in the Primary Designated Growth Area are provided by Gettysburg Municipal Authority and Cumberland Township Municipal Authority. The remaining capacity of these systems may be sufficient for anticipated development and population growth, but should be examined closely on a periodic basis. The systems and infrastructure should also be maintained or upgraded to meet the needs of the Region as it grows.

The Secondary Designated Growth Areas identified around the villages of Greenmount and Hunterstown are anticipated to accommodate some development in the future. However, community-serving water and/ or sewer service in these areas are not available or unable to serve additional uses. In the Greenmount area, the wastewater treatment plant for the Eisenhower Inn Complex (Timeless Towns) will have to be re-evaluated or expanded to accommodate new uses. In the Hunterstown area, GMA's Hunterstown Wastewater Treatment Plant could serve future development, if additional capacity is added to the plant. Water is currently not provided in a community-serving capacity. Other options to secure services in these areas could be through the extension of GMA lines, expansion of



a public system, or through a private utility provider that builds and maintains a new system to supply water and sewer service.

The following projected demands to the water system were estimated in the Distribution System Water Storage Study (2017) produced for GMA by Buchart-Horn. The population projections used in the chart are consistent with the projections for this Plan. The estimated water use per connection includes commercial and Industrial uses. The estimated average water use per connection may be higher than most systems, but may be attributed to Gettysburg College and the hotels.

WATER DEMAND BASED ON POPULATION (GMA)								
	2010 Population	Est. % of Pop served by GMA	Est. Pop. Currently Served by GMA	Projected Pop Growth 2010 - 2030	Est. Pop Served by GMA in 2030*	Est. # of EDUs Served by GMA in 2030	2030 Est. Avg. Water Use Based on 290 gpd/connection	2030 Est. Peak Water Use Based on 450 gpd/connection
Gettysburg	7,620	100%	7,620	400	8,020	2,756	799,244	1,240,206
Cumberland	6,162	49%	3,019	1560	4,189	1,879	544,807	845,391
Straban	4,928	19%	936	720	1,296	493	142,940	221,804
<b>Region Total</b>	<b>18,710</b>	<b>62%</b>	<b>11,575</b>	<b>2,680</b>	<b>13,506</b>	<b>5,128</b>	<b>1,486,991</b>	<b>2,307,401</b>

Maintaining an adequate back-up supply, diversifying water sources, and providing redundancy are critical when planning for future water system needs. Consideration should be given to providing additional storage capacity, requiring aquifer recharge as part of managing stormwater runoff, investigating the reuse of treated effluent for industrial uses, and biannually evaluating alternatives to meet emergency contingency needs.

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**GOAL U1: Ensure safe and adequate public water and sewer service by maintaining and enhancing infrastructure, increasing coordination between providers and municipalities, and protecting and diversifying water sources.**

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**RECOMMENDATIONS:**

**U1.1  Require any new, infill, or redevelopment within Primary Designated Growth Areas to connect to public water and sewer service.**

New development in the Region should be directed to the Primary Designated Growth Area where connections to public water and sewer systems are more readily available. Service extensions beyond those areas should be avoided.

- The Cumberland Township and Straban Township Act 537 plans should be updated to ensure consistency between the Future Land Use Plan and future utility services areas. This can be done individually or jointly to further guide future development into the Designated Growth Areas.

**U1.2  The provision of community-serving water and sewer service should be addressed before any new development occurs in the Secondary Growth Areas.**



In order to develop the Secondary Growth Areas, community water and sewer service should be provided to the area before any new, larger-scale development occurs. Municipalities could consider a policy of meeting with developers and service providers in the early stages of the approval process for development projects proposed in these areas to facilitate successful investment in the provision of future infrastructure.

### U1.3



**Water supplier should evaluate alternatives, at least biannually, to meet emergency contingency needs and provide the municipalities with such a report.**

Water supply planning is increasingly focused on system redundancy and emergency interconnectivity to ensure an adequate supply of drinking water in the event of system disruption. Water supply systems should have adequate storage capability and alternate water supplies to meet needs if parts of their system are compromised, or in times of extended drought. State regulatory agencies are also moving in the direction of requiring water supply systems to maintain and exercise these alternative systems to make sure they meet system needs, regulatory standards, and mitigate interruptions to the water supply.

An event that compromised the water supply happened in Adams County when the New Oxford Municipal Authority (NOMA) surface water supply from the South Branch of the Conewago Creek was disrupted by contamination from the Miller Chemical fire in Hanover. NOMA had completed an interconnect to the York Water Company several years before. That interconnection helped maintain drinking water to the community for a period of two months until the South Branch system was back in service.

### U1.4



**Explore the formation of a regional municipal authority to encourage centralization of wastewater collection and treatment as well as provide public water and management of the stormwater system.**

Municipalities should work with public utility providers to identify opportunities for collaboration or consolidation to provide cost effective and consistent services. Considerations should be given to establishing a regional municipal authority for provision of public utility services.

- Responsibilities of a regional municipal authority could include: developing fee schedules, reimbursement policies, and cooperative funding mechanisms. The governing board of such an authority should include representation from all municipalities within its service area.
- A joint feasibility study could be conducted to determine the costs and benefits of moving toward a regionalized municipal authority.

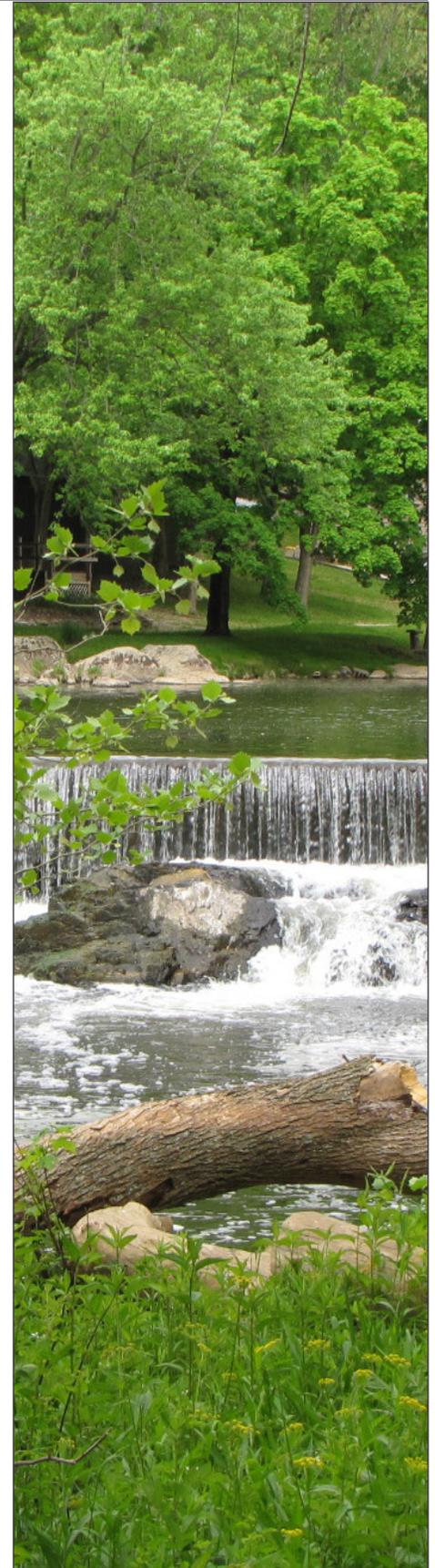
### U1.5



**Recommend public utility suppliers adopt a 10-Year Water Supply Facilities Work Plan and a 5-Year Capital Improvement Plan.**

A 10-Year Water Supply Facilities Work Plan could be developed to increase coordination between land use and future water supply planning in order to provide sufficient capacity and remain ahead of demand. This plan would identify alternative and traditional water supply projects, as well as conservation and reuse options to provide a reliable supply of water to existing and new development.

A 5-Year Capital Improvement Plan could also be developed, which identifies





planned utility projects and expenses under consideration over a 5-year period, provide a schedule to implement the improvements contained in the Facilities Work Plan, and lay out options for financing.

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### Goal U2: Protect groundwater resources, while conserving and maintaining safe and sufficient supplies of drinking water.

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#### RECOMMENDATIONS:

**U2.1**  **Employ techniques to protect water supply sources through municipal ordinances and plans that safeguard water resources, encourage wellhead protection and groundwater recharge, and enhance storage of water and rainfall.**

- Implement GMA's Source Water Assessment and Protection Plan.
- Consider the use of overlay districts or other standards in zoning ordinances to protect public water supplies.
- Municipal subdivision and land development ordinances should contain requirements for water resource impact studies to help determine water supply availability and sustainability for proposed uses and any potential impacts on nearby existing uses. These requirements should be targeted towards non-residential wells, such as industrial, commercial, institutional, and larger agricultural activities.
- Malfunctioning on-lot sewage disposal systems can pose a threat to public health and the environment, often discharging directly to groundwater and may pollute private and public drinking water supplies. Cumberland Township should consider revising their Act 537 Plan to include a sewage management program, similar to the program that has been in place in Straban Township, to provide for the inspection, pumping, maintenance and repair of all on-lot systems.

**U2.2**  **Protect watercourses and their corridors through establishment of riparian buffers, with particular emphasis on Marsh Creek as a primary source of drinking water for the Central Adams Region.**

**U2.3**  **Assist GMA, the Conservation District, and other organizations by promoting education and awareness in support of water conservation.**  
Municipalities could work with GMA, the Conservation District, and other organizations to disseminate informational materials to educate residents and businesses about inefficient water uses. These efforts could also include education on tools such as water-saving devices and technologies aimed at increasing efficiency and reducing consumption at the user level.

**U2.4**  **Investigate innovative water conservation and reuse measures.**  
Water conservation efforts should be an essential strategy to help suppliers meet the Region's future water needs. GMA should continue to explore and enhance their current water leakage reduction program with a goal of 10% - 15% loss, as recommended by the American Water Works Association. The benefits of a targeted leak and detection repair program include conserving water supplies by making more efficient use of existing supplies, delaying expansions, and reducing the risk of contamination.

Public service providers should also investigate the reuse of treated wastewater as a possible source of non-potable water for commercial or industrial applications. This could be beneficial during seasonal fluctuations in surface water capacity or during periods of prolonged drought.

### Stormwater Management

When the natural land cover and contours are altered to accommodate new development, the results may include decreased infiltration of water into the soil and increased stormwater runoff and volume, which may affect downstream communities. If stormwater is not managed effectively, flood events may become more intense, stream channels unstable, and aquifers diminished due to the reduction in recharge.

Stormwater runoff, in the form of flash flooding, has been an issue in the developed areas of Central Adams, particularly in Gettysburg Borough. Rural areas have also been affected as excessive stormwater runoff flows across farm fields and ends up in local streams untreated, which has contributed to the impairment of several of the Region's streams. Some of the soils in the Region exacerbate this issue because they are limited in their capability to absorb and infiltrate stormwater.

The municipalities of Central Adams have all adopted stormwater management ordinances and standards consistent with the Adams County Stormwater Management Plan (2011). However, after the 2010 Census, the Hanover Urbanized Area was extended into Adams County by the U.S. Census Bureau to include the developed areas around Gettysburg, including Cumberland and Straban Townships. As a result of this designation, portions of these municipalities may be subject to additional federal regulations to minimize and reduce impacts from stormwater runoff locally and to the Chesapeake Bay watershed. These requirements of the Federal Clean Water Act are administered through Pennsylvania's Department of Environmental Protection's Municipal Separate Storm Sewer (MS4) Program.

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## GOAL U3: Manage stormwater effectively to protect the safety and welfare of residents, reduce the risk of property damage from flooding, and improve the quality of the Chesapeake Bay.

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### RECOMMENDATIONS:

#### U3.1 Evaluate stormwater management techniques and locations that would provide the most benefit to the Region.

- The Region is limited by soils and geography that may not allow for infiltration of stormwater in all areas. Analyze BMPs that would work best with the soils in the Region.
- Identify locations that may be suitable to retrofit stormwater measures in developed areas. This will help reduce the instances and intensity of flooding and address existing stormwater management problems, especially within Gettysburg Borough.
- Re-evaluate and prioritize flood prone locations identified in the Adams County Stormwater Management Plan (2011). Consider correcting existing problem locations, especially if the problem is located on a roadway scheduled for improvement.

### MS4

Municipal Separate Storm Sewer Systems (MS4) are conveyances, or systems of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains that are owned or operated by a public entity, are designed or used for collecting or conveying stormwater, and are not a combined sewer or part of a publicly-owned treatment works. (PA DEP)

**U3.2**  **Employ ordinance standards and best management practices (BMP's) that allow for the storage of rainfall, promote infiltration, reduce runoff, and preserve natural drainage systems.**

- Subdivision and Land Development Ordinance techniques for new development may include, but are not limited to: reducing residential street widths, minimizing cul-de-sacs, incorporating reduced parking requirements, limiting the imperviousness of parking lots and alleys, and maintaining and re-establishing natural features.
- Ordinances may also be amended to incorporate green infrastructure methods of stormwater management that emphasize the recharge of groundwater supplies through enhanced soil amendment to increase infiltration rates, and encourage the use of passive parklands to slow down the flow of floodwaters.

**U3.3**  **Consider collaborative efforts to satisfy MS4 responsibilities and the municipal stormwater management program requirements.**

MS4 permittees should consider working together to pool resources in order to achieve regulatory compliance and meet permit requirements in a more cost-effective and less labor-intensive manner. This effort could possibly result in the Gettysburg Municipal Authority serving as the conduit for stormwater management efforts.

## Broadband

The Federal Communications Commission defines broadband as digital speeds of at least 25 megabits (Mbps) per second for downloading and 3 Mbps for uploading.

The types of broadband currently available include:

- **Digital Subscriber Line (DSL)** - data is transmitted over traditional copper telephone lines.
- **Cable Modem** - data is delivered through the same coaxial cables that deliver pictures and sound to tv sets.
- **Wireless** - homes or businesses connect to the internet using a radio link with the service providers facility.
- **Broadband over Powerlines (BPL)** - broadband is delivered over the existing low- and medium- voltage electric power distribution network.
- **Satellite** - another form of wireless broadband that links to a satellite orbiting the earth.
- **Fiber** - fiber optic technology converts electrical signals carrying data to light and sends them through thin, transparent glass fibers.

Federal Communications Commission, [fcc.gov/general/types-broadband-connection](http://fcc.gov/general/types-broadband-connection)

## Telecommunications

Telecommunication service is one of the most important factors in the economic development site selection process. The availability, quality, and competitiveness of high speed internet service is becoming a key issue for new investment. Businesses want to locate and people want to live where reliable broadband service is available. Education, healthcare, and public services all rely on high-speed internet service. It has become an essential quality-of-life amenity. While telecommunication services related to cable and the wireless transmission of voice and data is perceived as a public utility, these services are primarily provided within the Region by the private sector. A consistent policy approach is recommended for Central Adams in addressing the expansion and upgrade of the digital infrastructure, in order to attract future investment and development.

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**GOAL U4: Ensure the Region has access to the most efficient, cost-effective, and aesthetic telecommunications services to support residents, businesses, and promote economic growth.**

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### RECOMMENDATIONS:

**U4.1**  **Support the expansion of broadband, including high speed internet and fiber optic access, to public buildings, businesses, and residences.**

 Municipalities in the Region could consider facilitating additional hubs of free Wi-Fi access, in and around downtown Gettysburg. Many shops and restaurants are now offering such free internet services for their customers, which adds to the potential for uninterrupted connection between hubs.

Access to high speed internet also helps to attract new businesses. Fiber optic cable is currently one of the fastest options for high-speed internet, but areas served by fiber are limited. According to providers, 60-80% of a fiber optic

network's capital costs are in opening a trench or in burying conduit.

- Municipalities should consider “dig-once” policies that encourage municipal placement of conduit when a trench is open to eliminate some of the capital costs associated with network deployment. Conduit can be placed when other work is being performed in rights of way, such as sidewalk improvements, road construction projects and utility line replacements. Conduit and fiber can be installed together, or conduit alone can be placed, leaving future providers the ability to run their preferred fiber technology when extending service.
- Municipalities could also consider establishing requirements for developers to install underground conduit when building roads and installing utility lines as part of new subdivision construction. Conduit for broadband fiber optic cable should join the list of other required infrastructure such as water, sewer and stormwater.

**U4.2**  **Mitigate the visual impact of new telecommunications monopoles or towers by working with providers to support the co-location of new facilities whenever feasible to accommodate additional carriers, minimize the proliferation of monopoles and towers, and ensure the coordination of various systems.**

The passage of the Wireless Broadband Collocation Act, Act 191 of 2012, streamlines the state's review process for co-location and modification of wireless facilities to existing wireless infrastructure and other vertical support structures.

- Municipalities should ensure consistent standards are in place, such as “one-touch, make-ready” pole attachment policies that encourage shared use of existing towers, buildings, and structures within the Region, especially concerning historic resources and the visual impacts of telecommunications infrastructure.
- Ordinance standards should encourage that equipment be located underground or visually screened.
- Municipalities should also work with the National Park Service and the State Historic Preservation Office to explore mitigation measures that contribute to the least intrusion possible and preserve the visual character of the landscape.

**U4.3**  **Investigate the relocation of existing above ground utilities underground along select corridors.**

Continue to explore partnerships and prioritize undergrounding of overhead utilities on scenic and historic districts and gateways, similar to work completed on Mummasburg and Emmitsburg Road corridors. Focus on the corridors along:

- Baltimore Pike
- Hanover Road
- Route 394
- Old Harrisburg Road
- Route 30 West





## HOUSING

*Provide opportunities for the development of housing of appropriate types, sizes, and location to meet the housing needs of current and future residents, with particular attention given to dwelling unit type and affordability.*

Ensuring that housing is available for current and future residents is an essential element of any planning process and a primary means for municipalities to directly improve the overall quality of life for their residents. Housing policies should reflect the size, age, lifestyles, and relative income levels of the households that are anticipated to be located in the community. The provision of housing should take into account a variety of factors such as regional demographic and employment trends, availability of developable land and central utilities, and obstacles to housing affordability.

Demographic patterns strongly influence housing demand. The Central Adams region is anticipated to increase in population from approximately 18,764 people (2015) to 22,060 residents. Assuming that the Region remains at approximately a 2.26 persons per household level, 1,458 dwelling units will need to be developed to accommodate the projected population. Within the Region, the population is aging and incomes are somewhat lower in Central Adams compared to Adams County as a whole. This may be influenced by college students and residents of assisted living facilities. Further, owner and rental housing affordability remains a concern. Housing policy should focus on providing for the housing needs of older households, households with fewer household members, and households with lower to moderate incomes.

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### GOAL H1: Ensure that quality housing is available for all segments of the Region's population.

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#### RECOMMENDATIONS:

**H1.1 Review demographic trends, particularly with regard to age, household type, and income, to ensure that housing implementation efforts reflect demographic conditions.**

The municipalities should review demographic patterns periodically, starting in 2020, to confirm changes which could require adjustments to housing policy.

**H1.2 Accommodate at least 75% to 80% of new housing demand within Designated Growth Areas.**



The Designated Growth Areas, Future Land Use Plan, and the Utilities element are closely coordinated to ensure that sufficient land area is available to accommodate the majority of population growth within the designated areas. The Primary DGA includes sufficient land area to easily accommodate the projected population and housing unit increase. The Future Land Use Plan also establishes recommended residential density targets within the residential and mixed use areas. New housing should be specifically targeted to the Suburban Residential, Neighborhood Mixed Use, and Mixed Use areas of the Future Land Use Plan. Housing demand may also be accommodated within the Secondary DGAs, provided that the conditions for their development are achieved.

- Municipalities should establish zoning and related regulations designed to achieve target densities for new residential development and coordinate the recommendations of the Utilities Plan to ensure that utility service is available.

**H1.3**  **Ensure that all residential development of a density requiring public or community-serving infrastructure locates within Designated Growth Areas.**

The Future Land Use Plan recommends residential development density targets of up to 12 dwelling units per acre, depending on the specific Land Use Classification. These recommended densities allow for the development of infrastructure at a per-unit cost that encourages dwelling unit types other than single-family detached to be considered.

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**GOAL H2: Ensure that a full range of dwelling types are provided within the region.**

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**RECOMMENDATIONS:**

**H2.1**  **Amend or adopt municipal zoning ordinances to ensure that all dwelling unit types are permitted in a manner that reflects current and future housing demand.**

Municipalities are statutorily and ethically required to provide opportunity for the development of all dwelling unit types. Dwelling units other than large, single-family detached will need to be accepted within the community to meet the housing needs, given future demographic patterns.

- Perform an analysis to confirm that sufficient flexibility is provided to encourage a wide range of dwelling unit type choice.

**H2.2**  **Evaluate zoning districts to ensure that sufficient land area is available to accommodate anticipated demand for all dwelling unit types.**

Limiting the size of zoning districts that can accommodate a variety of dwelling unit types unnecessarily constrains the market for such uses, which may have an adverse impact on housing choice.

- Perform an analysis to confirm that sufficient land is available to allow for competition in providing for all housing types. This analysis should be periodically revisited (for example, every five years).

**H2.3**  **Consider application of the shared land use provisions of the Pennsylvania Municipalities Planning Code (MPC) to strategically allocate dwelling unit types to those locations best suited to accommodate them.**

Once a Joint Comprehensive Plan is implemented, the partner municipalities may share the land use burden over the entire planning area. This could allow the municipalities to determine the most suitable locations for all forms of housing without having to absolutely accommodate every possible residential type within each municipality.

- The municipalities should consider sponsoring an annual or bi-annual forum to bring municipal officials together with prospective developers and real estate professionals to discuss affordable housing and dwelling unit type needs.



- The municipalities should encourage private residential developers to propose projects designed and marketed to housing market segments characteristic of the region’s current population. While municipalities may not be able to restrict residential developers from marketing to populations outside the planning area, the goal of addressing housing needs within the Region should be clearly expressed.

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### GOAL H3: Ensure that affordable housing opportunities are provided.

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#### RECOMMENDATIONS:

**H3.1**  **Work with the private residential development sector to ensure that new developments include dwelling unit types and price points that are affordable for the Region's residents.**



**H3.2**  **Consider ordinance standards and related techniques designed to integrate affordable housing as a required component of large residential developments.**



Unlike some states, the Commonwealth of Pennsylvania has not established statutory requirements that mandate a minimum percentage of new dwelling units in a development be designated as “affordable housing” units. Nevertheless, the municipalities could consider applying zoning ordinance standards that encourage the provision of affordable housing. Techniques that could be considered include:

- **Density Bonuses:** Residential density bonuses could be integrated into municipal zoning ordinances to allow higher project densities for projects that meet affordable housing criteria.
- **Permitted By-Right:** Residential projects meeting affordable housing criteria could be permitted as a matter of right while projects that do not meet such goals could require special exception or conditional use approval.

**H3.3**  **Review technical development standards to potentially reduce the fixed cost of development.**



The municipalities should review their subdivision and land development ordinances, technical specifications documents, and related requirements to evaluate whether amendments can be made to reduce per unit development costs. Reducing, for example, street width, curve radii standards, parking requirements, and parking aisle widths could result in lower infrastructure costs, which in turn could help lower price points for proposed housing units.

**H3.4**  **Work with non-profit housing providers to increase the supply of affordable housing units (owner and rental occupied) for low to moderate income households.**



The municipalities should work closely with the Adams County Housing Authority, Habitat for Humanity, and other non-profit providers to promote the development of affordable housing projects.

#### Affordable Housing

Housing in which the occupants which earn the area’s median household income spend no more than 30% of their income for gross housing costs including utilities. Median household income in Cumberland Township is \$69,792, Straban Township is \$59,286, and in Gettysburg is \$36,000 (2015 ACS 5-Year Estimates).

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## GOAL H4: Establish concerted and ongoing programming to ensure the maintenance of the existing housing stock.

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### RECOMMENDATIONS:

#### H4.1 Consider enhanced application and enforcement of property maintenance codes for all housing stock.

Ensuring that existing housing meets minimum public health and safety standards would contribute to retaining the housing stock.

- The municipalities should consider adopting and consistently applying the International Property Maintenance Code.

#### H4.2 Enhance existing programming and establish additional programming to assist with maintenance of housing stock for low to moderate income households or other households with specialized housing needs.

Common home maintenance activities are often difficult for low to moderate households to afford. In addition, the cost of housing retrofit to accommodate persons with special needs or disabilities may preclude some persons from being able to access housing. Dedicated programming to assist qualified community members with such costs can help such households retain or access quality housing.

- The municipalities should consider partnering with County government and/or local non-profit organizations to develop a housing maintenance program.

#### H4.3 Encourage and support infrastructure maintenance and upgrades needed to sustain and improve the quality of existing residential neighborhoods.

The quality of a neighborhood is affected by the quality of the infrastructure serving the area.

- The municipalities should prioritize municipal infrastructure capital improvements like roads, sewer and water service systems, etc., within residential neighborhoods and mixed use neighborhoods. Where neighborhood infrastructure is managed by outside entities (for example, electric service, cable/ broadband service, etc.), municipal officials should maintain frequent communication with such entities to identify needed maintenance and upgrades and to assess partnership opportunities to address infrastructure needs concurrently.

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## GOAL H5: Ensure that new housing development is located and includes specific design characteristics so that it may be properly integrated into the broader regional community.

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### RECOMMENDATIONS:

#### H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of street, sidewalk, transit, bicycle trail, and related mobility connections.





- **Streets:** All residential developments should be designed to enable and encourage street connections to adjoining existing developments and any new developments proposed in the future. Municipal subdivision and land development ordinances should be amended to require such street connectivity.
- **Sidewalks:** All residential and mixed use developments should accommodate pedestrian movements, whether by sidewalk or by a comparable pedestrian pathway. Municipal subdivision and land development ordinances should be amended to include pedestrian accommodation in all instances. Mobility standards (for example, crosswalk design and length) should meet and/or exceed Americans With Disabilities (ADA) requirements.
- **Bicycle Access:** All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.
- **Transit:** Residential developments marketed to demographic groups who may benefit from access to transit services should be targeted to locations where transit service exists or will exist in the future. Municipalities should encourage close coordination between developers and transit systems to align residential development location with transit service availability. Density bonus could be incorporated into municipal zoning ordinance that allow higher residential development density at locations adjacent to or in close proximity to transit routes.

**H5.2**  **Promote, through the application of zoning ordinance and related standards, the placement of new residential development in locations that are served or will be served efficiently by community facilities such as parks and recreation, transportation, emergency and police services, and related community amenities.**

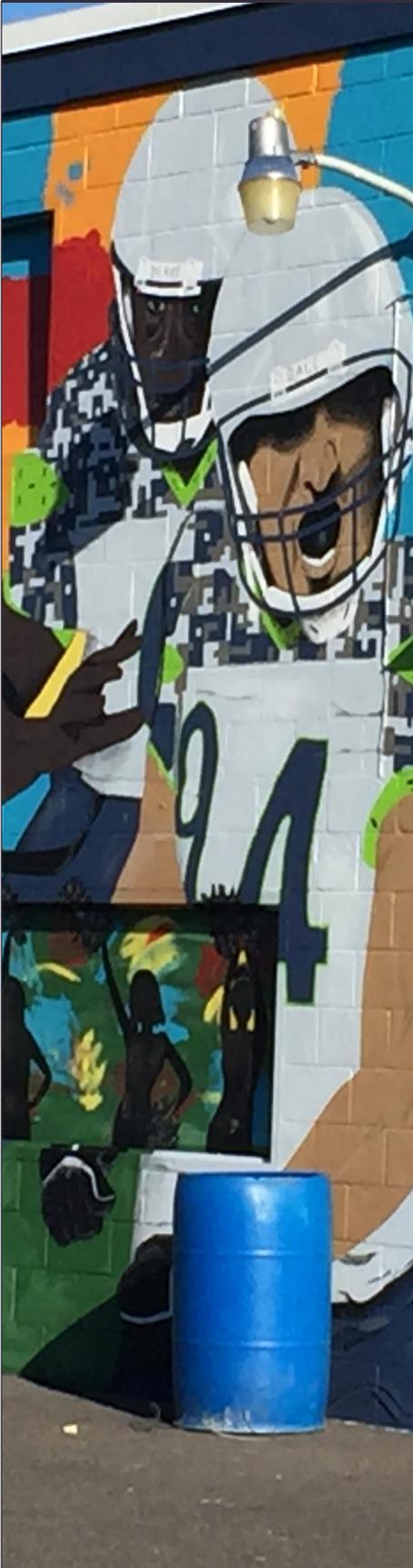
The municipalities should amend local zoning ordinances to encourage, through density provisions and other measures, the location of new residential development in close proximity to existing or proposed services. Community livability is increased when residents have convenient access to recreation facilities and related municipal services.

**H5.3**  **Consider residential design standards that encourage and enhance a sense of community.**

Municipal zoning ordinances and related land use standards should be amended to encourage the most attractive residential and mixed-use developments possible. The municipalities should consider updates to a wide variety of zoning ordinance and subdivision and land development ordinance standards to achieve desirable residential and mixed-use development layouts.

- **Architectural Design and Site Layout:** Designs that are designed around personal automobile accommodation (for example, front loaded townhouses) should be discouraged.
- **Building Placement:** Residential and mixed use buildings should be located close to the front property line, particularly in locations within or immediately surrounding Gettysburg Borough. Excessively deep front yards can discourage resident interaction and should be avoided.
- **Street Design:** Residential streets should be narrow to promote slow vehicle travel speeds.

- **Street Layout:** Street and pedestrian connectivity between developments should be required to promote connected neighborhoods and to support broader goals of the Transportation Plan. Municipal subdivision and land development ordinances should be amended to ensure that suitable locations are retained to provide for connections between neighborhoods.
- **Recreation Lands and Open Space:** Recreation and open space should be central design elements around which the balance of the development is designed. Layouts that result in recreation lands and open space being located in residual land (for example, behind a row of residential lots) should be avoided. Recreation areas that are centrally located, that form a focal point of the community should be encouraged.



# RECREATION

*Provide a full range of recreation opportunities for residents and visitors in proximity to, and with connectivity between, the Region’s population and visitation centers.*

The ability to conveniently walk and exercise positively impacts the health and wellness of community members. Creating a connected walkable, bikeable community with recreational opportunities for all ages and physical ability can have a mitigating effect on chronic health conditions. Recreational facilities are used for a variety of purposes by a wide range of citizens and groups. Opportunities for recreation can also have a significant impact on tourism, which helps strengthen the local economy.

Recreation opportunities in Central Adams have primarily been provided by the municipalities through the Gettysburg Area Recreation Authority's (GARA) Gettysburg Recreation Park (Rec Park) and the Straban Township Park. The Gettysburg Area School District facilities are also available to local residents. The Region is unique in that while the Gettysburg National Military Park is not considered an “active” recreation park, it provides scenic roadways and walking trails for visitors and residents to experience the Park, while getting some exercise. Construction of segments for a trail network around Gettysburg has begun, but additional connections are needed to fully take advantage of safe walking and bicycling routes in the Region.

Public outreach for this plan identified a need for additional recreational activities and facilities, particularly for children and teenagers. Public support was also strong for additional walking, bicycling, and hiking trails. Planning for additional recreational facilities in the Region should focus on collaboration between municipalities and connectivity between existing recreation facilities, public spaces, trails, the Gettysburg National Military Park, and new residential developments, while considering current demands and trends.

POPULATION OF CENTRAL ADAMS IN PROXIMITY TO PARK SITES						
	Quarter of a Mile			Half a Mile		
	HH	2010 Pop	% Pop	HH	2010 Pop	% Pop
GARA Rec Park	165	367	1.96%	721	1,558	8.33%
Straban Twp Park	16	51	0.27%	40	112	0.60%
	Three Quarters of a Mile			To a Mile		
	HH	2010 Pop	% Pop	HH	2010 Pop	% Pop
GARA Rec Park	1221	2,711	14.49%	2,338	6,864	36.69%
Straban Twp Park	96	239	1.28%	232	597	3.19%

Population (Pop) and Households (HH) within Census Blocks (2010 Census) Network Analyst used as basis for the transportation network proximity 18,710 - 2010 Population of the Region

A population based analysis was used to assess whether current parks, trails, and facilities are sufficient to meet the needs of the population. As the Region’s population increases, the demand for parkland also increases. The Adams County Vision for Parks, Recreation, and Open Space (PROS, 1997) recommends a total of 10 acres of parkland for every 1,000 residents. This calculation of parkland may be further classified between community parks and neighborhood parks. The PROS plan also identifies a recommended number of recreational facilities per population.

The parkland, trail, and facility needs analysis only includes land whose primary purpose is to serve as a park for passive or active recreation. Public school facilities are included in the existing calculations because the public does have limited access to them. Cumberland Township and Gettysburg Borough are part of the Gettysburg Area Recreation Authority (GARA), and because they operate jointly and share facilities, Gettysburg Recreation (Rec) Park is included in the existing parkland and facility totals for both municipalities. The Gettysburg National Military Park roads are not included, since they are not intended to function for recreation purposes, but the Park Service trail along Taneytown Road and to the Visitor’s Center is. The calculations for Straban Township do not take into account any facilities that may be within the Lake Heritage community, which spans several municipalities. The recommended Standard Land Needs were evaluated against the projected population through 2035.

The Parkland and Trail Needs table below details the existing acreage of parks and miles of trails in each municipality and the recommended acreage of parkland and trails to meet the needs of the projected population. The existing parks and trails may not be sufficient for the current or projected residents.

PARKLAND AND TRAIL NEEDS

	Park Type	Existing	2020	2025	2030	2035
Cumberland Township	Community Park	52 ac.	62.1	65.7	69.3	72.9
	Neighborhood Park	0 ac.	6.9	7.3	7.7	8.1
	<b>Total Acres Needed</b>		<b>69</b>	<b>73</b>	<b>77</b>	<b>81</b>
	Trails (In Miles)	1.82 mi.	6.9	7.3	7.7	8.1
Gettysburg Borough	Community Park	52 ac.	70.2	71.1	72.0	72.9
	Neighborhood Park	0 ac.	7.8	7.9	8.0	8.1
	<b>Total Acres Needed</b>		<b>78</b>	<b>79</b>	<b>80</b>	<b>81</b>
	Trails (In Miles)	3.86 mi.	7.8	7.9	8.0	8.1
Straban Township	Community Park	13.85 ac.	46.8	48.6	50.4	52.2
	Neighborhood Park	0 ac.	5.2	5.4	5.6	5.8
	<b>Total Acres Needed</b>		<b>52</b>	<b>54</b>	<b>56</b>	<b>58</b>
	Trails (In Miles)	0.4 mi.	5.3	5.5	5.6	5.8

**Community Park**

Moderate sized parks providing typically active recreation opportunities within either a single municipality or a group of municipalities, and typically within 1 mile of the population center they serve. School district facilities are sometimes classified as community parks. The Adams County Vision for Parks, Recreation and Open Space (PROS) recommends 9 acres of Community Park per 1,000 residents.

**Neighborhood Park**

Smaller parks provide recreation opportunities within walking distance of residential neighborhoods, and typically provide amenities such as athletic courts and playgrounds. PROS recommends 1 acre of Neighborhood Park per 1,000 residents.

**Standard Land Needs\***

- 1 Ac Neighborhood Parkland/1000
- 9 Acres Community Parkland /1000
- 1 Baseball Field for every 3,000
- 1 Softball/ Little League Field/ 1,500
- 1 Soccer/ Football Field/ 2,000
- 1 Basketball Court/ 3,000
- 1 Volleyball Court/ 5,000
- 1 Tennis Court/ 2,000
- 1 Mile Trail/ 1,000

\*The parkland and facilities Standard Land Needs were recommended as the Adams County guideline in the Adams County Vision for Parks, Recreation, and Open Space (1997), which was based on the National Recreation and Park Association (NRPA) guidelines.

## 04 Plan Elements



The Facility Needs below determine how many of each recreational facility would be recommended to meet the needs of the population. It also lists the surplus or deficit of each type, if no new facilities were built. These needs were also determined utilizing the PROS recommended Standard Land Needs calculation. It is important to note that the types of facilities included in the recommended standard land needs will evolve over time and may change with activity trends. Due to the evolving nature of usage, having dedicated land available for active and passive recreation facilities should be a priority.

FACILITY NEEDS						
	Facility Type	Existing	2020	2025	2030	2035
Cumberland Township	Baseball Fields	4	2 (+2)	2 (+2)	3 (+1)	3 (+1)
	Softball/Little League Fields	1	4 (-3)	5 (-4)	5 (-4)	5 (-4)
	Soccer/Football Fields	5	3 (+2)	4 (+1)	4 (+1)	4 (+1)
	Basketball Courts	3	2 (+1)	2 (+1)	3 (0)	3 (0)
	Volleyball Courts	0	1 (-1)	1 (-1)	1 (-1)	1 (-1)
	Tennis Courts	0	3 (-3)	4 (-4)	4 (-4)	4 (-4)
Gettysburg Borough	Baseball Fields	4	3 (+1)	3 (+1)	3 (+1)	3 (+1)
	Softball/Little League Fields	1	4 (-3)	5 (-4)	5 (-4)	5 (-4)
	Soccer/Football Fields	1	4 (-3)	4 (-3)	4 (-3)	4 (-3)
	Basketball Courts	7	3 (+4)	3 (+4)	3 (+4)	3 (+4)
	Volleyball Courts	0	1 (-1)	1 (-1)	1 (-1)	1 (-1)
	Tennis Courts	5	4 (+1)	4 (+1)	4 (+1)	4 (+1)
Straban Township	Baseball Fields	4	2 (+2)	2 (+2)	2 (+2)	2 (+2)
	Softball/Little League Fields	2	2 (0)	2 (0)	2 (0)	2 (0)
	Soccer/Football Fields	2	3 (-1)	3 (-1)	3 (-1)	3 (-1)
	Basketball Courts	6	2 (+4)	2 (+4)	2 (+4)	2 (+4)
	Volleyball Courts	0	1 (-1)	1 (-1)	1 (-1)	1 (-1)
	Tennis Courts	6	2 (+4)	2 (+4)	3 (+3)	3 (+3)

**GOAL R1: Provide recreation opportunities to residents and visitors.**

### RECOMMENDATIONS:

**R1.1**  **Create new parks, facilities, and trails located near population centers to address needed recreation.**

- Prioritize investment in new and/or expanded recreation sites in close

proximity to existing population centers in the Region.

- Ensure that land dedicated to, or fees collected by, municipalities for recreation purposes are appropriate to meet the needs of current and future populations.
- Identify possible partners, like Healthy Adams Bicycle/ Pedestrian, Inc. (HABPI), to help support parks and fund trail development.

**R1.2**  **Identify and establish a Regional system of multi-use trail and greenway connections to link communities with Gettysburg Borough, schools, and other destinations.**

Providing a system of trail connections throughout the Region will increase opportunities for exercise, reduce vehicle trips, enhance quality of life, and offer a positive economic impact.

- Identify a system of passive and active greenways in a local or regional greenway plan, as recommended by the Adams County Greenways Plan.
- Continue to develop the Gettysburg Area Trail System by funding and constructing the Gettysburg Inner Loop and North Gettysburg Trail.
- New development should be encouraged to make connections to parks and/or trails to encourage use by the new residents.
- If land is dedicated for recreation, municipalities should ensure that it connects to the Regional trail system, wherever possible.
- Identify and prioritize locations where linkages could be provided to connect existing residential developments.

**R1.3**  **Maintain park and trail facilities so they are clean and safe.**

- Review maintenance procedures and assess equipment regularly in regard to efficiency and operational costs. Develop maintenance practices that are sustainable and cost effective.
- Identify public and private partnership opportunities to assist in recreational facilities projects, maintenance and operations.
- Prior to construction, identify the party(s) responsible for the maintenance (such as mowing) of each new park, trail, or recreation site and the timeframe in which the work is to be completed.

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**GOAL R2: Identify and offer preferred forms of recreation and programs that meet the needs of the Region.**

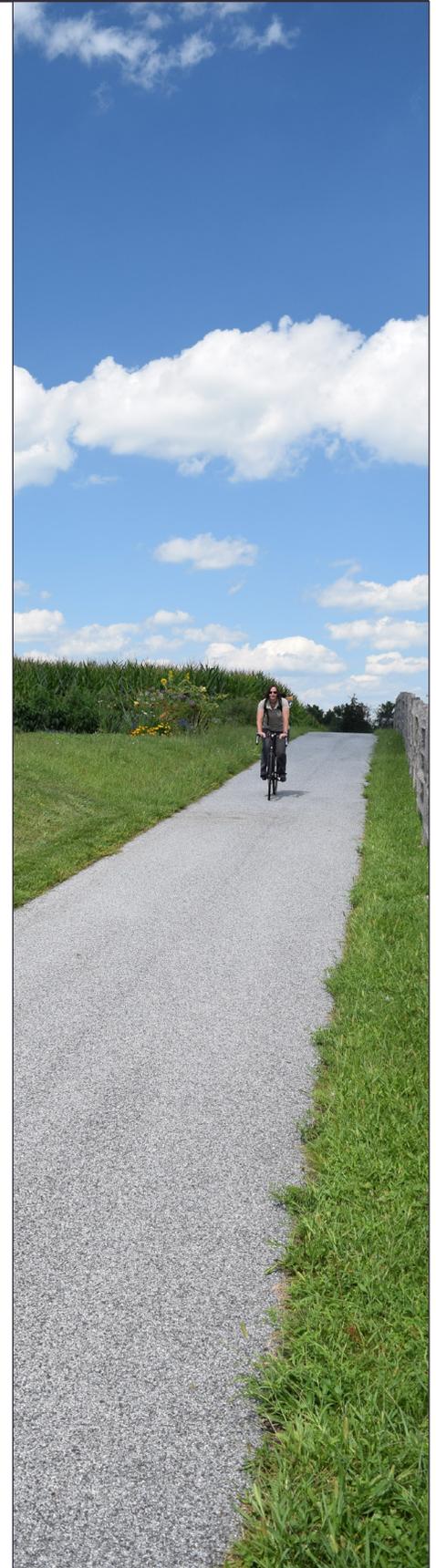
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**RECOMMENDATIONS:**

**R2.1**  **Explore emerging trends when planning for new facilities.**

This will help ensure that new parks or equipment meet the needs of the community and are well utilized. Facilities like natural playscapes, spray parks, and amenities for seniors may be popular, but other forms of recreation may evolve as the Region experiences demographic and cultural changes.

- Several resources available to identify emerging trends in outdoor recreation include: the Parks and Recreation National Database Annual Report by the National Parks and Recreation Association (NPRA), and the Worldwide





Survey of Fitness Trends by the American College of Sports Medicine.

- Pursue multiple-use and shared-use sites as a cost-effective way of maximizing recreation opportunities and reducing deficits in facilities.

### **R2.2 Coordinate programs and activities between Gettysburg Area Recreation Authority (GARA) and Straban Township Recreation Board.**



Coordination between the agencies that provide recreation in the Region will benefit all partners by reducing duplication and consolidating limited resources.

### **R2.3 Engage the community on an ongoing basis so recreation programming can be better tailored to meet the needs of the residents.**



- Recreation providers could hold periodic public meetings to solicit information on possible recreation programming opportunities and facility operations.
- Create a suggestion box, email, or web survey to gather input from residents on what activities, safety issues, or upgrades would make the facilities more usable.

## GOAL R3: Enhance recreation facilities, connections, and activities as an economic development tool.

### RECOMMENDATIONS:

#### **R3.1 Develop and promote new active recreation facilities for youth sporting events and programs, and other youth-oriented projects as a way to attract a younger tourism demographic to the region.**



Identify new types of recreational opportunities that can be developed to accommodate local youth, as well as families visiting the Region. Such new facilities, if properly located, would help address the deficit in recreation facilities in the Region. Further, events held at these sites would help diversify the tourism industry by attracting a new generation of visitors.

#### **R3.2 Work with the National Park Service to increase connectivity of their designated bike and walking routes to routes outside of the park boundary.**



The National Park Service is developing a Comprehensive Trails Plan for the Gettysburg National Military Park and Eisenhower National Historic Site to broaden the ability of multi-modal experiences available to park visitors. Once this Plan is complete, connections to proposed trails should be investigated to provide links into Gettysburg.

#### **R3.3 Promote recreational activities, like bicycle tourism, as an economic development tool to attract a new generation of tourists.**



- Work with organizations, like Destination Gettysburg, that market and promote tourism to enhance recreation activities and economic opportunities.
- Support the development of regional trail system concepts, like the Grand History Trail and the Gettysburg to Hanover Trail, to bring additional visitors through Central Adams.
- Support the recommendations of the Adams County Bicycle and Pedestrian Plan, when adopted.

## TRANSPORTATION

*Develop a comprehensive transportation network that provides for the needs of residents, workers and visitors, across all transportation modes.*

Adams County's unique "Hub and Spoke" road network emanates from the Gettysburg Square which serves as the hub. Thirteen historic road corridors spread outward from that point forming the spokes. This network carries over 100,000 county residents, thousands of trucks, and millions of visitors annually. It also provides multiple paths in and out of the Central Adams region.

The presence of the Gettysburg National Military Park (GNMP) on the northern, western, and southern sides of Gettysburg adds a layer of complexity to the region's transportation network. Beyond the millions of annual visitors it generates, the GNMP, and the Battlefield Historic District, limit the ability to easily add new connections to this "Hub and Spoke" pattern. The result is a situation where all traffic is forced through the Square, impacting quality of life for resident and quality of experience for visitors. One of the most common responses during the public involvement phases of this plan was the issue of too many trucks and too much noise along Route 30 and through downtown Gettysburg.

Realistic and implementable solutions to the congestion at the core of the Central Adams region will be needed across multiple modes of transportation for the region to flourish. Without addressing these issues, the core of the region will continue to suffer negative impacts on quality of life and quality of experience. In turn, a lack of solutions will limit the ways to expand the region's economy. With this in mind, a series of goals were identified across seven different components of the transportation network.

### Congestion Management

Complaints about truck traffic and congestion on Route 30 in and around Gettysburg are not a new concept. Since the 1970's the focus of efforts for congestion relief in Central Adams has been the construction of a bypass around Gettysburg. From the early to mid-1970's a route for a bypass was laid out on the north side of Gettysburg through Cumberland Township. After this construction project was abandoned due to local opposition and lack of funding, a series of studies were conducted to evaluate the need for and feasibility of a bypass.

The 1991 Adams County Comprehensive Plan identified a number of broad corridors where a bypass should be considered. In the early 1990's, Penn DOT conducted a study of Route 30 between Gettysburg and Chambersburg. Finally, the Comprehensive Road Improvement Study (CRIS Study) was conducted in 2001 to broadly evaluate east-west traffic movement in Adams County.

Throughout these planning efforts, there remained broad local support for a bypass. In fact, outreach efforts during the Central Adams Plan identified traffic congestion and a bypass as the top transportation priorities to address. Therefore, during the development of this plan a closer look was taken at potential paths a bypass could use around Gettysburg. This evaluation identified a number of concerns surrounding a potential Gettysburg Bypass in the corridor between Gettysburg Borough and Goldenville Road.

1. Any bypass route would need to cross U.S. Route 15 and doing so would require a new interchange. The cost for such an interchange could run upwards of \$20 to \$30





million in 2017 dollars.

2. The area north of Gettysburg that is part of the Gettysburg National Military Park is comprised primarily of the events of Day 1 of the Battle of Gettysburg. Significant resources include the Ephraim Wisler House, location of the First Shot of the Battle and the Eternal Peace Light Memorial. Any bypass route would pass perilously close to these resources.
3. Development on the north side of Gettysburg since 1990 has significantly reduced the available space for a bypass. Residential projects, such as Ridgewood, Patriots Choice, The Meadows, Misty Ridge, and non-residential projects, such as the former Schindler Elevator site, the County Human Services Building and the St. Francis Xavier School have created significant barriers to a new roadway.
4. The cost of acquiring the necessary right-of-way for a new bypass in the corridor between Gettysburg and Goldenville Road would be extremely costly in both financial terms and community impacts. Hundreds of properties would need to be acquired. Broad swaths of the communities would be disrupted causing significant upheaval and local outcry.
5. The cost of constructing even a two lane bypass route would run into the tens of millions per mile. Overall cost for a bypass project could easily approach \$100 million or more.

It is because of these challenges that construction of a Gettysburg bypass was deemed impractical during development of the Central Adams Joint Comprehensive Plan. The financial cost and community disruption that would result were deemed to exceed the benefit to congestion reduction.

Therefore, a Gettysburg Bypass was not included as a primary recommendation. However, this project should be reevaluated in the future should financial constraints change or congestion conditions on Route 30 worsen. Should these financial constraints and/or congestion conditions change, the first step in revisiting a Gettysburg Bypass would be to conduct a feasibility study to evaluate the technical aspects of locating a bypass route against the economic cost-benefit analysis of doing so.

Despite not including a recommendation for a new bypass route, a number of smaller congestion management recommendations have been identified. These projects have smaller footprints and more localized impacts than a region-wide bypass route, which gives them a greater chance of implementation.

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### Goal T1: Reduce congestion in and approaching Gettysburg

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#### RECOMMENDATIONS:

##### T1.1 **Connect the Spokes.**



A series of new road connections between the existing “spokes” around Gettysburg should be pursued in place of a full scale bypass as a way to expand the road network and provide alternative routes around congested areas. In particular, providing new connections between the Route 30 commercial areas and lower volume arterial roads would help reduce local, resident generated trips on Route 30, thereby alleviating some congestion pressures on Downtown Gettysburg.

The following connections to Route 30 should be considered:

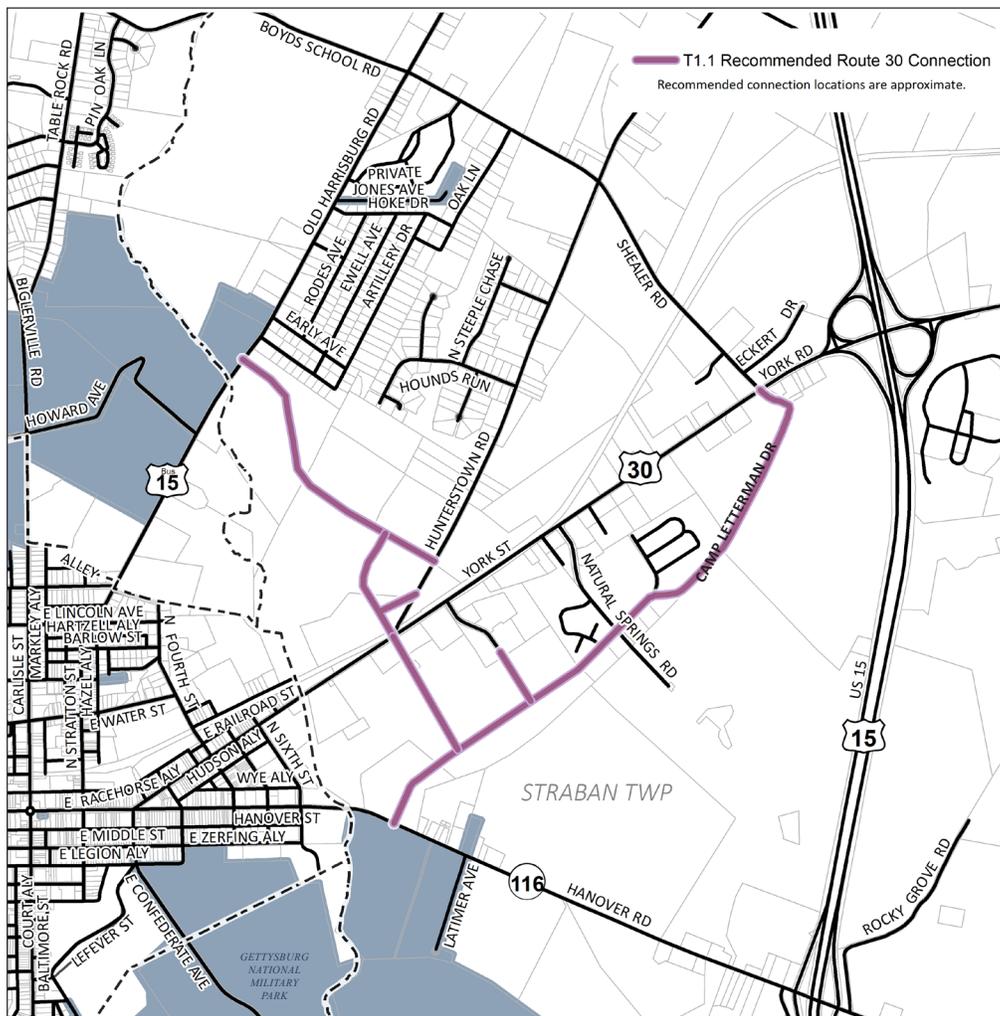
- US 30 East/Camp Letterman Drive to PA 116
- US 30 East/Hunterstown Road to Old Harrisburg Road (Business Route 15)

In addition to these proposed connections, the completion of Camp Letterman Drive in Straban Township should continue to be pursued. When completed, this connection will serve as a reverse access road through the Route 30 commercial corridor in Straban Township. When combined with the recommended connections between Route 30 and PA 116 and Business Route 15, this new road network will allow full traffic movements into and out of the Route 30 commercial corridor without needing to travel on Route 30.

Improvements and connections to Camp Letterman Drive should include:

- Completion of Camp Letterman Dr. via alignment with US 30/Hunterstown Rd
- Natural Springs Road to Camp Letterman Drive
- Village Green Drive to Camp Letterman Drive
- Infrastructure for safe walking and bicycling

## Recommended Connections





### **T1.2 Modernize Travel Demand Management Systems.**



In addition to new roadway connections, Travel Demand Management (TDM) strategies are an important component of managing congestion along a single road corridor or within a larger region. Adaptive traffic signal control systems are increasingly an important part of TDM strategies, especially in urban settings and congested commercial corridors. Adaptive signal systems work by changing the traffic signal timing based on actual traffic demand using hardware and software.

The existing system that coordinates traffic signals in the Central Adams region was implemented in 2007. However, it is now technologically outdated and does not offer the ability of on-demand signal timing changes. In order to better manage traffic flow on the existing road network, this system should be upgraded to a new adaptive traffic signal control system that covers all traffic signals throughout the Region. An adaptive traffic signal control system that can alter traffic signal timing on-demand, combined with targeted new road connections, would help to better distribute traffic flow throughout the region by reducing congestion and traffic delays.

### **T1.3 Advocate for a new interchange on US Route 15 at Hunterstown Road.**



Absent a Route 30 Bypass or additional connections between existing “spoke” roads, a new interchange on U.S. Route 15 at Hunterstown Road would build on the existing use of Shealer and Boyds School Roads as an alternative route around Gettysburg.

Additionally, once the available land along the Route 30 corridor in Straban Township is built out, future development is likely to expand north along U.S. Route 15 from the Route 30 Interchange. This setting has been targeted for development in the past, although the projects ultimately fell through. Once the Route 30 corridor sees full build-out, development is likely to expand north into this setting. An interchange at Hunterstown Road would then become necessary to relieve pressure on Route 30 between Shealer Road and Cavalry Field Road.

Such a connection should be considered a very long-term idea. Support will be necessary from both Penn DOT and local officials. Further, the benefits of this additional connection will need to be weighed against the potential impacts to local roads in the region, such as Smith Road and Shealer Road.

### **Transit**

An effective transit system is one that connects productive places within a region. In order for a system to flourish it needs to provide connections to these places frequently, conveniently, affordably, safely, and cleanly. Trying to meet all of these goals can be challenging, particularly if an area lacks a sufficient density of people or places to support transit.

Beyond ensuring that an effective transit system connects the productive places within a region, it must do so in ways that encourage residents, workers, and visitors to utilize the system. During the public involvement periods of this plan it became clear that despite the presence of existing transit services in the Central Adams region, including Express Bus service between Gettysburg and Harrisburg, as well as year-round connections between Gettysburg Borough and the retail center along York Road, the transit system was not meeting this operational goal.

## Goal T2: Encourage Expansion of Transit Service

### RECOMMENDATIONS:

- T2.1**  **Expand the existing Express Bus to Harrisburg to include connections to Frederick, Maryland (with possible stops in the Emmitsburg/Fairfield area) and York, Pennsylvania focused on connections related to areas with concentrations of employment.**

Transit service in the Central Adams region is comprised of three segments, fixed daily routes inside the region, Express Bus service between Gettysburg and Harrisburg and paratransit service that extends beyond Central Adams on-demand. This combination generally serves the needs of the community during the tourist season as well as the Harrisburg oriented portion of the workforce. However, additional connections are needed to connect the Central Adams region with the full range of productive places that the community accesses.

Hanover and York, Pennsylvania and Frederick, Maryland are the top employment destinations for workers living in the Central Adams region. Additional transit service between Gettysburg and these locations would likely see ridership numbers similar to the existing Express Bus service to Harrisburg. Additionally, a transit connection between Gettysburg and Frederick, Maryland, if timed appropriately with existing transit and train services in Frederick, would create new avenues for tourists to visit the Central Adams region. Connections with these areas would reduce vehicle trips and congestion during AM and PM peak hours.

Establishing these connections, particularly the ones between the Central Adams region and Hanover, York and other places within Adams County have implementation challenges to overcome. Specifically, the settings in between these areas are characterized by lower population densities, less walkability and lengthy gaps between destinations. Resolving these issues will be key to successfully implementing these goals.

- T2.2**  **Provide new transit connections to outer areas of Adams County focused primarily on employment-related trips with connections for shopping and medical needs as well including area such as Hanover, New Oxford, McSherrystown, Littlestown, Biglerville and Fairfield.**

- T2.3**  **Increase the frequency on existing transit routes in Central Adams County with shorter route cycles to better serve local employment related transit needs.** Specific feedback identified better coordination between hours of operation for businesses along current and future employment focused transit routes as a significant improvement needed on the existing transit network. Ensuring that current and future transit route deliver workers to their work locations with sufficient time to enter and “clock-in” would increase ridership and reduce employment-related vehicular trips.

- T2.4**  **Improve wayfinding and marketing through additional signage and increased visibility at existing transit stops so potential riders can find stops more easily.** Greater efforts are needed to build brand awareness of transit services and opportunities in the Central Adams region. Additional wayfinding markers and increased marketing efforts on the overall transit system are two specific items





identified by the community that would help increase transit ridership. The municipalities and groups involved in marketing within Central Adams should incorporate transit availability and stops in their mapped marketing materials.

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### Goal T3: Expand/ improve bicycle and pedestrian infrastructure.

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#### RECOMMENDATIONS:

**T3.1**  **Expand the system of trail networks in the Central Adams region to connect Gettysburg with the residential, commercial and institutional uses in the surrounding region.**

Existing bicycle and pedestrian infrastructure in the Central Adams region consists mainly of sidewalks in Gettysburg Borough and select residential neighborhoods in Cumberland and Straban Townships, National Park Service owned roads and pathways around the Gettysburg National Military Park, and individual segments of the North Gettysburg Trail and Gettysburg Inner Loop Trail systems. However, many older developments, as well as newer retail and employment uses, immediately surrounding Gettysburg are not connected to each other or Downtown. Establishing links between these areas will enhance connectivity, increase opportunities for health and wellness activity, reduce congestion through use of non-motorized transportation, and increase customer traffic to local businesses.

New connections should include:

- New pedestrian connections north of Gettysburg along Business Route 15, PA 34 (Biglerville Road), Table Rock Road, Shealer Road, and Boyds School Road. These connections should be developed primarily as off-road pedestrian facilities (i.e. sidewalks). Specific sites to connect to this network include the Adams County Human Services Building, SpiriTrust, James Getty Elementary, St. Francis School, Rosewood, Patriots Choice, Misty Ridge, and the former Schindler Elevator site.
- Additional off-road pedestrian connections along US 30, PA 116, Herr's Ridge Road and Baltimore Pike to connect with residential, commercial and institutional uses east, south and west of Gettysburg.
- Extension of the existing portions of the Gettysburg Inner Loop Trail to connect proposed trail networks in Cumberland and Straban Townships with the center of downtown Gettysburg to provide greater and more convenient access to businesses.
- On-road bicycle lanes along all of these routes provided sufficient roadway lane width, shoulder width and right-of-way area already exist to accommodate the new lanes.

#### Parking

The bulk of the parking supply throughout Gettysburg is provided by the Race Horse Alley Parking Plaza (356 spaces) and on-street parking meters (660 metered spaces). Parking areas associated with existing commercial and institutional uses comprise the bulk of the off-street parking areas in the Borough. Additionally, a series of alleys provide access to many residential areas for off-street parking.

Gettysburg’s compact layout, combined with being the County Seat and experiencing high visitation during the summer, puts extreme pressure on the on-street parking network. Due to the scarcity of available land, the cost of developing additional parking is high. As a result, parking availability is often perceived as limited, particularly on-street parking, in the Downtown Core and Steinwehr Avenue areas. Compounding this pressure is the significant role that the revenues generated by the Race Horse Alley Plaza and metered on-street parking spaces play in the Borough’s annual budget. Solving this complex issue will require flexibility, compromise, and innovation in future parking design and management strategies in order to maximize the efficient use of both the public and private parking supply.

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## Goal T4: Explore new opportunities for parking in downtown Gettysburg.

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### RECOMMENDATIONS:

#### T4.1 Prepare a Downtown Parking Master Plan.



A comprehensive Parking Master Plan for Gettysburg should be prepared. This document should inventory the existing on-street and off-street parking facilities, evaluate parking utilization rates in different areas of the Borough, and identify both physical parking improvements and/or additions as well as fiscal policy recommendations.

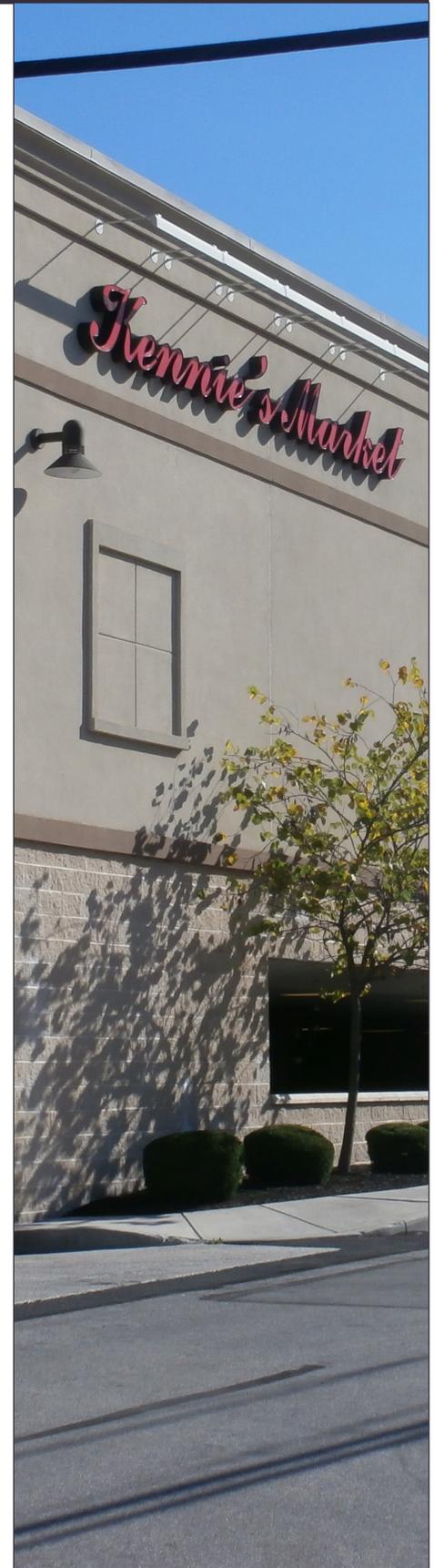
Potential items for further research should include:

- Greater utilization of interior spaces of street blocks surrounding the Square for centralized parking areas.
- Conversion of Borough-owned lots into parking garages.
- Pricing and demand management strategies to balance on- and off-street parking.
- Alternative transportation modes and/or facilities that could reduce demand for parking.
- Marketing and promotion strategies for public parking areas.
- Viability of a “fee-in-lieu of parking” option for development in the Downtown Core area.
- Impact of parking on Borough finances.
- Adequate bicycle parking in downtown areas.
- Provide priority parking to low emission/compact vehicles.

#### T4.2 Enact regulations and design guidelines for off-street parking.



In a built-up setting like Gettysburg Borough, parking regulations need to be sized appropriately. This includes ensuring that the number of required off-street spaces is appropriate for a Borough setting. Additionally, the Borough should encourage parking for new buildings/ uses to be located underneath the structure (such as the Kennies’ store downtown), rather than in surface parking lots. This would maximize the limited land base within the Borough while still providing the on-site parking needed by business. Such a design could be bundled with requirements to “wrap” active uses on the first floor to maintain the visual fabric of the street.





## Goal T5: Maintenance and Safety Priorities

### RECOMMENDATIONS:

#### T5.1 **Prioritize maintenance on municipal roads that serve regional traffic patterns.**



The number of vehicle trips generated by local residents and businesses combined with the trips generated by millions of annual visitors to the Central Adams region places enormous strain on the unique “Hub and Spoke” road network that radiates outwards from Gettysburg through the Central Adams region. Visitor traffic is largely confined to the primary, largely state-owned road network. However, the municipal road network carries the bulk of local, resident and business generated trips. Often, these municipal roads serve as de facto bypasses around known chokepoints on the primary road network. Many, like Shealer/Boyds School Roads for example, carry several thousand trips daily. Since these roads play a vital role in the vibrancy and livability of the community for local residents and businesses, they should be afforded a higher priority in municipal road maintenance efforts.

- Shealer/Boyds School Rd
- Herr’s Ridge Road
- Old Mill Road
- Camp Letterman Drive
- Granite Station Road
- Washington Street
- Stratton Street
- 4th Street
- Broadway
- W. Lincoln Avenue
- Water Street
- E. Middle Street
- Lefever Street
- Constitution Avenue
- Long Lane
- Racehorse Alley
- Zerfing Alley
- Legion Alley
- Schoolhouse Alley
- Wall Alley

#### T5.2 **Address safety issues at key intersections and road corridors.**



The combination of vehicle trips generate by residents, businesses, and visitors places enormous strain on the unique road network in the Region. This “hub and spoke” pattern also places strain on the roads comprising the “spokes” as well as the intersections along these “spokes” that serve as the “hubs”. These corridors and intersections will need to be closely monitored for changing traffic volumes, travel patterns, and/or accident rates that could indicate growing congestion or safety concerns:

- US Route 15 Interchanges - at US 30, PA 116, PA 134, PA 394
- US Route 30
  - o Belmont Road to Reynolds Ave
  - o Rock Creek to US Route 15
  - o Springs Avenue to N. 4th Street
  - o US Route 15 to New Chester Rd
- Route 34/Carlisle Street
  - o Gettysburg Square to Broadway
  - o Table Rock Rd to Herra Ridge Rd
- Route 116
  - o Reynolds Ave to Baltimore Street
  - o Rock Creek to Hoffman Road
- PA 134
  - o Emmitsburg Road to US Route 15
- Route 394
  - o Old Harrisburg Road to Coleman Rd
  - o New Chester Road to Conewago Road
  - o Old Harrisburg Road

- Baltimore Pike
  - Steinwehr Avenue to US Route 15
- Business Route 15/Old Harrisburg Road
  - Long Lane to PA 134
  - HACC Entrance Drive
- Centennial Road - US Route 30 to Straban Township Line
- Hunterstown Road
  - US Route 30 to Shealer Road
  - Smith Road to PA 394
- Mummasburg Road and Herrs Ridge Road
- Oxford Road - PA 394 to New Oxford
- Shealer/Boyd School Road
  - US Route 30 to PA 394
  - Old Harrisburg Road
  - Table Rock Road
- Where the National Park Service has monuments located along state roads, it is recommended that safe off-road parking is provided to declutter the streets of parked cars and provide safe vehicle egress. Examples include, but may not be limited to:
  - First Shot House on Route 30
  - Baltimore Pike, across from the Visitor's Center
  - Ridge/ Barlow Road area off of Emmitsburg Road

Once identified, improvements to these corridors and intersections should be pursued through all possible means, including:

- Transportation Improvement Program (TIP) projects
- Act 209 Capital Improvement Program (CIP) Fees
- Development-related improvements



### Gettysburg Regional Airport

The current size and operational ability of the Gettysburg Regional Airport (GRA) limit the type of aviation services it can provide to locally oriented general aviation needs. Previous planning efforts, under both private and public ownership, evaluated a number of expansion options to maintain and increase its ability to handle more aviation traffic.

Under a previous planning process, efforts were made to link the GRA with a new business park, similar to the one surrounding the Carroll County Airport in Westminster, Maryland. Such an expansion for the GRA would involve a substantial increase to the current runway to a length capable of accommodating a large class of aircraft. However, due to its location the GRA has some notable physical limitations, including Old Mill Road to the south and Route 30 to the north. This makes increasing the current runway extremely difficult without significant infrastructure changes, such as relocation of Old Mill Road. Due to these challenges this option has been eliminated from further consideration in the plan. As discussed in the Future Land Use section, the elimination of an expanded runway as a future option will limit the type of businesses that could be located around the GRA.

### Goal T6: Retain Air Service at Gettysburg Regional Airport (GRA)

#### RECOMMENDATIONS:

#### **T6.1 Work with the Susquehanna Area Regional Airport Authority (SARAA) to maintain and expand the existing level of air service.**



Moving forward, the Central Adams region will need to work closely with SARAA on ways to maintain the existing level of service at the GRA. Assisting SARAA with items such as upgraded runways, additional taxiways and other support facilities such as hangers and the return of fuel sales should be considered. Maintaining these capabilities are important steps needed to ensure the GRA is retained in the future. This is particularly important given the difficult history of airport site selection in Adams County. Reestablishing a new airport in the region could prove exceedingly difficult.

#### **T6.2 Maintain an Airport Hazard Area Overlay District in all future zoning ordinances.**

The Pennsylvania Department of Transportation, Bureau of Aviation requires all municipalities containing a general service airport to maintain an Airport Hazard Area Overlay District in their zoning ordinances. Cumberland Township will need to maintain such a District in all future zoning ordinances.

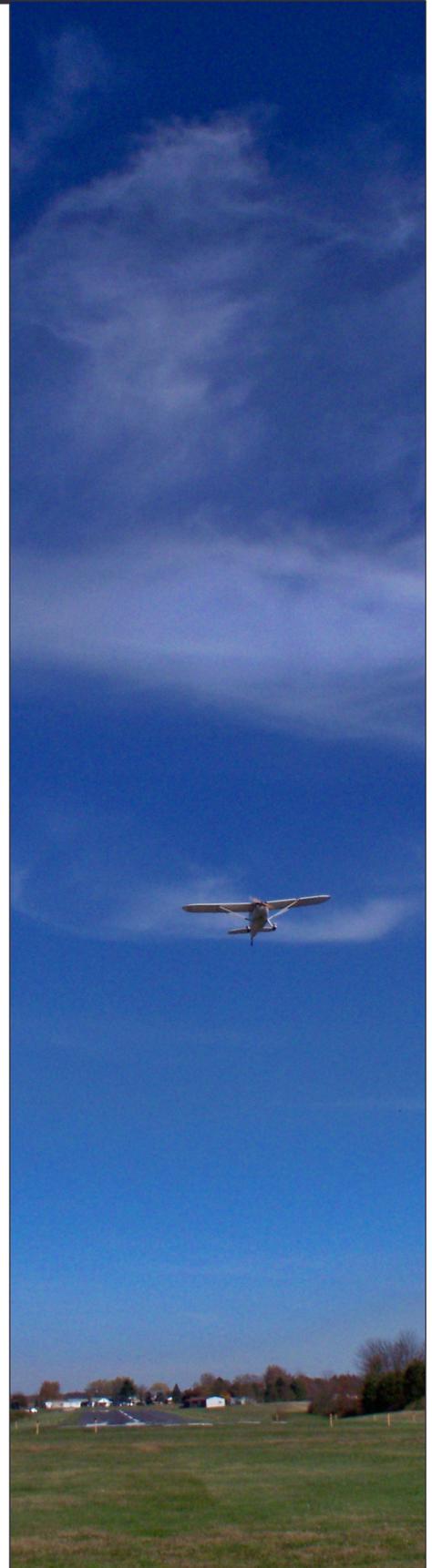
### Goal T7: Access Management

#### RECOMMENDATIONS:

#### **T7.1 Promote street network design in future development that focuses on pedestrian and bicycle infrastructure, connectivity, and reduced maintenance costs.**



As was common practice in many areas, street networks in older developments in the Central Adams region are characterized by wide, car dominated streets, cul-de-sacs and an absence of pedestrian facilities. Many also contain a large number of culverts and other drainage facilities that direct stormwater runoff through man-made channels. Over time, this pattern has created congestion from a lack of connectivity and excessive maintenance costs for snow removal



and annual maintenance.

In order to address these issues municipalities should consider incorporating the following policy recommendations that promote a pedestrian-based environment instead of a car-based one in future planning efforts:

- Narrower street widths.
- Full pedestrian facilities.
- Designated bike lanes.
- Eliminate use of cul-de-sacs in favor of full through streets, a grid-network for example.
- Require street connections between adjacent developments.
- Implement traffic calming measures into neighborhood street designs.

### **T7.2 Limit new, full-movement access points onto U.S. Route 30.**



As described in Goal T1, decisions regarding the future of U.S. Route 30 should be made under the assumption that a bypass of Gettysburg will not be built. Therefore, in addition to the new road connections proposed in T1.1 and the upgraded ITS network proposed in T1.2 both Cumberland Township and Straban Township should pursue access management techniques that reduce turning movements onto Route 30. Limiting such movements will help to better manage the flow of traffic in and around the Central Adams region.

### **T7.3 Encourage reverse frontage and shared access points for non-residential development.**



As part of implementing T7.2, encourage additional means of access to development along Route 30, as well as other major corridors. The primary recommended method for doing so is to require vehicular and pedestrian interconnections between adjacent commercial and employment uses along these corridors. The ability to travel between adjacent developments, particularly in the Route 30 commercial corridor, using reverse frontage roads and shared access points would help accomplish this goal.

Some examples of such connections include:

- Village Green Drive to Natural Springs Road
- Giant Shopping Plaza to Pebbles Plaza

# ECONOMIC DEVELOPMENT

*Diversify the Region's economy to broaden the tax base and generate more year-round demand for goods and services.*

Communities face the challenge of using economic development in a manner that compliments its past and builds on its strengths while simultaneously ensuring that it continually modernizes its key industries. A community must frequently evaluate its key industries and determine how they measure up compared to local, regional, state, national and international economic trends, and determine whether a new direction is necessary. If one is needed then it must follow a process to determine new industries to target, new policies to implement, and how aggressively to seek a change of direction.

The economic development goals and recommendations for the Central Adams Region were developed with three overarching concepts in mind:

1. Leverage a community's strengths to address its weaknesses.
2. The most sustainable kind of economic development comes from supporting, growing, and expanding existing businesses.
3. Expectations on the type and aesthetics of economic development must be the same across the entire community.

## Goal ED1: Promote collaboration across the community

One common response during the public outreach portion of the planning process was that many organizations are working independently. An increase in collaboration efforts between economic development organizations (EDOs), business community partners, and municipal officials would go a long way towards the elimination of programmatic redundancy and increase the efficiency of Regional economic development efforts.

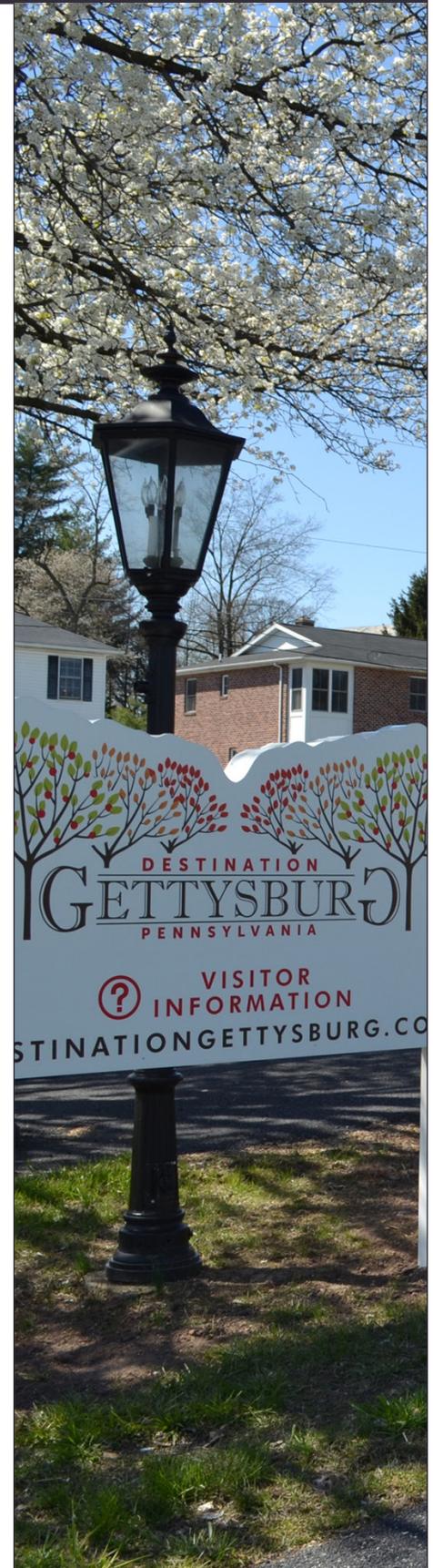
### RECOMMENDATIONS:

#### ED1.1 **Strengthen cooperation between regional EDOs, Realtors, and municipal officials to attract, retain and expand business opportunities in the Region.**



Regional EDO's, such as Adams Economic Alliance, Gettysburg-Adams Chamber of Commerce, Destination Gettysburg, Advantage Adams, and Main Street Gettysburg, along with local Realtors and municipal officials should increase the level of cooperation and marketing efforts to attract, retain and expand business opportunities in the Region. These efforts could take many forms. Municipal officials are often the first line of approach for businesses seeking to build new or expand an existing site. Regional EDO's should ensure municipal officials have information about programs or marketing tools that can assist those businesses in their building or expansion process, and work together to establish target goals and identify available resources. .

Officials in EDO's also have a wealth of information on the location and infrastructure needs of the business community. EDO's should ensure that this information is shared regularly with municipal officials so regulations and infrastructure investment priorities can match the needs of the business community.



### **ED1.2 Develop and implement a Strategic Business Development Plan for the Region.**



Municipal officials and regional EDO's should collaborate to develop a regional Strategic Business Plan to market the Region to attract a diverse range of new business and employment opportunities that seek to expand the local economy beyond the agriculture and tourism sectors.

### **ED1.3 Identify gaps in workforce skills in the Region.**



One surprising response during the public involvement process was feedback from the business community that it was having a difficult time finding employees. Common complaints ranged from a lack of qualified applicants to a lack of work ethic in applicants. Having a skilled workforce is a key component to any economic development growth.

In order to ensure that such a supply exists in the Region, a working group of education providers and business interests should be formed or, if one exists, maintained with a goal of identifying gaps in workforce skills and developing training opportunities to address those gaps. While such a process may be outside the normal range of issues that municipal officials deal with, they should become involved in the discussions as issues may arise that could be effectuated through municipal policy decisions.

### **ED1.4 Increase marketing efforts from businesses towards local residents.**



A common theme throughout the public involvement process was that businesses and municipal officials in the Region focus and market towards tourists instead of local residents, particularly in downtown Gettysburg. Many also indicated that businesses are not open when people who work full time can visit them and that variety in shopping options is lacking for non-tourists.

*"It seems like Gettysburg is increasingly catering to tourists. While this isn't a bad thing, sometimes amenities for local residents take a backseat to seasonal businesses."*

This is a very concerning issue that the Region will need to address in order to meet its overall economic development goals. Municipal officials and the regional EDO's should work with the business community to identify barriers to marketing towards local residents and find ways that all parties can assist in marketing existing and future businesses to local residents.

### **ED1.5 Expand business development and marketing assistance programs to help grow existing businesses.**



The regional EDO's have information and opportunities available to assist existing businesses in grow and improve their operations. In particular, the regional EDO's should ensure that municipal officials are aware of and have access to information on these tools and opportunities so they can provide them to businesses that approach them during an expansion or other development related process.

## **Incentives for Development**

One of the most controversial aspects of economic development is whether or not to use development related financial incentives to help attract or retain a business. During the public involvement process for this plan a great number of comments were received urging that tools such as Tax Increment Financing (TIF) or Local Economic Revitalization Tax Assistance (LERTA) not be used in the Region. This is understandable since these tools

involve tax revenues, a topic which engenders very passionate responses throughout the community.

However, as experts in the economic development community have noted, financial incentives like TIFs and LERTAs should not be used as a primary site selection criteria, but rather as a tie-breaker between locations. In other words, if there are multiple communities that meet the location, infrastructure, and workforce needs of a business, only then should financial incentives play a role in the final site selection decision. Not offering, or not having a policy on the use of, these financial incentives would mean that the Central Adams region would be competing for economic development opportunities solely on location, infrastructure availability, and workforce composition. This could put the Central Adams region at a disadvantage with certain types of projects or industries.

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## Goal ED2: Incentives for Development

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### RECOMMENDATIONS:

#### ED2.1 Reserve development-related financial incentives for projects in Designated Growth Areas.



There are State, Federal, and other funding resources available to developers and municipalities seeking to encourage development or redevelopment. These programs change frequently and are too lengthy to include, but more information may be found on the [Funding Resources page](#) of the Adams County Office of Planning & Development website or by contacting the Adams Economic Alliance. Tools municipalities can implement without outside funding sources include TIF, LERTA, and Business Improvement Districts. In Central Adams, financial incentives should be reserved for projects that involve a very specific type of location or project. These incentives could be used in projects that:

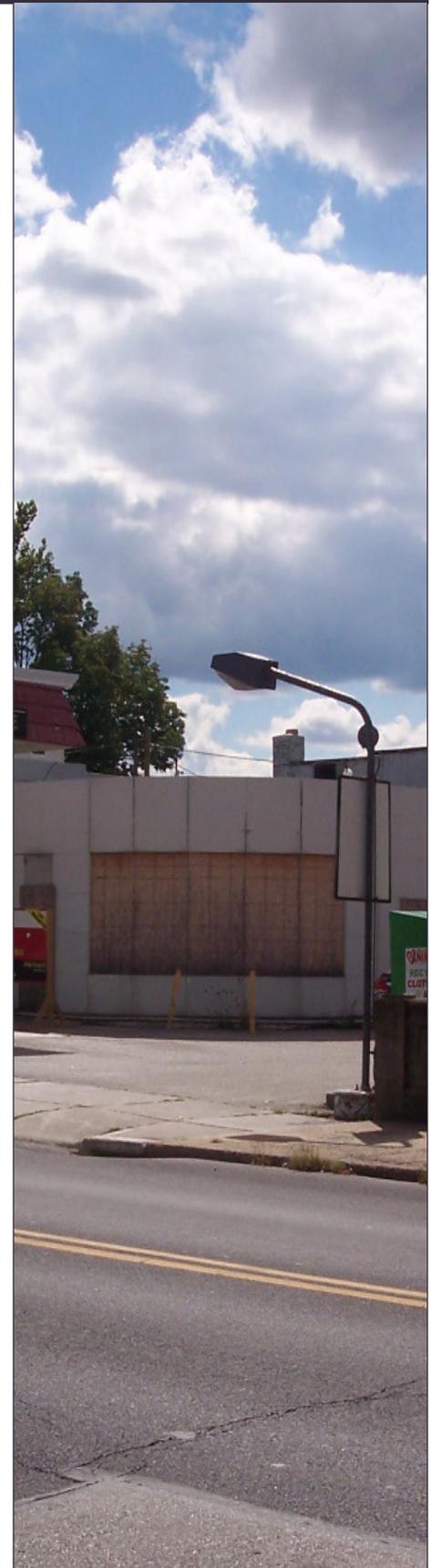
- Redevelop existing buildings, brownfields and superfund sites, and vacant or underperforming lots for infill development.
- Extend, expand, or repair infrastructure such as sewer and water lines, road networks, power service, or telecommunications lines.

Limiting the use of incentives to locations within the Designated Growth Areas and to projects that address infrastructure needs and/or reuse of existing sites and buildings will ensure that they are used for projects that offer the greatest balance between return on investment and the Future Land Use Plan.

#### ED2.2 Determine the appropriate types of development-related financial incentives for each municipality.

Beyond limiting the use of financial incentives to the locations and type of projects listed in ED2.1, each municipality should establish its own set of criteria for each type of incentive. This could include limiting the type of incentive it would consider or specific financial criteria. Each municipality should establish a formal policy on financial incentives that clearly lays out its policies on financial incentives. This will ensure that any potential developers seeking to use one will have a clear picture of the municipality's position before getting too far into the development process.

#### ED2.3 Establish appropriate criteria for blight within each municipality.





A designation of blight is a requirement for any site that seeks to use certain development related financial incentives. Each municipality should establish a very specific definition of blight as part of its policy statement on the use of financial incentives. ED2.1 is specific on the type of sites that should be considered for the use of development related financial incentives. This same list also defines the type of locations that should be given the most consideration for designations of blight.

However, while many would easily identify a brownfield site or a superfund site or an old, abandoned building as blighted, the Urban Redevelopment Law also allows underutilized land to be considered blighted as well. This means that any undeveloped, greenfield site within the Region's Designated Growth Areas could be considered blighted and, therefore, eligible for financial incentives. While each municipality should establish its own priorities in this regard, greenfield sites in the Region should not be designated as blighted areas and development related financial incentives should not be used on them.

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### Goal ED3: Diversify the Economy

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The economy of the Central Adams Region is heavily dependent on the social service, tourism, and retail sectors of the economy. Combined, these three sectors account for 49.3% of the Region's job base. However, in terms of annual wages, the tourism sector ranks last and the retail sector ranks in the bottom five out of all sectors in the Region. The impact can be seen in the commuting pattern where 68% of workers living in the Region commute to employment outside Central Adams. These workers commute to places like Hanover, York, and Frederick, MD. This pattern may place a strain on the community, especially the social organizations that help bind it together. A key recommendation for the Region is to diversify the overall economy to broaden the tax base, attract new, higher wage jobs, and generate additional year-round demand for goods and services.

#### RECOMMENDATIONS:

##### ED3.1 Build on Adams County's agricultural heritage and assets.



The most sustainable way to generate economic growth in a community is to leverage its existing strengths. Adams County as a whole has a wealth of agricultural assets that could be used in attracting new companies and visitors. Municipalities and EDO's should prioritize promotion of the area's existing agricultural assets as a means to attract agricultural related manufacturing, research and development, and technology-based businesses and employment opportunities to the Region. By focusing business attraction efforts on a sector that already enjoys broad support throughout the community, the community is more likely to be supportive of the new growth and development that results.

The Region should grow and promote events that showcase Adams County's agricultural resources and products through retail venues, farmers markets, restaurants, etc. within the Region. Gettysburg Borough, which already has high levels of visitation each year, is a prime location for some of these events. Properly marketed, this would also assist in drawing local residents into the Downtown Core and help grow the Borough's economy.

##### ED3.2 Expand the tourism sector by developing new facilities and events that broaden the spectrum of visitors to the Region.



Analysis of demographic data collected by tourism venues and marketing organizations indicate that the visitors that are coming to the region are aging and not being replaced by a younger generation of tourists. In an area where the tourism sector accounts for 20% of the jobs and a significantly higher percentage of the Region’s GDP, this is a significant challenge to overcome.

Organizations like the National Park Service and Destination Gettysburg have made great strides in adjusting marketing efforts towards a younger audience; these efforts should be continued and expanded. Efforts should be made to attract events and businesses that will attract a new, younger generation of tourists. Opportunities like trails for bicycling and walking, active-recreation based tourism, and youth sporting events would help promote the Region as a destination for health and active recreation. The Region’s agricultural heritage and fresh local food production could promote the Region as a destination for agri-tourism and culinary tourism, in addition to craft beverage based tourism.

**ED3.3 Focus business attraction efforts on employment sectors that diversify the Region’s tax base.**



Focus business attraction efforts on employment sectors that diversify the existing manufacturing sector and add professional office-related employment opportunities, particularly those in employment sectors under-represented in the Region.

**Goal ED4: Focus on Core Areas of the Region**

The Primary and Secondary Designated Growth Areas (DGAs) are the focal points of future growth and economic development in the Region. This will ensure that future growth occurs in areas where there is broad support for development. Specific focus within the DGAs should be given to the Downtown Core, Mixed Use, and Commercial settings.

**RECOMMENDATIONS:**

**ED4.1 Direct economic development efforts into the following core areas:**



Gettysburg Borough

- Downtown Core
- N. 4th Street Corridor
- Steinwehr Avenue / Baltimore Street Corridors
- Water Street/CSX Corridor
- Chambersburg Street Gateway

Cumberland Township

- Emmitsburg Rd/Greenmount
- Biglerville Road Corridor
- U.S. Route 30 West/Airport
- Fairfield Road Corridor

Straban Township

- U.S. Route 30 East
- U.S. 15/30 Interchange
- U.S. 15/394 Interchange
- Hunterstown

**ED4.2 Promote redevelopment and infill sites within the Region over development on new greenfield areas.**



Redevelopment, infill, and brownfield sites should receive priority for the use of development related financial incentives. This should be done using a number of tools.

- Municipalities should apply development standards in the Downtown Core, Mixed Use, and Industrial areas that encourage mixed use infill of underutilized spaces at higher density levels. Within Gettysburg Borough,



## 04 Plan Elements



this could include additional development along alleys and surface parking lots to maximize use of the Borough's limited space.

- Gettysburg should perform a study distinguishing areas appropriate for redevelopment, infill development, adaptive reuse, and preservation. Financial incentives should be focused to promote each within the respective areas identified in the study
- Municipalities should also work closely with regional economic development partners to market properties in areas identified for infill and redevelopment. Often, the biggest barrier to bringing a new business into a Region is the lack of readily available sites. Since municipal officials often have closer relationships with property owners, they are in a prime position to coordinate efforts between the Region's economic development partners and willing property owners.

### ED4.3 **Prioritize the form, function, and aesthetics in all future development.**



Central Adams is home to an internationally recognized destination. With that recognition comes a pressure to ensure that Gettysburg remains vital and preserved for future generations. Focus should be placed on the form, function, and aesthetics of development. This will ensure that new development is done in a way that respects and compliments the Region's history. Implementation of these standards should come through municipal ordinances by including requirements for landscaping, building orientation, architecture, etc.

- In Cumberland and Straban Township this may require adding site design standards with a greater level of detail, including specific graphical examples.
- Gettysburg Borough should consider moving its zoning ordinance away from a traditional Euclidian-style ordinance and implement a Form-Based Zoning Code which would help prioritize form, function and aesthetics rather than specific land uses.

### ED4.4 **Identify necessary community infrastructure that supports businesses in the core areas of the region.**



One consistent area for improvement identified during the public involvement portion of the plan was a lack of infrastructure and amenities for customers and visitors that help support the business community. Lack of adequately defined parking areas, poor lighting, a limited number of restrooms, and a lack of bicycle accommodations in downtown Gettysburg were the most commonly identified needs. Addressing these needs would help encourage more customers to frequent downtown establishments in Gettysburg Borough. Interestingly these needs were raised equally by residents and visitors, indicating that these are issues with broad support for investment in the future. Since these types of infrastructure projects can become time consuming and costly, municipalities should partner with their regional economic development partners as well as other community organizations to assist in addressing these needs.

### ED4.5 **Enhance Business Improvement Districts in Gettysburg Borough.**



The Steinwehr Avenue Business Improvement District (BID) has been very successful since its inception in 2010. Gettysburg Borough should continue to support this BID and encourage other areas within the Borough to explore whether a BID would help revitalize other core areas of Gettysburg.

## HERITAGE

*Identify proactive methods to balance preservation and promotion of the historic character of Central Adams, while encouraging appropriate scale and aesthetics of growth activities.*

The Central Adams region is rich in historic character, from Downtown Gettysburg, to the Civil War Battlefields, to the farm buildings and agricultural landscapes of Straban and Cumberland Townships. Gettysburg National Military Park consists of over 6,000 acres, and has great influence on the landscape and the economy within the Region.

Among the priorities that emerged during the planning process was the need for balance between preservation and development, so that the needs of the community are met without compromising the Region's historic character and sense of place. Directing development to occur within the Designated Growth Areas and use context-sensitive design elements will go a long way in limiting conflict between development and preservation needs.

Preservation activities in the region has traditionally focused on the Civil War, at times to the exclusion of others. However, a number of additional historic themes in the Central Adams region were identified in the planning process, including Native American/Prehistoric, Agriculture, Early Settlement, African American/Underground Railroad, Civil War, Eisenhower, Lincoln Highway and Mid-Century Tourism.

The last regional inventory of historic resources was an architectural inventory completed in the early 1980s, and consisted of structures in Adams County over 50 years in age. This survey is a valuable research tool, but it is out of date and should not be relied on today as an inventory of historic resources. Local preservation groups felt that basing a survey solely on the criteria of the age of a building resulted in the inclusion of many structures that weren't necessarily historically significant. Additionally, there may be sites or broader landscapes that do not have a building or structure, and so were not included.

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**GOAL HR1: Ensure that development complements the character and scale of the traditional building patterns and rural landscapes of the Region.**

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### RECOMMENDATIONS:

**HR1.1**  **Promote context-sensitive design, especially on sites located in transition areas or within view of historic resources and landscapes, such as the Gettysburg National Military Park.**

Assure that zoning ordinance design standards related to size, scale, orientation, and materials for new construction are not in conflict with the historic fabric of the Region.

**HR1.2**  **Preserve and enhance entrance corridors and roads that promote the rural, natural, or historic character of the region through context-sensitive design for new development, and streetscape, lighting, and signage enhancements where appropriate.**





Historic corridors in the Region include Old Harrisburg Road, Route 30 West, Emmitsburg Road, and Taneytown Road. Scenic corridors include Baltimore Pike, Hanover Road, Mummasburg Road, and Route 394. Development along these corridors should be held to strict standards regarding context-sensitive design elements. Corridor improvements in more developed areas should include increased lighting, buried utilities, streetscaping, landmark signage, and bicycle and pedestrian connectivity improvements.

### **HR1.3 Support or facilitate the efforts of owners to continue using their historic properties or to adapt them for a new use.**



It is important to acknowledge the hard work and creativity of local property owners and organizations, as their work demonstrates the positive impact and increased economic benefits that property improvements can have on their neighborhoods.

- Establish a framework to formally recognize individuals, organizations, and projects that are consistent with and help further the Region's preservation goals and objectives.
- Explore ordinance updates to encourage upgrades and new use of existing buildings, including agricultural buildings.
- Provide incentives such as reduced permit fees for rehabilitation or restoration efforts, a façade grant program, low-interest loan program, conservation easements, or allow property owners to utilize tax abatement incentive programs such as Local Economic Revitalization Tax Assistance (LERTA) for certain improvements to deteriorated or underutilized buildings.

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## **GOAL HR2: Identify, celebrate & promote the diverse heritage resources as a basis for retaining and enhancing strong community character.**

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### **RECOMMENDATIONS:**

#### **HR2.1 Establish local criteria for recognizing or designating historic properties, in addition to using the National Register process.**



Local preservation groups identified the need for a comprehensive inventory of historic resources, the first step of which is to determine what criteria the local community feel are important in representing the history of the Region. This may include landscapes, buildings, and sites that do not meet the criteria for the National Register, but are an integral component in the interpretation of local history nonetheless. The Pennsylvania State Historic Preservation Office is an essential resource for guidance on inventory efforts.

#### **HR2.2 Collaborate with local preservation organizations, Adams County, and the State Historic Preservation Office, in order to utilize new technology to create a comprehensive regional inventory of historic resources that includes all historic themes in the Region.**



An inventory will help regional governments and organizations take a proactive approach to the preservation of these resources, rather than a reactive approach when a resource is threatened by development or demolition.

**HR2.3** Pursue National Register nomination for eligible historic resources, especially sites that exemplify the diversity of the Region’s heritage, to provide access to funding for restoration, preservation, and interpretation of those resources.



Preservation efforts should encompass all historic themes and highlight the diversity of historic resources in Central Adams. Listing resources provides more oversight in guiding rehabilitation, redevelopment, and demolition. It can also increase funding options for property improvements.

**HR2.4** Increase communication and collaboration between local governments and organizations involved in the preservation, interpretation, and promotion of heritage resources.



Consistent communication will promote not only coordination and consensus, but also improve the effectiveness in the conservation and preservation of heritage resources, while reducing conflict between preservation and development goals.

**GOAL HR3: Integrate the preservation of historic resources with the economic development goals of the Borough, Townships, and rural working landscapes.**

**RECOMMENDATIONS:**

**HR3.1** Fully utilize state and federal funding and tax programs, as well as the Main Street program to restore and enhance historic resources and streetscapes.



**HR3.2** Encourage and support marketing initiatives by organizations such as Destination Gettysburg and Celebrate Gettysburg to promote heritage tourism and historic corridor auto tours in the region.



Additional organizations that promote interpretation, education, preservation, and recreational programming within the region include the Lincoln Highway Heritage Corridor marketing and planning teams, the Journey Through Hallowed Ground Partnership, and the South Mountain Partnership.





## CULTURE

*Develop a framework for municipalities to work with private and non-profit organizations and to encourage cross-sector collaboration in providing community activities, events, and other cultural amenities.*

Cultural resources are the activities that are important to the social fabric of the community and the places and organizations that facilitate community activities. Central Adams has a considerable concentration of venues and events from living history reenactments, music, arts, theater, museums, and festivals, to rural community events at local fire halls and churches. During public and stakeholder outreach for this plan, a significant need for collaboration between local groups organizing cultural activities was identified.

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**GOAL C1: Develop and promote policy initiatives that strengthen the creative sector as a resource for community identity, livability, and economic development.**

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**RECOMMENDATIONS:**

- C1.1**    **Ensure that local ordinances accommodate the use of live-work, studio or rehearsal spaces and accessory buildings.**
- C1.2**    **Promote collaboration among municipalities and providers to design strategies for economic development through cultural activities.**  
         Gettysburg hosts many arts and culture events. Local economic development efforts should continue to recognize the significant contributions of the creative sector to the local economy.
- C1.3**    **Treat activities and events as necessary for promoting economic development within the region and increasing quality of life for residents, rather than an immediate revenue source.**  
    Municipalities should take a long-term view on income generation from events, and consider the increased revenues from visitation, parking, dining, and sales at local businesses when considering event regulations, permitting and price structures for local events.

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**GOAL C2: Improve local participation in existing cultural activities and events.**

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**RECOMMENDATIONS:**

- C2.1**    **Work with local organizations to increase diversity in events and activities.**  
        Public survey results for this plan identified a need for stronger embracing of racial and cultural diversity. There is a lack of diversity in the attendance at events and activities, which could be a result of a lack of communication and promotion to local minority populations, or a lack of events that appeal to those populations. To increase inclusiveness, boards and committees of local organizations should strive to be representative of the local community, 16% of

which consists of minority residents.

**C2.2**  **Increase activities for teens and young adults by supporting programs that accommodate the ways in which young people learn about and engage in activities, including promotion, content, scheduling, and cost.**

**C2.3**  **Establish strong links between local colleges and the community to provide greater opportunities for residents to participate in campus-oriented cultural activities, and to bring students into the community's cultural life.**

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**GOAL C3: Encourage an alliance among those providing cultural offerings and those involved in the creative sector to determine ways to partner with each other to accomplish common goals.**

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**RECOMMENDATIONS:**

**C3.1**  **Cultivate an alliance with a broad membership that reflects the region's overall make up socially and culturally by fostering collaborations between organizations representing different groups and disciplines, or organizations serving different social functions such as: churches, museums, community centers, public and private schools, local colleges, etc.**

There is strong local interest in the arts and other cultural offerings, yet many residents and organizations feel disconnected from each other. Close collaboration between organizations and municipalities can help raise the profile of local cultural activities, create community connections, contribute to revitalization and placemaking efforts, and strengthen the creative economy.

Creating an alliance could help local groups and organizations reach their goals more efficiently, while reducing competition for limited funding resources. Groups could explore opportunities for shared staff, contractual resources, and volunteer staff.

**C3.2**  **Maximize joint marketing opportunities to increase and diversify participation in cultural activity, and increase earned income for providers.**

Work with Destination Gettysburg and active neighborhood groups to support, develop, and promote a consistent brand message with complementary themes, concepts and graphics. Marketing, placemaking, and wayfinding development should be consistent with the established brand identity of the Region.

# REGIONAL COMPATIBILITY

Section 301.A(5) of the Pennsylvania Municipalities Planning Code requires that comprehensive plans include a statement describing the degree of compatibility of the comprehensive plan with those of surrounding jurisdiction and of the county comprehensive plan. Consideration of these relationships is essential to ensure that the planning and policy recommendations of the planning area are consistent with those of the overall county and with those of adjoining jurisdictions.

### Consistency with the Adams County Comprehensive Plan

The Adams County Comprehensive Plan was adopted in 1991. The Adams County Vision for Parks, Recreation, and Open Space was adopted as an amendment to the County Plan in 1998. The Adams County Greenways Plan was adopted as an additional amendment to the County Plan in 2010.

The Central Adams Joint Comprehensive Plan is consistent with the Adams County Comprehensive Plan, as amended. Both plans focus on accommodating most of the anticipated population increase and development within growth areas. The Primary DGAs of the Central Adams Plan are larger than those of the County Plan. This difference results from decision-making in the Central Adams Plan to acknowledge known proposed development. It is also acknowledges that the growth areas designated within the County Plan are over two decades old.

The two plans are highly consistent with regard to how rural settings and important agricultural, natural resource, historic, and cultural settings are addressed. Both plans advocate for significant conservation of rural settings in general. With regard to parks and recreation policies, the two plan share a common methodology of evaluating these resources, and accordingly offer consistent evaluation results and recommendations.

### Compatibility with Adjoining Plans

The Central Adams planning area borders Franklin, Highland and Freedom Townships, Adams County to the west, Butler and Tyrone Townships, Adams County to the north, Reading, Mount Pleasant and Mount Joy Townships, Adams County to the east, and Frederick County, Maryland to the south. The Central Adams Plan is consistent with the various planning efforts for all of these settings as follows.

#### Franklin and Butler Townships

Both Franklin Township and Butler Township, Adams County adopted the Northwest Adams Joint Comprehensive Plan in 2010. This multi-municipal comprehensive plan encompasses six municipalities, including Franklin and Butler Townships, in the Northwest quadrant of Adams County. The border between the Northwest Adams and Central Adams planning areas is comprised of rural agricultural settings and the Biglerville Road corridor. Planning policy in both plans recommend that the area along this border remain rural and that agricultural, cultural, and natural resources in this setting be conserved. Both plans acknowledge the Biglerville Road corridor as a commercial corridor focused on a mix of low impact commercial uses. Accordingly, the two plans are compatible.

### Highland Township

Highland Township, Adams County adopted a Comprehensive Plan in 2004. The Township was also included in the planning process of developing the Southwest Adams Joint Comprehensive Plan. However, ultimately, it did not adopt the Southwest Adams plan. The border between Highland and the Central Adams planning area is comprised of rural, agricultural and natural settings, including Marsh Creek. The portion of Highland Township along Fairfield Road and adjacent to the Central Adams region is depicted as General Use, a designation intended to cover a range of low intensity uses served by on-lot utilities. The adjacent area in the Central Adams region envisions uses geared more towards a more rural nature. However, both plans recommend these areas being served by on-lot utilities which will result in a similar intensity of development in both settings. Accordingly, the two plans are compatible.

### Freedom Township

Freedom Township, Adams County adopted the Southwest Adams Joint Comprehensive Plan in 2018. This multi-municipal comprehensive plan encompasses six municipalities, including Freedom Township, in the Southwest portion of Adams County. The border between Freedom and the Central Adams planning area is comprised primarily of rural agricultural settings and the Gettysburg National Military Park. Additionally both plans contain a Mixed Use growth area along Emmitsburg Road extending from the U.S. Route 15 / Emmitsburg Road Interchange to the Village of Greenmount. Planning policy in both plans recommend that the growth areas should be served by sewer and water systems based on the needs of future development. Accordingly, the two plans are compatible, although it should be noted that without the Secondary Designated Growth Area around the Village of Greenmount, the plans would not be compatible along the Emmitsburg Road corridor.

### Mount Joy Township

Mount Joy Township, Adams County adopted a Comprehensive Plan in 2014. Rock Creek serves as the primary border between Mount Joy Township and the Central Adams planning area. Both sides of the creek are characterized primarily by open spaces, large lot residential areas, agriculture, and the Lake Heritage residential community. Along the southwestern edge of Mount Joy Township is The Links at Gettysburg community. This higher density residential/planned golf course community is served by community facilities and is otherwise surrounded by agricultural areas. Due to these similar settings along the Rock Creek corridor the two plans are compatible, with the notable exception of the area surrounding the Links at Gettysburg community.

### Mount Pleasant Township

Mount Pleasant Township, Adams County adopted the Bonneauville Borough/ Mount Pleasant Township Joint Comprehensive Plan in 2003. The border between Mount Pleasant and the Central Adams planning area is comprised primarily of rural residential and agricultural areas, the East Cavalry Battlefield, Plum Creek and a portion of the Lake Heritage residential community. Planning policy in both plans recommend that the area along this border remain rural and agricultural in nature with small scale growth areas focused around the White Run Sewer Authority service area that serves the Lake Heritage community. Accordingly, the two plans are compatible.

### Reading Township

Reading Township, Adams County adopted the Eastern Adams Joint Comprehensive

## 05 Regional Compatibility

Plan in 2012. This multi-municipal comprehensive plan encompasses six municipalities, including Reading Township, in the Eastern portion of Adams County. The border between Reading and the Central Adams planning area is comprised of rural agricultural settings and Conewago Creek. Planning policy in both plans recommend that the area along this border remain rural and that agricultural, cultural, and natural resources in this setting be conserved. Accordingly, the two plans are compatible.

### Tyrone Township

Tyrone Township, Adams County does not have an adopted Comprehensive Plan. However, it has adopted a zoning ordinance. The border between Tyrone and the Central Adams planning area is zoned agricultural preservation. Planning policy on both side focus on encouraging agriculture, including large, scale intensive agricultural operations. Accordingly, the two plans are compatible.

### Frederick County, Maryland

The Frederick County Comprehensive Plan was adopted in September 2012. The portion of Frederick County bordering the Central Adams region is characterized by rural, agricultural and natural settings. The Frederick County Plan recommends the retention of these rural lands and resources. Planning approaches and policy for the border between these two jurisdictions is compatible.



## Recommendation Abbreviations

N - Natural Resources

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Recommendations marked with an (\*) appear in multiple implementation sections.

# IMPLEMENTATION

Once adopted, a Comprehensive Plan becomes a policy document for the participating government entities. As such it does not add, change, or remove regulations, procedures, or standards. It is only through the implementation tools enabled by the Pennsylvania Municipal Planning Code, and described in detail in Chapter 1 of this Plan that the community's quality of life will be affected. The following is a summary listing of recommendations made in this Plan, organized by implementation method. Several recommendations will require more than one tool to be successfully completed.

## Ordinances

The following recommendations can be accomplished in full or in part by amending or replacing existing ordinances or ordinance standards. Suggested revisions may apply to the Zoning Ordinance, Official Map, Community Design Guidelines, or Subdivision and Land Development Ordinance (SALDO).

N1.1 Employ techniques to protect water supply sources through municipal ordinances and plans that encourage wellhead protection, groundwater recharge, and enhanced storage of water and rainfall.

N1.2\* Protect watercourses and their corridors through the retention and establishment of riparian buffers, particularly along Marsh Creek as it is a primary source of drinking water.

N2.2 Encourage the retention of natural and vegetated systems that preserve drainage patterns, conserve riparian areas, provide opportunities for groundwater recharge, reduce the risk of flooding, allow for the movement of wildlife, and retain ecological communities of local plants and animals through ordinance standards.

N3.1 Ensure consistent standards between municipal ordinances to minimize or prohibit development activity in ecologically sensitive areas designated as Conservation on the Future Land Use Plan, as well as wetlands, steep slopes, and forested areas.

A1.1 Encourage intensive animal operations to locate within the lands designated as Agricultural Enterprise on the Future Land Use Map.

A1.2 Limit non-farm uses in agricultural enterprise areas.

A1.3 Allow for appropriate accessory uses to agricultural operations.

A2.1\* Consider a municipal or regional zoning ordinance that includes effective agricultural zoning.

A2.2\* Coordinate similar agricultural land-use patterns along municipal borders.

CR1.2 Consider providing tax credits to active members of volunteer fire companies and nonprofit emergency medical service agencies through a volunteer service credit program, as enabled by Act 172 Volunteer Fire Tax Credit Act.

U1.1\* Require any new, infill, or redevelopment within Primary Designated Growth Areas to connect to public water and sewer service.

U1.2\* The provision of community-serving water and sewer service should be addressed before any new development occurs in the Secondary Growth Areas.

- U2.1\* Employ techniques to protect water supply sources through municipal ordinances and plans that safeguard water resources, encourage wellhead protection and groundwater recharge, and enhance storage of water and rainfall.
- U2.2 Protect watercourses and their corridors through establishment of riparian buffers, with particular emphasis on Marsh Creek as a primary source of drinking water for the Central Adams Region.
- U3.2\* Employ ordinance standards and best management practices (BMP's) that allow for the storage of rainfall, promote infiltration, reduce runoff, and preserve natural drainage systems.
- U4.1\* Support the expansion of high speed internet and fiber optic access to public buildings, businesses, and residences.
- U4.2 Mitigate the visual impact of new telecommunications monopoles or towers by working with providers to support the co-location of new facilities whenever feasible to accommodate additional carriers, minimize the proliferation of monopoles and towers, and ensure the coordination of various systems.
- H1.1 Review demographic trends, particularly with regard to age, household type, and income, to ensure that housing implementation efforts reflect demographic conditions.
- H1.2 Accommodate at least 75% to 80% of new housing demand within designated growth areas.
- H1.3 Ensure that all residential development of a density requiring public or community-serving infrastructure locates within designated growth areas.
- H2.1 Amend municipal zoning ordinances to ensure that all dwelling unit types are permitted in a manner that reflects current and future housing demand.
- H2.2 Evaluate zoning districts to ensure that sufficient land area is available to accommodate anticipated demand for all dwelling unit types.
- H2.3\* Consider application of the shared land use provisions of the Pennsylvania Municipalities Planning Code (MPC) to strategically allocate dwelling unit types to those locations best suited to accommodate them.
- H3.2 Consider ordinance standards and related techniques designed to integrate affordable housing as a required component of large residential developments.
- H3.3\* Review technical development standards to potentially reduce the fixed cost of development.
- H4.1 Consider enhanced application and enforcement of property maintenance codes for all housing stock.
- H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of appropriate street, sidewalk, transit, and related mobility connections.
- H5.2 Promote, through the application of zoning ordinance and related standards, the placement of new residential development in locations that are served or will be served efficiently by community facilities such as parks and recreation, transportation, emergency and police services, and related community amenities.
- H5.3\* Consider residential design standards that encourage and enhance a sense of community.

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R1.2\* Identify and establish a Regional system of multi-use trail and greenway connections to link communities with Gettysburg Borough, schools, and other destinations.

T4.2 Enact regulations and design guidelines for off-street parking that are appropriate for a borough setting.

T6.2 Maintain an Airport Hazard Area Overlay District in all future zoning ordinances.

T7.1 Promote street network design in future development that focuses on pedestrian and bicycle infrastructure, connectivity, and reduced maintenance costs.

T7.3 Encourage reverse frontage and shared access points for non-residential development.

ED4.2\* Promote redevelopment and infill sites within the Region over development on new greenfield areas.

ED4.3 Prioritize the form, function and aesthetics in all future development.

HR1.1 Promote context-sensitive design, especially on sites located in transition areas or within view of historic resources and landscapes, such as the Gettysburg National Military Park.

HR1.2 Preserve and enhance entrance corridors and roads that promote the rural, natural, or historic character of the region through context-sensitive design for new development, and streetscape, lighting, and signage enhancements where appropriate.

HR1.3\* Support or facilitate the efforts of owners to continue using their historic properties or to adapt them for a new use.

C1.1 Ensure that local ordinances accommodate the use of live-work, studio or rehearsal spaces and accessory buildings.

## Plans and Studies

The following recommendations can be accomplished by pursuing, implementing, or updating plans or planning-related studies such as Greenways Plan, Downtown Parking Master Plan, Act 537 Plan, Recreation Plan, or Regionalization Studies.

N2.1 Identify and establish a system of passive and active greenways throughout the Region.

A3.3 Investigate the demand and feasibility for a Transfer of Development Rights (TDR) Program.

CR2.1 Revisit the Southern Adams County Regional Police Study to determine if a regional police department is viable.

U1.1\* Require any new, infill, or redevelopment within Primary Designated Growth Areas to connect to public water and sewer service.

U1.2\* The provision of community-serving water and sewer service should be addressed before any new development occurs in the Secondary Growth Areas.

U2.1\* Employ techniques to protect water supply sources through municipal ordinances and plans that safeguard water resources, encourage wellhead protection and groundwater recharge, and enhance storage of water and rainfall.

R1.1\* Create new parks, facilities, and trails located near population centers to address needed recreation.

R1.2\* Identify and establish a Regional system of multi-use trail and greenway connections to link communities with Gettysburg Borough, schools, and other destinations.

T4.1 Prepare a Downtown Parking Master Plan.

## Capital Improvement Program (CIP)

The following recommendations can be accomplished through allocating funds and incorporating them into the municipality's scheduling of public physical improvements.

A3.1\* Investigate strategies for funding farmland preservation.

H4.3 Encourage and support infrastructure maintenance and upgrades needed to sustain and improve the quality of existing residential neighborhoods.

R1.2\* Identify and establish a Regional system of multi-use trail and greenway connections to link communities with Gettysburg Borough, schools, and other destinations.

T1.2 Modernize Travel Demand Management Systems.

T5.1 Prioritize maintenance on municipal roads that serve regional traffic patterns.

T5.2\* Address safety issues at key intersections and road corridors.

## Policy Statement

Some recommendations can be accomplished through a declaration of a municipality's plans and intentions, and the consistent application of that policy standard in decision-making related to those topics.

T1.1 Connect the Spokes.

T1.3 Advocate for a new interchange on US Route 15 at Hunterstown Road.

T7.2 Limit new, full-movement access points onto U.S. Route 30.

ED2.1 Reserve development related financial incentives for projects in Designated Growth Areas.

ED2.2 Determine the appropriate types of development related financial incentives for each municipality.

ED2.3 Establish appropriate criteria for blight within each municipality.

C1.3 Treat activities and events as necessary for promoting economic development within the region and increasing quality of life for residents, rather than an immediate revenue source.

## Collaboration & Education

The following recommendations can be achieved through collaboration between municipalities, and with local community, economic development, and nonprofit organizations. A Comprehensive Plan Implementation Committee could prioritize these

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recommendations and facilitate the collaboration needed to accomplish them.

N1.2\* Protect watercourses and their corridors through the retention and establishment of riparian buffers, particularly along Marsh Creek as it is a primary source of drinking water.

N1.3 Educate the public on the benefits of protecting water supplies.

A1.4 Develop a public outreach approach to address public concerns of modern animal farming, including intensive animal operations.

A3.1\* Investigate strategies for funding farmland preservation.

A3.2 Encourage farmland preservation within areas designated as Agricultural Enterprise and Rural Landscape on the Future Land Use map.

CR1.1 Improve public education and outreach to increase volunteer service for local fire departments.

CR1.3 Establish an emergency services task force, including representatives from fire and police departments, emergency medical providers, and municipal officials.

CR1.4 Participate with Adams County to explore ways to address fire protection coverage in the Hunterstown area.

CR1.5 Expand fire-training services at the Adams County Emergency Services Training Center to accommodate best practices for emergency responses.

CR2.2 Consider a regional fire department in conjunction with other new community facilities to serve new development.

CR2.3 Identify areas where social service organizations can work together and reduce duplication of services.

CR2.4 Continue to participate in the multiple-municipal waste collection and recycling contracting process.

CR2.5 Plan and identify a location for a centralized yard-waste management site.

CR3.1 Regularly engage with local school districts to discuss the impacts of municipal land use policies on their long-term fiscal and operational sustainability.

CR3.2 Support further research into the feasibility of expanding the Tech Prep programs at Gettysburg High School.

CR3.3 Support HACC and assist when possible in promotion of their programs and educational opportunities.

CR3.4 Support a continued partnership between Gettysburg Area School District and HACC to develop more opportunities for student learning and internships.

CR4.1 Work with social services groups to diversify funding sources beyond the Commonwealth.

CR4.2 Seek to coordinate municipal efforts with other governmental institutions to find ways of providing more affordable housing.

CR4.3 Work with local employers, County government, and public transit to provide efficient and effective transportation for all residents, while increasing special needs accommodations with public transit, job attainment, and skills training.

U1.3 Water supplier should, at least biannually, evaluate alternatives to meet emergency contingency needs and provide the municipalities with such a report.

- U1.4 Explore the formation of a regional municipal authority to encourage centralization of wastewater collection and treatment as well as provide public water and management of the stormwater system.
- U1.5 Recommend public utility suppliers consider adopting a 10-Year Water Supply Facilities Work Plan and a 5-Year Capital Improvement Plan.
- U2.3 Assist GMA, the Conservation District, and other organizations by promoting education and awareness in support of water conservation.
- U2.4 Investigate innovative water conservation and reuse measures.
- U3.1 Evaluate stormwater management techniques and locations that would provide the most benefit to the Region.
- U3.3 Consider collaborative efforts to satisfy MS4 responsibilities and the municipal stormwater management program requirements.
- U4.3 Investigate the relocation of existing above ground utilities underground along select corridors.
- H3.1 Work with the private residential development sector to ensure that new developments include dwelling unit types and price points that are affordable for the Region's residents.
- H3.4 Work with non-profit housing providers to increase the supply of affordable housing units (owner and rental occupied) for low to moderate income households.
- H4.2 Enhance existing programming and establish additional programming to assist with maintenance of housing stock for low to moderate income households or other households with specialized housing needs.
- R1.1\* Create new parks, facilities, and trails located near population centers to address needed recreation.
- R1.2\* Identify and establish a Regional system of multi-use trail and greenway connections to link communities with Gettysburg Borough, schools, and other destinations.
- R1.3 Maintain park and trail facilities so they are clean and safe.
- R2.1 Explore emerging trends when planning for new facilities.
- R2.2 Coordinate programs and activities between Gettysburg Area Recreation Authority (GARA) and Straban Township Recreation Board.
- R2.3 Engage the community on an ongoing basis so that recreation programming can be better tailored to meet the needs of the residents.
- R3.1 Develop and promote new active recreation facilities for youth sporting events and programs, and other youth-oriented projects as a way to attract a younger tourism demographic to the region.
- R3.2 Work with the National Park Service to increase connectivity of their designated bike and walking routes to routes outside of the park boundary.
- R3.3 Promote recreational activities, like bicycle tourism, as an economic development tool to attract a new generation of tourists.
- T2.1 Expand the existing Express Bus to Harrisburg to include connections to Frederick, Maryland (with possible stops in the Emmitsburg/Fairfield area) and York, Pennsylvania focused on connections related to areas with concentrations of employment.

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T2.2 Provide new transit connections to outer areas of Adams County focused primarily on employment-related trips with connections for shopping and medical needs as well including area such as Hanover, New Oxford, McSherrystown, Littlestown, Biglerville and Fairfield.

T2.3 Increase the frequency on existing transit routes in Central Adams County with shorter route cycles to better serve local employment related transit needs.

T2.4 Improve wayfinding and marketing through additional signage and increased visibility at existing transit stops so potential riders can find stops more easily.

T3.1 Expand the system of trail networks in the Central Adams region to connect Gettysburg with the residential, commercial and institutional uses in the surrounding region.

T5.2\* Address safety issues at key intersections and road corridors.

T6.1 Work with the Susquehanna Area Regional Airport Authority (SARAA) to maintain and expand the existing level of air service.

ED1.1 Strengthen cooperation between regional Economic Development Organizations, realtors and municipal officials to attract, retain and expand business opportunities in the Region.

ED1.2 Develop and implement a Strategic Business Development Plan for the Region.

ED1.3 Identify gaps in workforce skills in the Region.

ED1.4 Increase marketing efforts from businesses towards local residents.

ED1.5 Expand business development and marketing assistance programs to help grow existing businesses.

ED3.1 Build on Adams County's agricultural heritage and assets.

ED3.2 Expand the tourism sector by developing new facilities and events that broaden the spectrum of visitors to the Region.

ED3.3 Focus business attraction efforts on employment sectors that diversify the Region's tax base.

ED4.1 Direct economic development efforts into the core areas of the Region.

ED4.2\* Promote redevelopment and infill sites within the Region over development on new greenfield areas.

ED4.4 Identify necessary community infrastructure that supports businesses in the core areas of the region.

ED4.5 Enhance Business Improvement Districts in Gettysburg Borough.

HR1.3\* Support or facilitate the efforts of owners to continue using their historic properties or to adapt them for a new use.

HR2.1 Establish local criteria for recognizing or designating historic properties, in addition to using the National Register process.

HR2.2 Collaborate with local preservation organizations, Adams County, and the State Historic Preservation Office, in order to utilize new technology to create a comprehensive regional inventory of historic resources that includes all historic themes in the Region.

HR2.3 Pursue National Register nomination for eligible historic resources, especially sites that exemplify the diversity of the Region's heritage, to provide access to funding for restoration, preservation, and interpretation of those resources.

HR2.4 Increase communication and collaboration between local governments and organizations involved in the preservation, interpretation, and promotion of heritage resources.

HR3.1 Fully utilize state and federal funding and tax programs, as well as the Main Street program to restore and enhance historic resources and streetscapes.

HR3.2 Encourage and support marketing initiatives by organizations such as Destination Gettysburg and Celebrate Gettysburg to promote heritage tourism and historic corridor auto tours in the region.

C1.2 Promote collaboration among municipalities and providers to design strategies for economic development through cultural activities.

C2.1 Work with local organizations to increase diversity in events and activities.

C2.2 Increase activities for teens and young adults by supporting programs that accommodate the ways in which young people learn about and engage in activities, including promotion, content, scheduling, and cost.

C2.3 Establish strong links between local colleges and the community to provide greater opportunities for residents to participate in campus-oriented cultural activities, and to bring students into the community's cultural life.

C3.1 Cultivate an alliance with a broad membership that reflects the region's overall make up socially and culturally by fostering collaborations between organizations representing different groups and disciplines, or organizations serving different social functions such as: churches, museums, community centers, public and private schools, local colleges, etc.

C3.2 Maximize joint marketing opportunities to increase and diversify participation in cultural activity, and increase earned income for providers.