

The Eastern Adams County Joint Comprehensive Plan and Route 194 Corridor Study

June 2012



Joint Comprehensive Plan For Eastern Adams County

Adopted by

Abbottstown Borough Council on (May 17, 2012)

East Berlin Borough Council on (June 6, 2012)

Hamilton Township on (May 7, 2012)

New Oxford Borough on (May 7, 2012)

Oxford Township on (April 17, 2012)

Reading Township on (April 16, 2012)

Prepared by



This plan was financed by a grant from the Land Use Planning and Technical Assistance Program under the administration of the Pennsylvania Department of Community and Economic Development, an allocation of Community Development Block Grant funds from the Adams County Commissioners, and contributions from the participating municipalities.

Adopting Resolutions

RESOLUTION NO. 2012-06
A RESOLUTION OF THE BOROUGH COUNCIL OF ABBOTTSTOWN
BOROUGH,
ADAMS COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE EASTERN ADAMS COUNTY JOINT
COMPREHENSIVE PLAN.

WHEREAS, The Abbottstown Borough Planning Commission (the Planning Commission) serves as the official planning agency for Abbottstown Borough (Borough); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Borough Council and the Planning Commission joined with East Berlin Borough and New Oxford Borough, and Hamilton Township, Oxford Township, and Reading Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct public meetings, workshops and interviews to gain insights on existing conditions and issues and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Borough Council has conducted a public hearing pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Bermudian Springs and Conewago Valley School Districts, and to the Adams County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of Abbottstown Borough, a borough, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Borough Council of Abbottstown Borough recognize the Abbottstown Borough Planning Commission as the official planning commission for the Borough and that such agency promotes public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and
2. That the Joint Comprehensive Plan shall include the chapters entitled Plan Purpose, Issues, Goals and Objectives, Natural Resource Action Plan, Historic and Cultural Resources Action Plan, Agricultural Resources Action Plan, Parks and Recreation Action Plan, Land Use Action Plan, Transportation Action Plan, Economic Development Action Plan, Housing Action Plan, Utilities Action Plan, Community Facilities and Services Action Plan, Town Center Vitality Action Plan, Energy Action Plan, Consistency and Interrelationships, Implementation, Appendix A Profiles of 2009 Conditions and Trends, Appendix B Maps, Appendix C Meeting Summaries, and Appendix D Route 194 Corridor Study and all charts, tables, diagrams, and textual matter contained therein.
3. That the Joint Comprehensive Plan shall include the maps entitled Map 1 Population Change, 1990-2000, Map 2 Population Below Poverty, 2000, Map 3 Cost Burdened Population, 2000, Map 4 Employment Locations, Map 5 Geologic Formations, Map 6 Prime Agricultural Soils, Map 7 Forest Cover, Map 8 Water Resources, Map 9 Protected Lands, Map 10 Historic Resources, Map 11 Functional Classification of State Highways, Map 12 Traffic Counts, 2009 with percent change from 2003, Map 13 Roadway Safety Concerns, Map 14 Community Facilities, Map 15 Community Facilities in Boroughs, Map 16 Parks and Recreation Sites, Map 17 Utility Corridors, Map 18 Water and Sewer Service Areas, Map 19 2009 Land Use, Map 20 Composite Zoning, 2009, Map 21 Proposed Developments, Map 22 Land Use Policy (Preferred Future Land Use), Map 22a Land Use Policy (Future Land Use – Alternative 1), Map 22b Land Use Policy (Future Land Use – Alternative 2), Map 22c Land Use Policy (Future Land Use – Alternative 3), Map 23 Designated Growth Areas
4. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Borough Council of Abbottstown Borough as the official Comprehensive Plan of Abbottstown Borough.
5. The Borough shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Borough whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 17th DAY OF May 2012.

BOROUGH COUNCIL OF ABBOTTSTOWN BOROUGH


Debbie Shearer, Borough Council President

ATTEST:


Loreen Greer, Borough Secretary

RESOLUTION NO. 6-2012-4
A RESOLUTION OF THE BOROUGH COUNCIL OF EAST BERLIN BOROUGH,
ADAMS COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE EASTERN ADAMS COUNTY JOINT
COMPREHENSIVE PLAN.

WHEREAS, The East Berlin Borough Planning Commission (the Planning Commission) serves as the official planning agency for East Berlin Borough (Borough); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Borough Council and the Planning Commission joined with Abbottstown Borough, and New Oxford Borough, and Hamilton Township, Oxford Township, and Reading Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct public meetings, workshops and interviews to gain insights on existing conditions and issues and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Borough Council has conducted a public hearing pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Bermudian Springs and Conewago Valley School Districts, and to the Adams County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of East Berlin Borough, a borough, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Borough Council of East Berlin Borough recognize the East Berlin Borough Planning Commission as the official planning commission for the Borough and that such agency promotes public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and

2. That the Joint Comprehensive Plan shall include the chapters entitled Plan Purpose, Issues, Goals and Objectives, Natural Resource Action Plan, Historic and Cultural Resources Action Plan, Agricultural Resources Action Plan, Parks and Recreation Action Plan, Land Use Action Plan, Transportation Action Plan, Economic Development Action Plan, Housing Action Plan, Utilities Action Plan, Community Facilities and Services Action Plan, Town Center Vitality Action Plan, Energy Action Plan, Consistency and Interrelationships, Implementation, Appendix A Profiles of 2009 Conditions and Trends, Appendix B Maps, Appendix C Meeting Summaries, and Appendix D Route 194 Corridor Study and all charts, tables, diagrams, and textual matter contained therein.

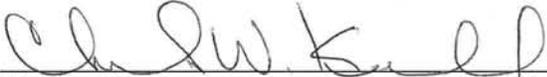
3. That the Joint Comprehensive Plan shall include the maps entitled Map 1 Population Change, 1990-2000, Map 2 Population Below Poverty, 2000, Map 3 Cost Burdened Population, 2000, Map 4 Employment Locations, Map 5 Geologic Formations, Map 6 Prime Agricultural Soils, Map 7 Forest Cover, Map 8 Water Resources, Map 9 Protected Lands, Map 10 Historic Resources, Map 11 Functional Classification of State Highways, Map 12 Traffic Counts, 2009 with percent change from 2003, Map 13 Roadway Safety Concerns, Map 14 Community Facilities, Map 15 Community Facilities in Boroughs, Map 16 Parks and Recreation Sites, Map 17 Utility Corridors, Map 18 Water and Sewer Service Areas, Map 19 2009 Land Use, Map 20 Composite Zoning, 2009, Map 21 Proposed Developments, Map 22 Land Use Policy (Preferred Future Land Use), Map 22a Land Use Policy (Future Land Use – Alternative 1), Map 22b Land Use Policy (Future Land Use – Alternative 2), Map 22c Land Use Policy (Future Land Use – Alternative 3), Map 23 Designated Growth Areas

4. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Borough Council of East Berlin Borough as the official Comprehensive Plan of East Berlin Borough.

5. The Borough shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Borough whose further action is necessary to achieve the purpose of this Resolution.

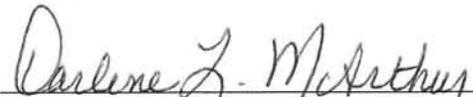
ADOPTED THIS 6th DAY OF JUNE 2012.

BOROUGH COUNCIL OF EAST BERLIN BOROUGH

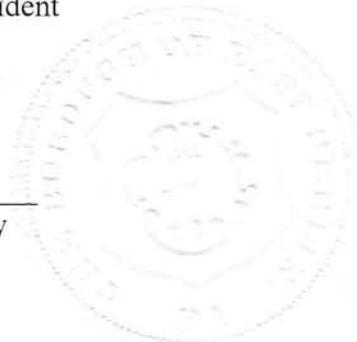


Charles W. Krall, Borough Council President

ATTEST:



Darlene L. McArthur, Borough Secretary



RESOLUTION NO. 2012-56
A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMILTON
TOWNSHIP,
ADAMS COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE EASTERN ADAMS COUNTY JOINT
COMPREHENSIVE PLAN.

WHEREAS, The Hamilton Township Planning Commission (the Planning Commission) serves as the official planning agency for Hamilton Township (Township); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Board of Supervisors and the Planning Commission joined with Abbottstown Borough, East Berlin Borough, New Oxford Borough, Oxford Township, and Reading Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct public meetings, workshops and interviews to gain insights on existing conditions and issues and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Board of Supervisors has conducted a public hearing pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Bermudian Springs and Conewago Valley School Districts, and to the Adams County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Hamilton Township, a township, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Board of Supervisors of Hamilton Township recognize the Hamilton Township Planning Commission as the official planning commission for the Township and that such agency promotes public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and
2. That the Joint Comprehensive Plan shall include the chapters entitled Plan Purpose, Issues, Goals and Objectives, Natural Resource Action Plan, Historic and Cultural Resources Action Plan, Agricultural Resources Action Plan, Parks and Recreation Action Plan, Land Use Action Plan, Transportation Action Plan, Economic Development Action Plan, Housing Action Plan, Utilities Action Plan, Community Facilities and Services Action Plan, Town Center Vitality Action Plan, Energy Action Plan, Consistency and Interrelationships, Implementation, Appendix A Profiles of 2009 Conditions and Trends, Appendix B Maps, Appendix C Meeting Summaries, and Appendix D Route 194 Corridor Study and all charts, tables, diagrams, and textual matter contained therein.
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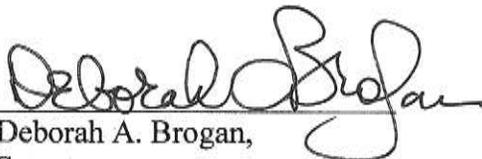
4. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Board of Supervisors of Hamilton Township as the official Comprehensive Plan of Hamilton Township.

5. The Township shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Township whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 7th DAY OF May 2012.

ATTEST:

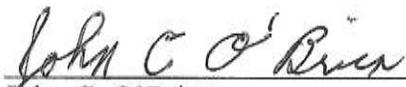
HAMILTON TOWNSHIP SUPERVISORS


Deborah A. Brogan,
Secretary

Stephanie A. Egger,
Chairperson



Timothy D. Beard III,
Vice Chairman



John C. O'Brien,
Supervisor

RESOLUTION NO. 02-2012
A RESOLUTION OF THE BOROUGH COUNCIL OF NEW OXFORD BOROUGH,
ADAMS COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE EASTERN ADAMS COUNTY JOINT
COMPREHENSIVE PLAN.

WHEREAS, The New Oxford Borough Council serves as the official planning agency for New Oxford Borough (Borough); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Borough Council joined with Abbottstown Borough and East Berlin Borough, and Hamilton Township, Oxford Township, and Reading Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct public meetings, workshops and interviews to gain insights on existing conditions and issues and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Borough Council has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Borough Council has conducted a public hearing pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

WHEREAS, the Borough Council distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Bermudian Springs and Conewago Valley School Districts, and to the Adams County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of New Oxford Borough, a borough, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Borough Council of New Oxford Borough recognizes the public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and
2. That the Joint Comprehensive Plan shall include the chapters entitled Plan Purpose, Issues, Goals and Objectives, Natural Resource Action Plan, Historic and

Cultural Resources Action Plan, Agricultural Resources Action Plan, Parks and Recreation Action Plan, Land Use Action Plan, Transportation Action Plan, Economic Development Action Plan, Housing Action Plan, Utilities Action Plan, Community Facilities and Services Action Plan, Town Center Vitality Action Plan, Energy Action Plan, Consistency and Interrelationships, Implementation, Appendix A Profiles of 2009 Conditions and Trends, Appendix B Maps, Appendix C Meeting Summaries, and Appendix D Route 194 Corridor Study and all charts, tables, diagrams, and textual matter contained therein.

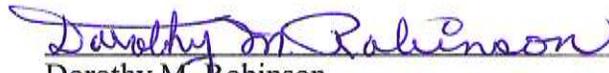
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4. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Borough Council of New Oxford Borough as the official Comprehensive Plan of New Oxford Borough.

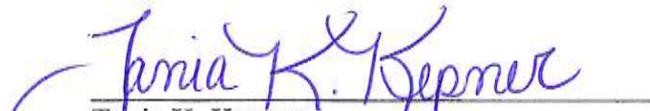
5. The Borough shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Borough whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 7th DAY OF May 2012.

BOROUGH COUNCIL OF NEW OXFORD BOROUGH


Dorothy M. Robinson
New Oxford Borough Council President

ATTEST:


Tania K. Kepner
New Oxford Borough Secretary

RESOLUTION NO. 10-2012
A RESOLUTION OF THE BOARD OF SUPERVISORS OF OXFORD
TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA
APPROVING THE ADOPTION OF THE EASTERN ADAMS COUNTY JOINT
COMPREHENSIVE PLAN.

WHEREAS, The Oxford Township Planning Commission (the Planning Commission) serves as the official planning agency for Oxford Township (Township); and

WHEREAS, Section 301.4 of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal plans be generally consistent with the adopted county comprehensive plan; and

WHEREAS, the Board of Supervisors and the Planning Commission joined with Abbottstown Borough, East Berlin Borough, New Oxford Borough, Hamilton Township, and Reading Township to organize a planning advisory committee to oversee the preparation of the Joint Comprehensive Plan and conduct public meetings, workshops and interviews to gain insights on existing conditions and issues and to facilitate the development of goals, policies and action strategies to achieve the joint planning area's vision for the future; and

WHEREAS, the socioeconomic and housing data, transportation and land use patterns, cultural and environmental resources, and community facilities and services were analyzed to create the framework for the plan; and

WHEREAS, the Joint Comprehensive Plan is a guide to future growth, development, land use, and community character; and

WHEREAS, the Planning Commission has conducted a public meeting pursuant to Section 302 of the Pennsylvania Municipalities Planning Code as amended; and

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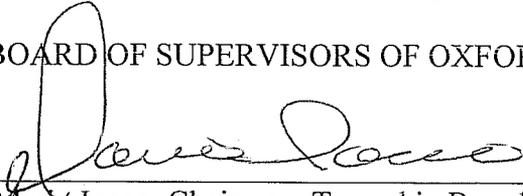
WHEREAS, the Planning Commission distributed copies of the draft Joint Comprehensive Plan to adjacent municipalities, the Bermudian Springs and Conewago Valley School Districts, and to the Adams County Planning Commission for review and comment, and has taken the comments of these entities into consideration in preparing the Joint Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Oxford Township, a township, under the laws of the Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. That the Board of Supervisors of Oxford Township recognize the Oxford Township Planning Commission as the official planning commission for the Township and that such agency promotes public interest in, and understanding of, the Joint Comprehensive Plan and the planning profession; and
2. That the Joint Comprehensive Plan shall include the chapters entitled Plan Purpose, Issues, Goals and Objectives, Natural Resource Action Plan, Historic and Cultural Resources Action Plan, Agricultural Resources Action Plan, Parks and Recreation Action Plan, Land Use Action Plan, Transportation Action Plan, Economic Development Action Plan, Housing Action Plan, Utilities Action Plan, Community Facilities and Services Action Plan, Town Center Vitality Action Plan, Energy Action Plan, Consistency and Interrelationships, Implementation, Appendix A Profiles of 2009 Conditions and Trends, Appendix B Maps, Appendix C Meeting Summaries, and Appendix D Route 194 Corridor Study and all charts, tables, diagrams, and textual matter contained therein.
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4. That the Joint Comprehensive Plan submitted by the Planning Commission is hereby adopted by the Board of Supervisors of Oxford Township as the official Comprehensive Plan of Oxford Township.
5. The Township shall distribute copies of this Resolution to the proper staff, Authorities and Boards in the Township whose further action is necessary to achieve the purpose of this Resolution.

ADOPTED THIS 17th DAY OF April 2012.

BOARD OF SUPERVISORS OF OXFORD TOWNSHIP



Mario Iocco, Chairman, Township Board of Supervisors

ATTEST:



Beverly A. Shriver, Township Secretary

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- Map 22c Land Use Policy (Future Land Use – Alternative 3)**
- Map 23 Designated Growth Areas**

Appendix C Meeting Summaries

- Interview Summary**
- Public Meeting 1**
- Public Meeting 2**

Appendix D Route 194 Corridor Study

Acknowledgements

Steering Committee

Abbottstown

Craig Peterson
David Shuff
Debbie Shearer

East Berlin

Ken Young
Jan Hoffman

Hamilton

Virginia Zickafoose
Susie Kaiser
Ron Balutis

New Oxford

Jim Zero
Roger Lund
Stan Wannop
Carrie Cserr

Oxford

Mike Wilson
Mario Iocco
Roberta Poist
Jeanie Feeser

Reading

Kelly Duty
Bill Bowen
Dana Shuman

Hamilton Township Representatives for the Route 194 Corridor Study

John O'Brien
Mel Lebo
Tim Beard

Adams County Office of Planning and Development

Richard Schmoyer, AICP, Adams County Director of Planning and Development
Andrew Merkel, AICP, Adams County Senior Planner
Sarah Weigle, Adams County Planner

Consulting Team

Gannett Fleming, Inc.

Michelle Brummer, AICP
Matthew Houtz
Matt Sauers, AICP
Kathryn Sharpe
Craig Shirk, AICP

KAIROS Design Group

Craig Bachik, RLA

Wordsworth Communications

Julia Johnson

Plan Purpose and Preparation Summary

1

Plan Purpose



The Purpose of the Plan

The Comprehensive Plan is a 10-year policy guide for the continuing development of the six municipalities of Eastern Adams County – the boroughs of Abbottstown, East Berlin, and New Oxford; and the townships of Hamilton, Oxford, and Reading. It establishes policies for community and economic growth and improvement; a foundation for municipal land use and development regulations; and a framework for investment decisions regarding transportation, housing, municipal services, utilities, and natural resource conservation. Its purpose in considering these topics simultaneously is to ensure that decisions and investments are coordinated and complementary to the land use plan and one another.

The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended, requires that comprehensive plans consider many factors that influence a community. Comprehensive plans are to evaluate the existing land use, transportation system, housing, community facilities and services, and natural and cultural resources of the region – primarily within the study area, but also in the context of surrounding areas, in our case Adams County, the Hanover area, York County, and the US 15 corridor. From this evaluation, the Comprehensive Plan projects future community and economic growth trends and recommends a future land use plan, infrastructure investments, and service improvements to accommodate expected growth while protecting the region’s unique resources and character. In addition, the Comprehensive Plan proposes a timeline for the partnering municipalities to implement the plan’s recommendations and a strategy for reviewing and renewing the joint plan in the future.



Municipalities of the Eastern Adams County Region

Chapter 1

The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended, empowers local municipalities, including Second Class Townships and Boroughs, to:

... plan for their physical development.

...develop a “blueprint” for housing, transportation, community facilities and utilities, and land use.

...establish community development goals and objectives that guide future growth and development.

As a policy document, the Comprehensive Plan does not change municipal regulations or impose new standards. It may recommend that such regulations and standards be revised to guide the development of a more cohesive and sustainable community. It is through the implementation of such recommendations—not through the comprehensive plan itself—that the quality of life in this central Pennsylvania region will be sustained.

The Comprehensive Plan and the planning process can...

- Form consensus on a clear direction, vision, and corresponding goals for the Eastern Adams County region for the next 10 years.
- Engage local officials and community residents in a planning process to develop policies that address quality of life issues in their planning area and surrounding region.
- Address growth and development trends and issues in the region with innovative solutions.
- Provide a realistic projection of future land use scenarios based on current patterns and proposed strategies for a more desirable and sustainable future.
- Establish consistency between future land use policies, land use regulatory measures, infrastructure investments, and conservation policies.
- Assist state, county, and municipal officials in their decision-making process by establishing regional needs and priorities.
- Outline feasible areas for cooperation among all or multiple municipalities.

The Comprehensive Plan cannot...

- Act as land use regulation (land use is regulated by zoning ordinances and maps).
- Require new standards for development and construction (subdivision and land development ordinances regulate these topics).
- Determine what land will be developed (this is the property owner’s decision).
- Determine what land will be owned by the public sector or by private owners (such determination would require action by a public or private entity).

Previous Planning Efforts

The Comprehensive Plan is intended to be a living document—one that is reviewed, revised, and updated regularly to remain a useful policy tool. The municipalities of the Eastern Adams County region have not previously planned together. Each municipality has a municipal zoning ordinance and a subdivision and land development ordinance, as shown in Table 1. Only Hamilton Township has a previous, though largely outdated, comprehensive plan.

In 1991, Adams County adopted the Adams County Comprehensive Plan. Local municipalities within Adams County are encouraged to use the county comprehensive plan as a benchmark for establishing their own planning policies and programs.

Plan Purpose and Preparation Summary

Since 1991, Adams County has also prepared additional studies as integral components of its comprehensive plan:

- Adams County Vision for Parks, Recreation, and Open Space: A Plan for Enhancing the Quality of Life through Parks, Recreation, and the Preservation of Open Space, 1997 (Adopted)
- Adams County Natural Areas Inventory, 2002 (Adopted)
- Adams County Water Supply and Wellhead Protection Plan, 2001 (Not Adopted, to be updated in 2011)
- Adams County Greenways Plan, 2010 (Adopted)
- Comprehensive Plan Transportation Component Update, Draft Complete

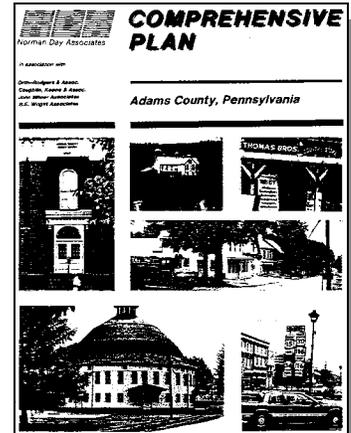


Table 1: Use and Currency of Municipal Planning Tools

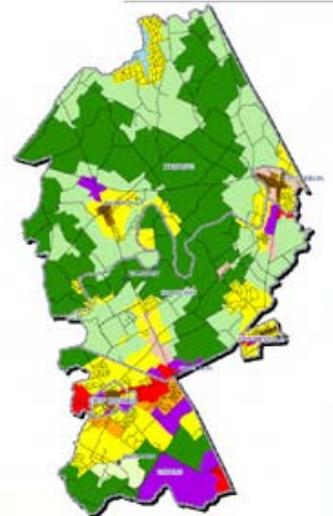
Municipality	Planning Tool	Adopted	Last Amended
Abbottstown	Comprehensive Plan	None	
	Zoning Ordinance	1/21/1996	7/17/1997
	Subdivision and Land Development Ordinance	9/13/1990	
East Berlin	Comprehensive Plan	None	
	Zoning Ordinance	1/7/2002	
	Subdivision and Land Development Ordinance	1/7/2002	
Hamilton	Comprehensive Plan	9/1/1971	
	Zoning Ordinance	1/3/2001	
	Subdivision and Land Development Ordinance	5/7/1991	6/2/1998
New Oxford	Comprehensive Plan	None	
	Zoning Ordinance	12/21/1998	
	Subdivision and Land Development Ordinance	7/13/1979	
Oxford	Comprehensive Plan	None	
	Zoning Ordinance	11/13/2008	
	Subdivision and Land Development Ordinance	4/21/1980	4/6/1990
Reading	Comprehensive Plan	None	
	Zoning Ordinance	1/10/2000	4/20/2009
	Subdivision and Land Development Ordinance	1/11/1999	

Source: Governor's Center for Local Government Services eLibrary, www.elibrary.state.pa.us.

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The Benefits of the Joint Comprehensive Plan

The municipalities of the Eastern Adams County region recognize that many local needs are common to the region and are influenced by conditions in larger surrounding communities. Together, they identified 12 issues facing the region that affect all or some combination of multiple municipalities, such as significant outbound commuter traffic to nearby employment centers, ongoing downtown revitalization efforts, and growth and conservation needs. Therefore, the boroughs of Abbottstown, East Berlin, and New Oxford and the townships of Hamilton, Oxford, and Reading partnered to develop a joint comprehensive plan to fully characterize these issues and develop ways to work together to solve common problems and provide cost-effective services to their residents. Multi-municipal Comprehensive Plans also serve as integral components in the update process of the County Comprehensive Plan.



Generalized zoning pattern in the Eastern Adams County Region

Relationship to Local Plans and Regulations and County Plans

The Eastern Adams County Joint Comprehensive Plan serves as a guiding policy document to give direction to municipal regulation, codes, and other planning efforts. The Comprehensive Plan makes recommendations to prepare, update, and implement the following municipal plans and regulations:

- Zoning Ordinances
- Subdivision and Land Development Ordinances
- Water Supply Plans
- Act 537 Sewage Facilities Plans
- Parks, Recreation, and Open Space Plan
- Resolving regional transportation challenges
- Addressing economic development and job opportunities for residents of the region

The Comprehensive Plan also recommends that the municipalities actively represent the region and participate in county and regional planning and implementation efforts that benefit residents, such as:

- Act 167 Stormwater Management Plans
- County and Regional Greenway and Open Space Plans
- County and Regional Transportation Plans
- Regional Tourism Studies and Plans
- Hazard Mitigation Plans

An Overview of the Planning Process and Plan Chapters

The process that guided the preparation of the Joint Comprehensive Plan blended the professional planning expertise of the Adams County Office of Planning and Development and the consulting team with the local knowledge and values of citizens and local officials.

Plan Purpose and Preparation Summary

Summary of Technical Preparation

The technical preparation of the plan was conducted in three phases. The first phase developed a detailed understanding of the Eastern Adams County region through an **inventory of conditions and a trend analysis**. Data from the U.S. Census Bureau, municipal and county records, and other plans and studies were referenced to present and analyze trends and issues in the multi-municipal region. Spatial data from federal, state, and county sources was used to illustrate these conditions through various inventory maps using geographic information systems (GIS) technology.

The second phase established the **long-term development policy** for the region. It characterized where future development and conservation should each be focused. It outlined goals and objectives for guiding growth through land use policies and the placement of physical infrastructure in support of the existing community and planned future growth, and for enhancing the local quality of life through community services.

The third and final phase developed a series of **action plans** – specific recommendations that will advance the region toward its shared values, while allowing each municipality to retain its autonomy. Particular emphasis was given to anticipated land use changes; their impacts on infrastructure needs such as sewer, water, and transportation; and the need for effective community services, including recreation.

Public Involvement

The public participation process included a variety of techniques to obtain specific input, foster local ownership, and build support for plan approval and implementation throughout the region. The following techniques were used:

1. A Steering Committee comprised of representatives from each municipality met throughout the planning process to oversee development of the plan and provide regular local input on trend analysis, future scenarios, and prioritized recommendations.
2. Key person interviews were conducted with:
 - Major employers in the region, including educational and service institutions
 - County agriculture and conservation staff
 - Eastern Adams Regional Police and volunteer fire companies
 - Lake Meade staff and committee representatives
 - Conewago Valley School District and Lincoln Intermediate Unit
 - Farm markets and retailers
 - Township road masters
 - York Rabbit Transit
 - Healthy Adams County
 - Adams County Historical Society and the East Berlin Historical Society
 - Gettysburg Convention & Visitors Bureau
 - East Berlin Area Community Center staff
3. A Public Meeting was conducted in October 2009 to discuss the issues raised by the Steering Committee and the technical analysis. About 40 people attended the meeting, viewed the presentation, and offered



Map display at the October 2009 Public Meeting

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comments on a questionnaire asking for input on the types of change that should occur in the region as its population grows. Comments included the following:

On Jobs/Employment...

- Need varied industries to survive economic shifts.
- We have a unique, historic location; too much warehousing impacts historic character.
- Clean up the Conewago Creek and spark outdoors-related/river-related businesses.
- Develop/support development of:
 1. Jobs in green technology.
 2. Recycling/recycled materials industries (for profit).
- Need higher-skilled jobs and competitive wages.
- Local jobs are needed in order to reduce “outmigration” of residents, especially those who are parents of children.

On Housing...

- Need a spectrum of housing options from rentals and starter homes to homes for larger families and households in their retirement years.
- Retain historic homes as homes and/or small businesses for character.
- Allow accessory units.
- Encourage neighborhoods with homeowners’ associations for collective or contracted lawn care, etc.

On other topics...

- Protect scenic open space in balance with any needed residential development.
- Provide bicycle and pedestrian connections between residential areas and daily destinations.
- Improve the quality and efficiency of transit service.
- Develop a rail trail from Abbottstown to East Berlin, maybe to New Oxford.
- Manage billboard placement, especially along Route 30.

A complete summary of the 10 completed questionnaires can be found in the Appendix.

4. A second Public Meeting was held in June 2011 to present the preliminary recommendations and their priorities for implementation.
5. A joint public meeting was conducted by the municipal planning commissions on September 8, 2011 at the United Hook & Ladder #33, New Oxford Station.
6. The Borough Councils and Township Boards of Supervisors held a joint public hearing on the draft Joint Comprehensive Plan on April 12, 2012 at the United Hook & Ladder #33, New Oxford Station and passed resolutions to adopt the Joint Comprehensive Plan as follows:
 - Abbottstown Borough Council resolution passed on May 17, 2012.
 - East Berlin Borough Council resolution passed on June 7, 2012.
 - New Oxford Borough Council resolution passed on May 7, 2012.
 - Hamilton Township Board of Supervisors resolution passed on May 7, 2012.
 - Oxford Township Board of Supervisors resolution passed on April 17, 2012.
 - Reading Township Board of Supervisors resolution passed on April 16, 2012.

2

Issues facing Eastern Adams County



As the municipalities comprising the Eastern Adams area began to discuss a joint planning effort, representatives developed a list of issues and concerns that they felt should be addressed by the planning effort. These included:

1. Land Use and Growth Management
2. Regional Employment, Service, and Utility Influences
3. Transportation Needs
4. Recreation Needs and Tourism Opportunities
5. Community Focal Points and Regional Linkages
6. Housing and Associated Service Needs
7. Historic Resources
8. The Agricultural Economy and Landscape
9. Natural Resource Conservation
10. Energy Conservation
11. Economic Development (sites, structures, infrastructure)
12. Opportunities for Shared Services
13. Land Use-Transportation Evaluation of Route 194

How the Comprehensive Plan addresses these aspects of life in Eastern Adams County will help shape the area's future. These issues are especially important because the area's population is expected to continue to grow steadily. Records available through the Adams County Office of Planning and Development show that

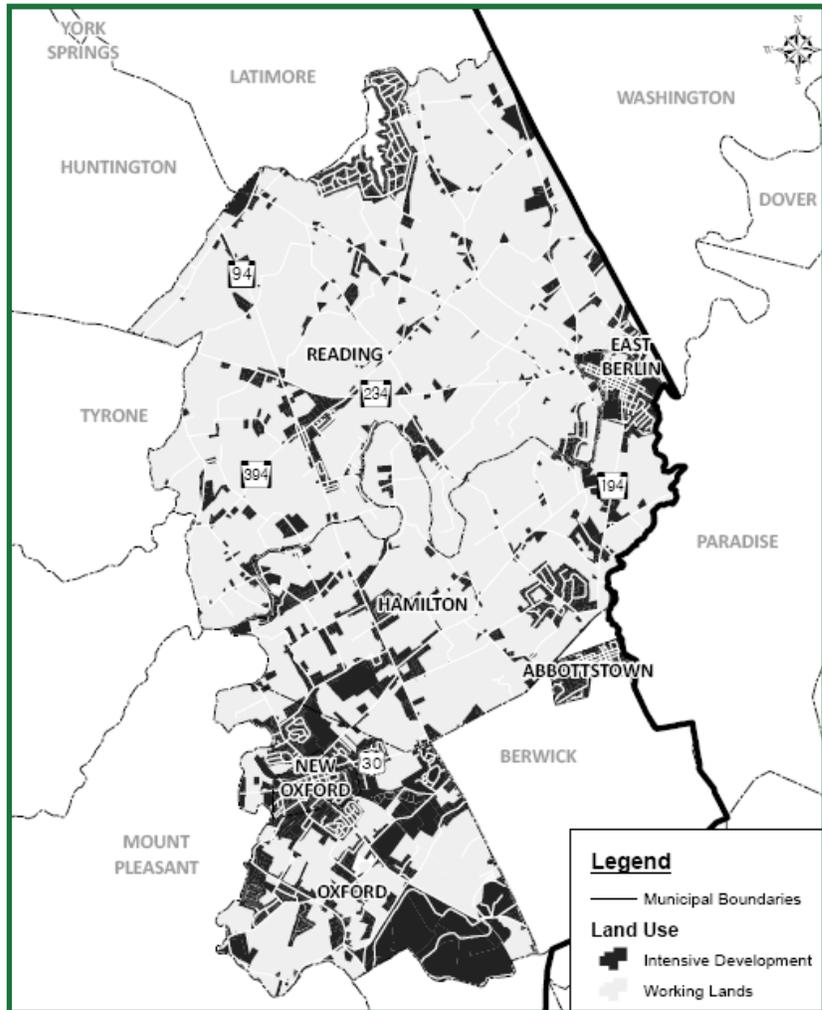
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the population of the Eastern Adams County region increased by 73 percent between 1980 and 2006—a significantly faster rate of population growth than Adams County as a whole (50 percent increase between 1980 and 2006).

Land Use and Growth Management

The Eastern Adams County region has experienced moderate growth over the past two decades. Its 6,000 new residents have generally built or purchased housing in areas planned through municipal zoning and consistent with the land use policies of the Adams County Comprehensive Plan and “smart growth” principles. These areas are located within or adjacent to existing boroughs and served by public water and wastewater utilities, helping to maintain distinct edges and buffers between the town or village settings of Abbottstown, East Berlin, Hampton and New Oxford, and the rural, agricultural landscape. Uses and densities have been generally consistent and compatible with existing patterns and caused few, if any, new conflicts. However, the overall amount of development, even in planned locations, has made the creation of a Route 30 alternative route on the north side of Abbottstown and New Oxford – a longstanding concept for traffic management in the boroughs – more difficult.

Current zoning policy suggests that the municipalities of the region aim to retain most of the rural and agricultural landscape while allowing for a limited amount of development that will expand or increase small town mixed-use patterns, as well as encouraging business growth. Nevertheless, several development proposals that were recently reviewed or are under review threaten to introduce a sprawling suburban character outside of the designated growth areas and planned utility service areas in Eastern Adams County. These include Simme Valley in Oxford Township, and, to a lesser extent Cedar Ridge in Hamilton Township. Other proposals with potential to introduce new or modified land development character are located along Route 94, north and south of Cross Keys, where development has already established a more suburban character. In this area, access is provided only from Routes 30 or 94, buildings have larger setbacks than traditional small town areas, and commercial properties provide significant on-site parking.



As an attractive region for growth, continued development pressure suggests that the region will continue to increase in population. Where new residents will locate, and in what patterns and densities this development will occur, will be determined by municipal zoning and development regulations, and influenced by national

and regional development and economic trends as the market responds to the economic viability of permitted land uses in both town and country settings.

Opportunities are present for infill and redevelopment within or in close proximity to the towns and villages, particularly in the New Oxford and Hampton village areas. Abbottstown and East Berlin are essentially built out, and expansion of these walkable town settings would need to extend into portions of adjacent townships under township zoning. In some cases, these areas already have lower density development, making it simpler and less expensive to “leapfrog” to undeveloped parcels rather than to redevelop these areas for continuity.

With agricultural commodities influenced by national and international markets, a wider variety of agricultural forms, sizes, and intensities may be needed to sustain open spaces as working, productive landscapes. Permitting new forms of agriculture such as agri-tourism, community supported agriculture farms, U-pick produce fields, and farm markets will require a fresh look at development standards—particularly with regard to access and parking—and new efforts to promote these economic activities and stimulate spending by residents and visitors. Without broader economic opportunities, farmers may have little choice but to close their operation and sell their land to developers.

In order to sustain the orderly expansion of development and the distinct town and country settings of the region, this plan has considered the infrastructure needs associated with future land use designations and includes a preliminary assessment of the capacity of water and wastewater utilities to serve designated growth areas. Such assessments may suggest that Act 537 sewage facilities plans would need to be updated and implemented to provide sufficient treatment capacity.

Regional Employment, Service and Utility Influences

The Eastern Adams County region generally serves as a bedroom community supporting commercial and employment centers in the Harrisburg/Mechanicsburg area to the north, York to the east, Hanover and northern Maryland to the south, and Gettysburg to the west. More than 75 percent of the region’s employed residents work outside the Eastern Adams County region.

The Harrisburg/Mechanicsburg area is a growing center for government, professional services, and logistics industry employment, as well as regional retail services. Approximately 550 Eastern Adams County residents access this area via Route 94 and Route 194 to US 15 for employment. Underscoring the growing influence of this area, the Adams County Transit Authority is currently conducting a citizen survey to gauge interest in the development of dedicated carpool, vanpool, and bus services specifically to the Harrisburg region from Adams County.

Approximately 3,600 residents from the Eastern Adams County region work in the York or Hanover areas. The York area, which can be accessed from Eastern Adams County via Route 234 and Route 30, is home to a variety of manufacturing and professional service employers. In 2009, Arm and Hammer opened a new manufacturing facility that employs 300 in the Lincoln Industrial Park along Route 30 in Jackson Township, York County—about a 15-minute drive from the Adams County border. The western York County area also provides shopping and service opportunities at the West Manchester Mall, the York Crossing Shopping Center, and the recently redeveloped Delco Plaza—all adjacent to the Route 30/Route 74 interchange.

For many years, the Hanover area has provided a stable source of manufacturing jobs, especially in food industries and metal working trades. It is also the major retail service destination for residents of the southern portion of the Eastern Adams County region. Shopping opportunities, especially along the Eisenhower Boulevard corridor, have expanded since the mid 1990s. Additional growth is anticipated with the

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completion of the Gateway Hanover shopping center, currently under construction and anticipated to open in summer 2011.

More than 250 Eastern Adams County residents commute to jobs in northern Maryland areas such as Westminster, Hunt Valley, and Owings Mills, with some traveling even farther to Baltimore City or metropolitan Washington, D.C. With increased government and associated private sector employment expected in these areas, especially as the Base Realignment and Closure (BRAC) program relocates job opportunities across northern Maryland from Frederick to Aberdeen, these areas will influence the role and development of the Eastern Adams County region.

Businesses in Gettysburg and surrounding townships already employ more than 570 residents from Eastern Adams County. The Gettysburg area is projected to be an emerging influence on employment and business opportunities for Eastern Adams County residents in the future. Increased opportunities for tourism-related business are anticipated, and additional employment opportunities are envisioned as a part of new development envisioned along the Route 15 corridor. Specifically, the Adams County Economic Development Corporation is developing a new business and commerce center to provide expanded and varied employment opportunities for county residents. New commercial enterprises along Route 30 east of Gettysburg, including the proposed Gettysburg Crossing shopping center at the Route 30/Route 15 intersection, may attract Eastern Adams County residents to jobs and services.

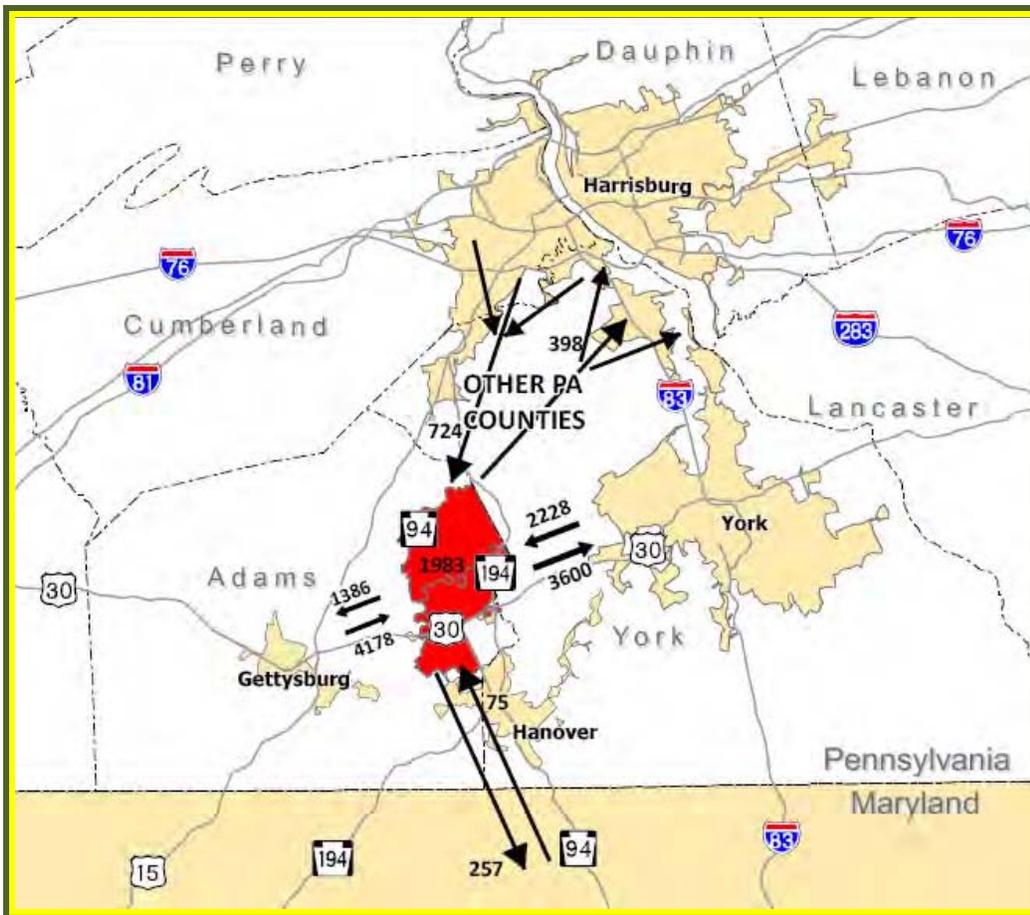


Figure 2-1: Volumes of commuters between the Eastern Adams County region and the areas of Adams County, York County, other Pennsylvania Counties, and Maryland.

Nearby employment and retail centers have both positive and negative impacts on the Eastern Adams County region. The diversity of employment industries helps residents and communities weather economic shifts. More diverse types of jobs enable workers to earn higher wages and have broader choices about housing, location, and lifestyle. Workers in these nearby employment centers are drawn to living in the Eastern Adams County region for its affordability and its quiet small town and rural character. These centers also create robust commercial tax bases in the areas surrounding Eastern Adams County. This helps lower service costs for those municipalities and enables them to provide amenities that others with less commercial base can offer. The region is also attractive for its proximity to multiple employment destinations—for example a husband and wife living in Eastern Adams County could both easily commute to different employment areas (e.g. Hanover and the Harrisburg/Mechanicsburg area). There are also some negative implications. Employment and service options made accessible by the highway system transportation can result in scattered residential growth, auto-dependent commuters, frequent and congested travel on connecting corridors, and residents who are less available for volunteering in their communities, due in part to the time absorbed in commuting and absence from the community during business hours.

As growth management and economic development policy are established, the Eastern Adams County region will need to determine whether it will continue to grow as a bedroom community or to work toward a more balanced pattern of businesses and residences. While development itself will largely be driven by private markets, municipal policy can influence land use, development character, transportation facilities, and infrastructure availability, thereby fostering a more balanced tax base and more desirable growth. Additional policies supporting transit and carpooling services and telecommunications infrastructure, as well as promoting the region's related businesses, workforce skills, training opportunities, and amenities, could enhance industrial diversity, job types, skill levels, and knowledge within the region, all aimed at appropriate expansion of the local economy.

Such growth is a priority for many local residents. Public participants at regional meetings expressed the desire to ensure that the area remains economically stable and businesses are able to locate and expand in the region. There is a desire for more commercial office and retail establishments in the region and concern over whether current land use policy and zoning regulation, traffic and parking conditions, pedestrian circulation and safety, emergency services and utilities may limit that growth.

Finally, whether the region chooses a “bedroom” or “balanced” approach to future growth, public infrastructure and services will need to expand to accommodate that growth. The area has already seen the extension of public water availability from Abbottstown into Hamilton and Oxford townships with the acquisition of the Abbottstown Municipal Authority by the York Water Company in July 2006. This move raised concern that an outside private utility company could have substantial influence over development location and intensity in the Eastern Adams County region. Public wastewater capacity is also a growing concern, as demonstrated by the need for expanded service from the East Berlin Area Joint Authority for the approved Buttercup Farms development along Route 194 in Hamilton Township. Though this development proposal has not been pursued, it is but one example of the potential demand for wastewater treatment that future growth could bring to the region.

Transportation Needs

Due to the large size and land use patterns of most of Eastern Adams County, travel within and through the region is concentrated along the major roadway corridors of Route 30, Route 94, Route 194, and Route 234. Route 30 provides east-west access from Gettysburg to York, while Route 234 provides an alternative east-west route to the north. Routes 94 and 194 provide the sole means of north-south access to Hanover, a major regional generator of shopping, employment, entertainment, recreation, medical, and social service trips. While the current transportation facilities provide adequate mobility, they impart specific and often adverse impacts on the communities of the region. In each of the borough settings, increases in overall traffic volumes

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and commercial truck transport have resulted in air and noise effects and declining vehicle and pedestrian safety. These conditions, in turn, have negatively affected the quality of life for residents and quality of experience for visitors. These effects are not only tangible and physical, but also result in visitor perceptions of the boroughs as uninviting, inhospitable places.

Vehicular traffic dominates the character of historic Abbottstown, where homes and business have a minimal setback from Route 30 and the square has begun to lose its physical form to parking lots and gas stations. Pedestrian activity on the Abbottstown square is nearly non-existent and very limited along Route 30 itself, due to the lack of a pedestrian-oriented streetscape and business activity. Recent physical improvements to the traffic circle by Penn DOT have improved vehicular mobility and safety. The Abbottstown Square Beautification Enhancement project improved pedestrian comfort, connection, and safety among the four corners of the square. These efforts to “beautify” and “green” the square and revitalize pedestrian activity have recently been completed, but the effects of increasing vehicular traffic continue to adversely affect the quality of life in the borough.



In New Oxford, conflicts between vehicles and pedestrians are more significant, as a major focus of the borough’s economy is pedestrian-oriented antique shops, restaurants, and craft and supply stores amid a small town atmosphere. The volume, speed, and mix of vehicles presents safety concerns for pedestrians accessing the park and fountain in the center of New Oxford square or those wishing to cross Lincoln Highway (Route 30) to patronize local businesses.

In East Berlin, pedestrian and vehicular traffic conflicts along King Street (Route 234) are not as pronounced as those in Abbottstown and New Oxford, but increased traffic, especially truck traffic, detracts from the historic character of the borough through increases in noise, emissions, and vibration.

While not a borough, the Lake Meade community is a significant traffic generator in rural Reading Township. Since the entrance is on Stoney Point Road, virtually all traffic generated by the Lake Meade community uses roads in Reading Township and other Eastern Adams municipalities to reach local and long distance destinations. Portions of Stoney Point Road are four-digit state road segments, though the most direct route to Route 94 or 234 also uses local road segments. This condition of state and local ownership on frequently traveled road surfaces complicates road assessment and improvement.

The state travel routes also impact the townships through which they pass. They are perceived as providing primary access to adjacent parcels, often with little concern for the disturbance to traffic flow that turning movements will cause or to the potential for gridded expansion of the road network and land use patterns. Where two routes intersect, the congestion of slowing and turning at the intersection is compounded by driveway after driveway giving access to each roadside business, such as at Cross Keys.

The Cross Keys area at the intersection of Route 30 and Route 94 is the most heavily traveled area of Adams County. Adjacent land uses, including gas and food services for travelers and the Brethren Home, a community of 1,000 elderly persons with an employed workforce of 670, contribute to turning movement delays and safety issues. Construction of new turning may alleviate some congestion through this intersection. The land use policy and development regulations for the



Cross Keys area will influence whether additional traffic will be generated and how its access to Routes 30 and 94 will be managed.

As these locations increasingly become points of congestion, local residents are seeking out alternative routes. Traffic count comparisons from 2003 and 2009 show that travelers are using secondary and rural roadways in an effort to reduce overall commute time or to bypass potential bottlenecks, such as Cross Keys or the Abbottstown and New Oxford squares. One example is the increased traffic between New Oxford and PA Route 94 using Berlin Road, which was not designed for higher traffic volumes. Local connector roadways are seeing significant increases in traffic speeds as well.

Future traffic projections suggest that traffic volumes will increase across the region over the next 25 years. Certain segments of the network will reach their carrying capacity within this 25-year planning horizon if not sooner: Route 30 between Cross Keys and New Oxford by 2010; Route 94 south of Cross Keys by 2020; and Route 30 through Abbottstown and Route 234 west of the square in East Berlin by 2035. This comprehensive plan needs to consider mobility and access for future land use patterns and evaluate the potential impacts and needed improvements to the transportation network.

Traffic is not the only transportation concern in the Eastern Adams County region. While most household and commuter trips within the region must be accomplished by automobile—evidenced by 84 percent of commuters driving alone to work—travel by private automobile does not serve the region’s entire population adequately. Younger and older residents may not have driver’s licenses or may prefer not to drive. Others may not have access to a vehicle or the means to insure and maintain one. These people have few options in their means of travel: request transportation from a driver (ask a friend for a ride); walk or bicycle to their destinations regardless of safety, distances, or their physical limitations; request transit service if they are eligible for specific programs; or stay home. Even these options have their limitations.

Sidewalk networks are present in each of the boroughs, though surface conditions vary widely. Crosswalks are sparse, whether striped crosswalks only or equipped with pedestrian signal heads. Pedestrian facilities outside of the borough cores are even more limited. Though several residential neighborhoods in adjacent portions of the townships have sidewalks, most are not connected to nearby borough sidewalk networks or to business, service, and shopping destinations. Within other neighborhoods, a complete lack of sidewalks or paths forces pedestrians and bicyclists to use local roadways, which have limited shoulders. And in the most rural areas, residents walk and bicycle recreationally on both state and local roads. This presents safety issues for motorists and non-motorists alike, and discourages walking and biking as an alternative form of transport and recreation.

No fixed-route public transportation service exists within the region linking Eastern Adams County to the York, Hershey, Gettysburg, or Harrisburg areas, although the Adams County Transit Authority is currently considering new transit services to accommodate travel from Adams County to the Harrisburg region. Rabbit Transit of York is the nearest fixed-route service provider, with routes from York to the Hanover area. It also provides on-demand service in its service area for senior citizens and those with diabetes.

Transportation and energy are intertwined issues. The lack of transportation alternatives in the region leads to further demand on the vehicular transportation system, increasing the use of non-renewable energy sources by residents and business owners. Further, the tourist’s travel experience of the Eastern Adams County region is limited to fuel-consumptive vehicular circulation between attractions such as East Berlin’s Colonial Day, New Oxford’s Antique Market and Craft Show, and the Lincoln Highway Heritage Corridor, and walking among the downtown shops in the borough cores. If energy prices rise in the future, more households, businesses, and visitors will be affected by the lack of transportation options.

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The viability of all modes of the transportation network must be maintained to meet present and future needs. Given the range of development proposals now under consideration—both within and outside current designated growth areas—the comprehensive plan must assess a full range of transportation options for the area, including planned road network expansion, bridge maintenance, transit service including ride sharing programs, and technological innovations to encourage telecommuting. These improvements will need to be closely coordinated with the land use plan and its focus on designated land for future economic development. Vehicular routes should be identified to avoid unnecessary congestion and energy use by the public in general as well as the public sector, including school buses, police vehicles, etc. The plan should consider policies and standards for ensuring the consideration of transportation linkages within and between existing and future residential areas and with local activity centers. The plan could also potentially serve as a catalyst for a further initiative to plan and promote development of a trail along the former East Berlin Branch rail line between East Berlin and Abbottstown. Furthermore, appropriate improvements to the transportation system must be identified in a manner that enables integration with the Adams County Transportation Planning Organization’s (ACTPO’s) planning and budgeting process.

Comments from the public suggested that strategies for the following be considered as the plan was developed:

- Fixed route transit service between the Eastern Adams County region and Hanover area as a coordinated service between Adams County Transit Authority and Rabbit Transit of York for commuters and shopping, recreation, and medical customers. Shift times of major factories/employers in the Hanover area should be considered to evaluate suitable transit routes and timing.
- Fixed route transit service between the Eastern Adams County region and Gettysburg area. Service developed in consideration of both peak hour (commuter) and off-peak (personal services) demands and weekend demands.
- Potential areas for park-and-ride lots for current and potential future transit services.
- Shuttle bus or taxi service as a support service to fixed route transit.
- Managing conflicts between peak school bus/truck travel periods.
- Time restrictions for truck deliveries and other opportunities to regulate truck movement.
- Noise ordinance to manage deliveries.
- Safety, timing and preferred routes for accommodating farm equipment on the local roadway network.

Recreation Needs and Tourism Opportunities



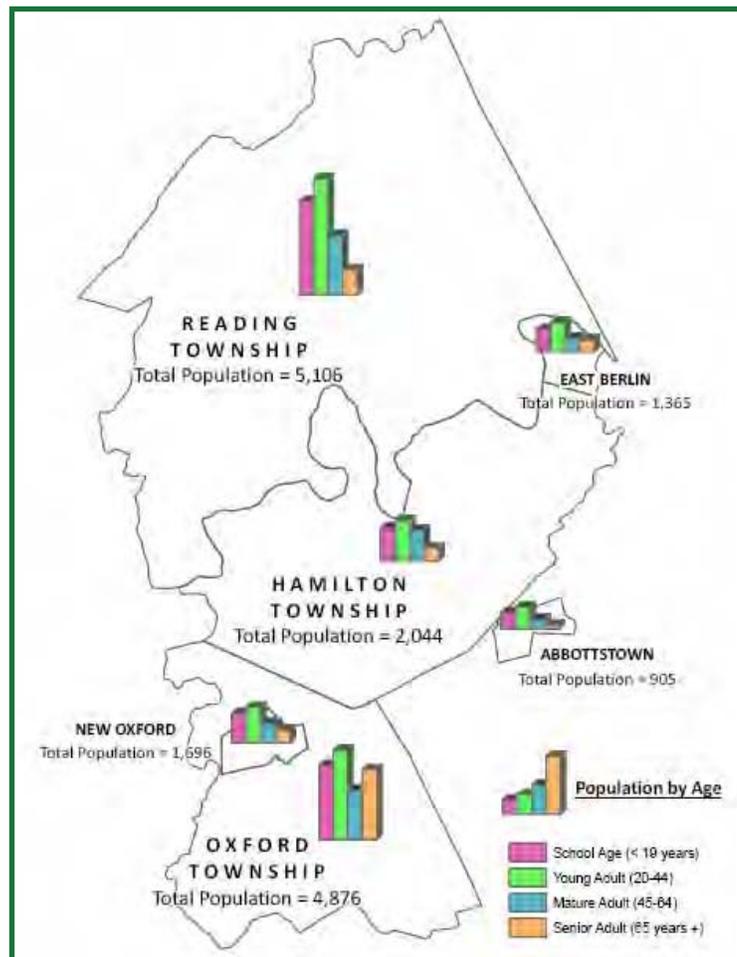
The Eastern Adams County region has recreation opportunities typical of rural and small town communities. There are public parks for community recreation and gatherings. School facilities are made available to community sports leagues. Fishing and hunting opportunities are available along the Conewago Creek and its tributaries. The rural countryside offers roadside scenic views from Round Hill, Conewago Vistas, St. John’s Bridge Area, and the Lake Meade area. Other recreational opportunities include the East Berlin Area Community Center, which serves as a regional hub for recreation programs and community events for residents of East Berlin and surrounding municipalities, and organized sports programs, which focus largely on youth. These opportunities have emerged where needs arose and as

supported by residents and businesses. This approach continues today, as two new parks are under development in East Berlin and Oxford Township to serve the region’s recent population growth with additional outdoor active recreation facilities.

Yet gaps remain in the types of recreational facilities and programs that current and future residents desire. Public outreach conducted during this plan’s preparation indicated interest in safe places to walk and bicycle. Residents are actively using streets and rural roads for these activities alongside vehicular traffic. BicyclePA Route S follows Route 234 through the region, but this route is intended for distance cyclists who are experienced and comfortable riding alongside vehicular traffic; it does meet the needs of causal riders. Sidewalks in the boroughs provide pedestrian facilities, but use of these can be challenged by uneven surfaces, a lack of accessible transitions from sidewalk to street level, a lack of crosswalks, and drivers who fail to yield to pedestrians. Comments from the public included the specific suggestion to convert the former East Berlin Branch rail line between East Berlin and Abbottstown to a rail trail facility, as well as places to gather and socialize, opportunities to celebrate varying cultures, and opportunities to enhance computer and other personal skills.

A broader definition of recreational activities that includes adult sports, hiking/biking trails, personal health and fitness, arts and crafts, nature study, and local history study represents opportunities for people to experience the character and culture of the region through individual and social activities—whether as a resident or as a visitor. It suggests that parks can be designed for more than sports purposes and other venues can support recreational activities as well as heritage tourism, agri-tourism, and eco-tourism. In the boroughs, one can find dozens of historic buildings and annual heritage events that encourage community spirit and draw tourists from outside the region. These include the East Berlin Colonial Days, the Historic East Berlin Antique Show, the Historic East Berlin House Tour, the New Oxford Antiques Market and Craft Show, the New Oxford Fireman’s Carnival, the Hampton Fire Company Fall Fest Craft and Car Show, the Irishtown Fire Company Country Festival, and the Liberty Fire Company Carnival. Just beyond the core communities, one can “pick-your-own” produce or follow trails of history, including the Lincoln Highway Heritage Corridor. Integrated planning for recreation and tourism would enable investments to conserve and interpret local resources and create “places to go” and “things to see and do” that capture visitors’ time and spending into the regional economy. Such integrated planning could include shared experience and collaborative scheduling, as well as financial support for the benefit of the entire region.

Although Eastern Adams has a relatively large number of younger households with children (its median age is 2.3 years younger than that of Adams County), this younger group was underrepresented in public



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meetings. The meeting questionnaire did ask the recreation desires of attendees and their children and grandchildren, however further investigation of residents' recreational interests is needed to ensure that the recreational needs of all age groups are expressed and balanced in the provision and placement of additional recreational facilities. Additional planning will be needed to coordinate future land development and population characteristics and recommend options for acquisition, including use of the Adams County Green Space Grant Program, and private development.

Compared to the recommended standards in the Adams County Parks, Recreation and Open Space plan, the Eastern Adams County region has a shortage of public parks and recreation land. The 17 recreational sites, six of which are public, in the region total 84 acres of public parkland, resulting in a shortage of both close to home and community parkland and a complete lack of large subregional parkland. Based on the region's population 183 acres of neighborhood and community parkland is necessary to meet the needs of residents. Additional parks in East Berlin and Oxford Township are in the process of development. However, even with these facilities the total amount of parkland falls short of recommended acreages for local parkland. With development rates expected to resume once the economy recovers, additional parkland is severely needed and should be focused on the activities the region's residents desire to pursue, including walking/biking paths or trails.

The Conewago School District has moved toward a campus approach for its facilities. The current campus includes the junior and senior high schools on Berlin Road and the intermediate school accessed by 700 Road. The New Oxford Elementary School is located across the street on Berlin Avenue.

This campus approach centralizes many of the district's administrative and facility services. However the location of the campus in the midst of established neighborhoods, limits the ability to build additional structures at the intermediate school and junior and senior high school sites without displacing the district's outdoor recreational facilities. Relocating ballfields, flatfields and courts to a more rural area of the district would require transportation to and from the school for competitive and intramural teams. Relocation of these facilities would also impact community leagues that use district facilities. The district does own additional land for future expansion along the north side of Berlin Road. This land is currently leased for farmland. While the district's enrollment projections have not yet suggested the need to add classrooms or build new schools, the location of these eventual facilities and their impact on the district's outdoor facilities should be discussed as such long term planning begins.

Comments from the public suggested that strategies for the following be considered for recreation and tourism:

- Make full use of fee-in-lieu provisions, where appropriate, to support development of large, regionally connected recreation facilities rather than accumulating small recreation facilities in small developments.
- Promote bicycle/pedestrian connections from home to commercial and workplace locations, including regional connections between communities and local connections between borough cores and adjacent township lands.
- Promote bicycle racks at activity centers and as part of transit system.
- Serve recreational and transportation alternative need with an East Berlin-Abbottstown-New Oxford rail trail.
- Formally promote cultural tourism highlighting local history. Develop travel packages in association with local lodging owners, antique and craft shops, and local events. May need dedicated professional regional coordinator to work with local groups, tourist agencies, and bus companies.

Could benefit countywide tourism by keeping visitors in the county for longer periods, boosting tourism spending.

- Consider use of “trolleys” rather than modern buses for transit services to promote historic context.
- Consider the impact of increased tourism on public facilities, e.g. restrooms, central tourist center, bus parking, and public safety presence.

Community Focal Points and Regional Linkages

Community focal points are places that residents identify as the heart of their community. They are places where people gather and celebrate as a community, such as the Abbottstown Community Park and the New Oxford square. Community activities and events in these places build “community” as people work together as volunteers and generate positive relationships among residents and sponsoring organizations. They contribute to the identity of a community and ultimately build public support for action and investment.

Whether hosting everyday activities or special events, these locations define our communities. New Oxford has Antique Days on the square and has been home to the antique market for more than 50 years, enabling its claim to fame as “the antique capital of Central Pennsylvania.” East Berlin has hosted Colonial Days on West King Street for more than 35 years, featuring juried arts and crafts representing the colonial days of America.

While these locations have special meaning to residents, they also present challenges and may need to be adapted or redesigned to accommodate new uses and expand or reinvent local identities. For example, in East Berlin, on-street parking was removed to improve traffic flow, resulting in the perception of a lack of parking. Parking lots and spaces are available along the alleys and side streets, but patrons often feel these locations are too far, not safe, or otherwise disconnected from their destinations. Businesses that have developed their own parking lots have fared better than those with no dedicated parking. In New Oxford, traffic and overhead utilities make the square less attractive and less comfortable for pedestrians. In Oxford Township, the Feeser Memorial Park is expected to become a focal point for the community, but the only access is via small, two-lane roads.

The Village of Hampton is perhaps Reading Township’s most distinguishable community focal point. The crossroads of Route 94 and 394 could be redesigned as a village square to promote traffic calming, slow vehicle speeds, improve traffic control, enhance pedestrian safety and vehicle safety, and increase access and parking to adjacent properties. As an attractive intersection, the square could become a positive focal point for the village and help spur other economic and community investment. Ideas for such a redesign were illustrated with concept sketches.

In addition to specific sites, travel routes are a potential focal point for the region. The Lincoln Highway Heritage Corridor has already been designated, though interpretive events are few along the Eastern Adams County portion of the corridor. The region was also important to both sides of the Civil War. Scouts and soldiers crossed the landscape and waterways to reach strategic vistas. These approach routes have been documented as driving tours with directional and interpretive wayside signs in other states including Maryland, Virginia, and the Carolinas, but are not as well promoted in Adams County. Brochures and books on the routes are available, but companion signs further confirm that the traveler is in the right location and



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can assist in directing them to the next point. The Gettysburg-Adams County tourism agency advertised the trails as a driving route, and the Adams County Historical Society offered bus trips in the past. Neither effort has produced any sustained or measurable impact. Perhaps online information linked to vacation planning in



Figure 2-2: Two conceptual sketches of a redesigned Village of Hampton square, utilizing a roundabout for traffic control and enhanced landscaping, lighting, parking and pedestrian infrastructure to improve the appearance and "livability" of the village.



Adams County and the addition of wayside signage would be fruitful, similar to the material produced for the Historic Conewago Valley self-guided driving tour.

Housing and Associated Resident Services

While 73 percent of homes in the region are single family detached units and home ownership rates average 79 percent, these figures do not necessarily imply that current housing choices meet the housing needs or preferences of all residents. In fact, 722 (13 percent) of the region’s 5,795 home owners spend more than 30 percent of their monthly household income on housing and related costs (30 percent is the U.S. Census Bureau’s threshold for housing costs presenting a burden to the household). Despite higher home ownership rates, affordability may be a concern for existing and future residents.

Similar to other areas of south central Pennsylvania, the boroughs and villages of Eastern Adams County provide the majority of affordable living and multi-unit housing options. Here, prospective residents can find a variety of housing types connected by sidewalk and street networks to local services, businesses, and amenities. This land use-transportation pattern can make the overall cost of living more affordable in the boroughs. Young singles and families and older households with modest incomes often find these living environments conducive to their household budgets and—especially for younger people—their environmental philosophies.

The region has a relatively young population, though the resident population includes people from all age groups. As residents “age in place” (in their home communities), their housing needs change. High school and college graduates need affordable rentals and starter homes. Families grow and need larger homes. As adult children leave the home, empty nesters may choose to downsize to a smaller home with less maintenance or to keep a larger home for visiting children and grandchildren or for entertaining. As seniors,

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residents may choose to downsize further as they pursue active lifestyles outside the home. Or they may need the assistance or regular care of medical staff in an institutional or semi-institutional setting. Housing in the region should include a variety of housing options to ensure that adequate housing choices are available for current and future residents. Without more affordable and desirable housing options, young people will not choose to or be able to age in place.

Conversion of existing single family detached homes to multi-family units is one way to diversify housing choices. However, that approach often presents its own challenges, as Abbottstown, East Berlin, and New Oxford have already experienced. Absentee landlords have a reputation for poor property maintenance. Parking for multiple families requires more space on the street or on the property than for a single family. For these reasons, conversions need special attention through municipal regulation and enforcement of maximum household size, maximum number of vehicles, and other measures to maintain quality neighborhoods of converted homes.

In addition, there is evidence that the effects of the economic downturn in 2008 and the resultant “Great Recession” could be long term and “structural”. Young people are returning home, sometimes with their families, to live with their parents. In other cases, they are renting for longer periods of time to save money for real estate down payments. On the other end of the age spectrum, older residents on fixed income may see home equity values decline. For all age groups, energy costs are continuing to rise with imminent deregulation. These trends support the need for smaller, highly efficient, and, in the case of older persons, single story housing units. This does not necessitate low quality or cookie cutter design. Local developers should propose and find ready markets for high quality development in terms of landscaping, building materials, and aesthetic presentation.

The majority of the residential development proposals considered in 2009 (61 percent) were for single family detached housing. Indications from the real estate market are that these homes would largely serve people moving north from the Baltimore-Washington metropolitan area in search of lower housing prices, and/or to retire. Of the proposals already approved, 55 percent of units are townhomes. Nevertheless, these two housing types by no means significantly expand choices in the regional housing market, nor do they propose mixed-use development.

For reasons of overall affordability and housing choice, the plan should consider logical locations for housing in relation to the supporting physical and service infrastructure, such as educational facilities, recreational amenities, transportation networks, and water and wastewater utilities. This comprehensive approach to residential locations should also consider design standards to reduce home energy use, increase efficiency, accommodate alternative energy sources, and reduce housing maintenance costs for residents.

Historic Resources

Eastern Adams County is rich in structures and landscapes that have contributed to local, county, state, and national heritage. Local historic resources included on the National Register of Historic Places are the East Berlin National Register Historic District, the John Abbott house, and the John’s Mill Burnt Bridge. Other important structures include the Altland House, the New Oxford College and Medical Institute, and the Studebaker House. Many farmsteads and barns also provide great examples of traditional rural architecture. Important landscapes such as the Round Hill area provide a glimpse into historical landscapes of early Adams County.

These and other sites, structures, and landscapes define a unique identity for Eastern Adams County. For those who appreciate their style, construction, or significance to history, their continued presence contributes to community pride. Where style, construction, and significance is fully understood, these resources can also

contribute to the local economy through interpretive activities and events fostering public or private heritage tourism.

Planning for historic resources involves distinguishing the old from the truly historic. Only those places with historic integrity and significance should be protected as community assets. Others can be conserved under private stewardship efforts. This process begins with an inventory or survey. Funding for surveys is often available through the Pennsylvania Historical and Museum Commission's Bureau for Historical Preservation. More than 550 resources situated in Eastern Adams County have been initially documented. These include rural farmsteads and properties within East Berlin Borough, resulting in the designations of portions of East Berlin as a National Historic District. Surveys have not been completed for New Oxford, Abbottstown or Hampton Village. Survey information for most of these properties is inadequate to determine their historic value. Once determinations of historic value for individual sites or clusters of properties are made, preservation planning can outline appropriate priorities and techniques for public protection or private conservation.

The Agricultural Economy and Landscape

Agriculture shapes much of the land use, economy, and heritage of the region. This comprehensive plan must therefore identify and recommend strategies to address the essential components of this industry: land, markets, and workforce.

Land

Land and fertile soils and adequate water supply are the primary raw materials necessary for a successful agricultural economy. A majority of the region's landbase—22,936 acres or 69 percent—is used for agriculture or open and recreational land and large lot residential development (10+ acres). Over the past 10 years, agricultural land in the region has been converted to other developed uses. Much of this change was due to planned growth, where the land was zoned for development and utilities were readily available. Similarly, nearly all of the 950 acres currently proposed for development, if developed, would replace agricultural operations, continue infill, or naturally expand existing development areas, i.e. towns and villages. This is not to say that agricultural land loss in this region is not a concern, but rather that to date the location of most land conversions has been consistent with county growth management policies and smart growth principles. However, with the population of the region projected to increase significantly, the need to protect the region's most productive farmland in sufficient quantity with minimal adjacent conflicts and nearby suppliers and services makes zoning an important issue. Some have suggested that 150,000 protected acres is the critical mass needed to sustain the agricultural economy, both farms and support industries. For Adams County, these critical mass would be spread across the county, but the Eastern region could provide a significant portion of protected lands.

Zoning is the most commonly used municipal tool for controlling land use change, i.e., managing which land areas are able to be used for various types of development or activities. Current zoning policy suggests that the municipalities of the region aim to retain most of the rural and agricultural landscape: the above-mentioned 69 percent of the area is zoned as agricultural preservation or rural conservation. The term "preservation" is somewhat misleading, as the permitted uses are not exclusively agricultural. A portion of this area has already been developed for non-agricultural and non-rural uses, but



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most remains as working farms and woodlots, or passive open lands.

Trends in agricultural land use also show an increase in the number of small farms in Adams County. It is uncertain whether this trend is due to the growth in specialty farms suitable for smaller lots, more accurate counting of small farms, or other factors. In this region, specialty farms, such as community supported agriculture and pick-your-own produce operations, are indeed smaller than traditional livestock, dairy, and crop production farms. Their success suggests a need to review zoning-specified lot sizes.

Agricultural and other rural zoning districts align well with farmland soil and agricultural use locations, therefore the location of these districts is not a major concern. However, the profitability of permitted agricultural activities raises questions about the viability of long-term agricultural use in traditional livestock, dairy, and crop production markets and the relevance of zoning-specified lot sizes.

In addition to municipal zoning, farmland easements can preserve land specifically for agricultural use through the purchase of a property's development rights. The Adams County Agricultural Land Preservation Program has preserved 1,959 acres of farmland in the Hamilton and Reading Townships. Though representing only 6 percent of the region, these lands are generally located in the heart of agricultural lands, with the exception of one property along Route 30 between Abbottstown and Cross Keys. Expanding these locations with contiguous easements would further minimize conflicting land uses.

Where farmland is perceived as valuable to the tax base for its limited public service demands and environmental value as open space for groundwater recharge, state and local governments have instituted policy that farmland should receive a tax benefit, namely a reduced tax rate. Such action benefits current owners by reducing the market value of the land for tax purposes and benefits future farmers by making farmland more affordable to purchase. At the state level, Pennsylvania has established the Agricultural Security Area (ASA) program and the Act 319 Clean and Green Program. The ASA program provides tax incentives for land owners who commit to continue farming for seven years and enrollment within an ASA is a prerequisite for farmland preservation application. A total of 10,055 acres of farmland in the Eastern Adams County region is enrolled in the ASA program.

Conservation easements are another means of protecting land from development, however the mission of the Land Conservancy of Adams County is to preserve the rural lands and character of Adams County, which includes farmland as well as other natural resources. The conservancy holds easements on four properties in Reading and Hamilton Townships. Thus, one percent of the region is held in conservation easements.

Agricultural Markets

Traditional agricultural products from Eastern Adams County include livestock, dairy, and field crops. These products, particularly wheat, corn, and soybeans, are commodity crops tied to national and international markets, not only the local economy. Influenced by the cost of production in other regions of the world, a bushel of wheat sells for \$2.35. Yet it takes \$4 to produce it locally due to the costs of local labor and regulatory compliance. Government subsidies and supplemental income have helped farmers stay in business, but the long-term economic outlook for traditional products in these markets is hardly viable.

Farms in the region have already begun to explore agricultural businesses and markets beyond livestock, dairy and crop production. Enterprises such as the Apple Valley Creamery, Buttercup Farm Market, Thomason's Herb Farm, Gray Wolf Plantation and Everblossom Farm provide opportunities to market and sell locally grown or



processed products directly to residents, restaurants, and tourists. These successful businesses reflect a consumer trend in preference for locally grown products by producers they know and can talk to about production practices. These and other niche production markets can garner higher sales prices for unique products and yield higher profit margins for producers. Agri-tourism activities such as hay rides, corn mazes, and agri-festivals, though not traditional farming activities, can supplement farm incomes and draw residents to farms for community interaction with producers. A region can support only a limited number of these specialty product and service operations before reaching saturation, but there are a wide variety of specialties—many more that farms in this region could explore. The comprehensive plan should encourage a variety of farm-based activities to promote a comprehensive, sustainable agricultural economy.

Agricultural Workforce

As local agricultural markets are evolving, so is the local agricultural workforce. County staff report strong trends in next generation family farmers for traditional large scale operations and new demographics for smaller agricultural operations in the region. Several specialty operations are woman-owned and operated. Many operators have pursued or completed post-secondary education in order to start up or optimize their small business. Some have left lucrative careers to focus on family values through living on the land. Others have shied away from migrant workers to focus on customer service through local, part-time staff including students, housewives, and seniors looking for just a few hours of work. These changing conditions suggest that the agricultural workforce is no longer just a home-grown crowd but a sophisticated group of business people looking to reconnect their communities with food production.

Natural Resource Conservation

Natural resources are some of the most defining factors of a region or a place. They provide the raw materials for sustenance and economic productivity and guide the placement of communities and infrastructure. They are finite and cannot be manufactured, in whole or in part, to fully replace a degraded natural system. It is therefore important to understand where such resources are located so that damage can be avoided or mitigated.

Adams County is known for its rolling hills and abundant farmland. Its Eastern region is typical of this landscape character. After early settlers cleared the native forest for fields and pastures, the region's rolling landscape was even more apparent. Its fertile soils supported a longstanding economy of agriculture and tight-knit communities at the junctures of waterways and major transportation routes.

Today, the region's natural resources continue to play an integral role in community and economic development. Its underlying geologic formations support commercial quarrying in Oxford Township. Its soils sustain agriculture in all three townships. Its steepest slopes and untended parcel boundaries host native and naturalized vegetation that provides habitat for local wildlife. Its vegetation, soils, and geology filter and store waters underground, then return them to the surface where they support community and on-lot water supply, recreation, and aquatic habitat. Its floodplains and wetlands, still in their natural vegetated condition, store and release excessive waters and buffer adjacent lands from more severe flooding. Together, quarrying, agriculture, clean water supply, minimal flooding, and recreational opportunities to hunt, fish, and observe wildlife on the land or waterways characterize the scenic, rural landscape of Eastern Adams County.



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It's this composite landscape that the region's residents value, visitors appreciate and value in contrast to the region's historic towns and villages, and many people desire to conserve for recreation, biodiversity, and environmental integrity. The Land Conservancy of Adams County already holds easements on four properties totaling 345 acres in Reading and Hamilton Townships.

Several plans and studies have explored natural resources conditions and made recommendations on the means and outcomes of conservation efforts. The comprehensive plan should incorporate the relevant recommendations of these plans and studies:

- The Conewago River Conservation Plan,
- The Adams County Greenways Plan,
- The Adams County Natural Areas Inventory, and
- The Adams County Water Supply and Wellhead Protection Plan.

Factors that influence water quality in the region and downstream, i.e., to the Susquehanna River and Chesapeake Bay, should also be considered as potential points of action and investment.

Energy Conservation

Energy use is an important community and economic development topic amid rising fuel prices and diminishing non-renewable supplies. The land use patterns, climate, and housing conditions, as well as numerous other factors, influence the energy use of a region. The Eastern Adams County region encompasses a relatively large rural area, which influences energy use particularly in terms of transportation. Its climate can include hot, humid summers and cold winters that require modified indoor temperatures and humidity to maintain safe, healthy conditions, particularly for the elderly. In addition, winter snowfalls and ice storms can place heavy demands on municipal public works crews to maintain safe travel conditions on local streets and roads. And finally, there are many older homes in the region's towns and villages that are not energy efficient for heating or cooling.

While municipal policy cannot change climatic conditions, it can provide approaches and alternatives to other community conditions to help residents reduce their energy use and costs, as well as to manage municipal energy use and costs funded by local taxes.

To address land use and associated transportation demands, the region should consider accommodating the majority of new development in walkable, bikeable, or transit-serviceable patterns adjacent to existing community and activity centers. The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) initiative combines the principles of smart growth, new urbanism, and green design to promote more resource- and energy-efficient design, construction, and building operation practices. Its LEED for Neighborhood Development, or LEED ND, program focuses on housing diversity, storm water management, energy production, and transit accessibility. The LEED ND criteria for certification offer parameters that could be incorporated into land development standards or referenced as recommended guidance for new residential development.

To address the energy demand of older, inefficient homes, municipalities could focus on sharing information about government subsidies and programs to help homeowners make energy efficient home improvements.

Municipal governments could use energy-saving improvement projects or energy producing project elements to demonstrate techniques to the public, which may qualify a project for additional state or federal grants. At a more sophisticated level, local governments could conduct a carbon footprint analysis online or by hiring

energy audit professionals to determine where they are using the most energy and identify feasible ways to reduce energy use.

Economic Development

As noted previously, residents of Eastern Adams County rely on surrounding areas or regions for the majority of their employment, shopping, health care, and entertainment needs. This requires residents to travel outside of the region for basic needs, taking their spending and business tax dollars elsewhere. Since the region is projected to grow by as many as 10,000 residents by 2030, there may be sufficient demand for additional retail and other services, and associated job creation. Economic development would help to reduce travel out of the region for basic services, increase local employment, and provide the ability to expand the local tax base. Locations for retail services, as well as locations for small business office parks, in relation to utility, telecommunications and transportation infrastructure, should be included in the plan to encourage the development of a variety of local job opportunities.

In addition to new locations, the plan should evaluate the potential for use or expansion of existing facilities within the borough settings that could serve a portion of future commercial and service needs. Town center areas of these boroughs offer strong potential for small business and home-based business development using either existing historic structures or carefully designed infill projects. Several examples of potential redesigned or reuse sites include the former Nell's Shur-Fine grocery store in East Berlin and redevelopment of the New Oxford Shopping Center. Design criteria should be developed to ensure that redevelopment of these structures blends into existing borough settings while meeting contemporary commercial needs.



Opportunities for Shared Services

Amid increasingly tight municipal budgets, municipalities are looking harder than ever for opportunities to save costs. Shared services through informal partnerships and formal joint contracts are two means to cost savings where community values and desired service quality are similar.

The region already has one regional police force serving three of the six municipalities plus Berwick Township. Increasing regional participation in this joint effort or developing another regional police force may cost less than independent departments for the remaining three municipalities. Further detailed study would be needed. The region has also already experienced the merger of two fire companies to save on administrative costs.

Park and trails planning and recreational programming would be a potential shared service for future discussion—one that would be competitive for state financial assistance through the PA Department of Conservation and Natural Resource's Bureau of Recreation. There are four municipal parks and two more under phased development. There is grassroots interest in developing a rail-trail from East Berlin through Hamilton Township to Abbottstown on an abandoned rail line. The municipalities offer no recreation programming, instead relying on the East Berlin Area Community Center that receives some municipal support. Drawing even just park and trail planning and development into a single regional effort could help to diversify and promote recreational opportunities in the region.

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A joint waste and recyclables collection contract, particularly for the townships where collection is contracted by individual property owners, is another potential shared service topic.

Finally, as a possible follow-up to this regional planning effort, the municipalities could establish a formal or informal means to implement the comprehensive plan. Informal quarterly meetings for general information sharing, a regional planning commission for joint plan reviews, a joint zoning ordinance or multiple coordinated zoning ordinances to share the burden of providing for all land uses are all examples of potential shared service approaches.

Land Use-Transportation Evaluation of the Route 194 Corridor

The Route 194 corridor through Hamilton Township became the focus of development and municipal attention a few years ago during the review of a zoning map amendment proposed by the developer of the Buttercup Farm site, located on the east side of Route 194 directly south of East Berlin Borough (known as the Buttercup Farms/CW Test development). The potential impacts of the proposed rezoning on available infrastructure and service capacity raised concern within the township and with the Adams County Office of Planning and Development. The county planning staff performed a rough build-out analysis of potentially developable land along the Route 194 corridor to project potential population based on current densities permitted by zoning and average household size, estimate vehicle trips, project the potential number of additional school children, and estimate sewer and water service needs to accommodate those levels of development. This rough analysis suggested that the potential traffic generation and peak volumes and delays from full build-out would severely impact mobility along the corridor. In addition, nearby property owners along Route 194 opposed the zoning change, indicating that approval for intensive development for these parcels should justify rezoning of additional, if not all, parcels along the corridor for similar development. The township denied the zoning map amendment. Subsequently, the developer challenged the township in court. The parties reached a settlement agreement and the developer submitted a plan. The plan was approved, with conditions, by the Township, though the developer appears to have decided not to build; the property is currently for sale. However, the issue of establishing policy for future development amount, type, and impact along the Route 194 remains.

In order to gain a more thorough understanding of the impacts of various development types, Hamilton Township sought funding through a local state representative for a special land use-transportation study. This study would analyze multiple land use scenarios for population, job creation, traffic, and community service impacts, enabling the township to make an informed decision on land use policy in its municipal planning efforts, namely this joint comprehensive plan. The township received its funding request and the study was completed in tandem with the preparation of the comprehensive plan. The full report is included as Appendix D and the township's land use preferences are incorporated into the land use action plan.

3

Goals and Objectives



Strategic Issues

The following issues were identified by the municipalities and the Adams County Office of Planning and Development (ACOPD) as the primary areas to address in the joint comprehensive plan (listed below in no particular order):

- Land Use and Growth Management
- Regional Employment, Service, and Utility Influences
- Transportation Needs
- Recreation Needs and Tourism Opportunities
- Community Focal Points and Regional Linkages
- Housing and Associated Service Needs
- Historic Resources
- The Agricultural Economy and Landscape
- Natural Resource Conservation
- Energy Conservation
- Economic Development (sites, structures, infrastructure)
- Opportunities for Shared Services
- Land Use-Transportation Evaluation of Route 194

Goals and Objectives

Goals and objectives form the framework through which municipalities and residents can guide community and economic policies and development in the Eastern Adams County region. They address a wide range of topics, including the strategic issues identified at the beginning of this planning process, as well as conditions and concerns raised through research and community outreach. While some goals and objectives are

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responsive to current issues and able to be acted upon within 10 years, others are long-range initiatives to prepare for future conditions that may or may not occur within 10 years.

Further, these goals and objectives acknowledge that the municipal governments of Eastern Adams County do not make all community and economic development decisions themselves. Private sector investment is still a major generator of new jobs and tax base. By melding public and private sector investment, communities can best achieve a sustainable future. Certain aspects are led, supported, advocated, or implemented by other public entities or by the private sector. Therefore some objectives are shown as cooperative or collaborative efforts among multiple partners.

The goals and objectives are presented in the following order:

1. Natural Resources
2. Historic and Cultural Resources
3. Agricultural Resources
4. Parks, Recreation, and Open Space
5. Land Use
6. Transportation
7. Economic Development
8. Housing
9. Utility Service
10. Community Facilities and Services
11. Town Center Vitality
12. Energy

Goals are presented in numbered, bold type. Goals identify the elements of community development and describe the type (e.g. provide, protect, manage) or level (e.g. maintain, improve) of action needed to provide a locally desirable quality of life.

Objectives are presented in lettered type. Objectives describe policies, actions, or investments that are needed to make progress toward or achieve the goal.

Recommendations to act upon or implement these policies are found in the subsequent action plan chapters. A discussion of implementation priorities and means to foster continued regional planning cooperation is found in Chapter 17.

Natural Resources

- 1. Protect, preserve, and interpret sensitive natural resources, connecting corridors, and natural landscapes.**
 - a. Designate the Conewago Creek and its tributaries as major natural, visual and recreational assets.
 - b. Encourage the retention of the visual quality associated with landscapes in Eastern Adams County, such as the Conewago Creek, South Branch Conewago Creek, Mud Run, Round Hill, Conewago Vistas, Abbottstown / East Berlin Buffer Area, Lake Meade Watershed, and Storm's Store/Stone Bridge Historic Area.
 - c. Reduce or limit damage from future floods by limiting development within floodplains and designated wetlands.
 - d. Protect wellheads and groundwater recharge areas from intensive development and pollution that pose risks to groundwater quality or reliable groundwater supply.
 - e. Discourage the emergence of invasive species and encourage the retention, re-establishment, and sustainable management of native vegetation.
 - f. Minimize and mitigate adverse impacts to natural resources.
 - g. Develop, adopt, and enforce on-lot sewage management ordinances.
 - h. Establish stormwater management standards and acceptable Best Management Practices.

Goals and Objectives

- i. Demonstrate best management practices on municipal lands.
- j. Assist local non-profit organizations in natural resource management activities, e.g., implementation of best management practices.
- k. Encourage the preservation of scenic road corridors and viewsheds through approaches such as agricultural and open space preservation programs, Transferable Development Rights (TDRs), density exchanges, and other appropriate techniques.
- l. Encourage the use of municipal zoning, parkland acquisition, and scenic easements to preserve and protect natural resources.
- m. Encourage property owners to work with the Adams County Conservation District to establish riparian buffers along streams.
- n. Preserve networks of woodlands, floodplains, stream corridors, and agricultural lands.

Historic and Cultural Resources

2. Protect, preserve, and promote the region's historic, architectural, and cultural resources.

- a. Market the cultural and intrinsic values associated with Eastern Adams County to the residents of nearby communities, as well as visitors to the GNMP, Hershey, and Lancaster.
- b. Identify, interpret, and conserve the history, heritage, and historic sites of Eastern Adams County for residents and visitors through signage and other visible markings, (e.g., roadside, sidewalk, or trailside signs; banners; guided and self-guided tours, etc.)
- c. Support and identify opportunities to improve the Lincoln Highway Heritage Corridor.
- d. Discourage the demolition of existing historic resources while encouraging the continued use or adaptive reuse of historic buildings and sites.
- e. Protect places of unique historic character.
- f. Discourage inappropriate development in historic areas of the region.
- g. Promote historic preservation through land use ordinances.
- h. Support and encourage the continuation of cultural events that celebrate the historic and cultural heritage of Eastern Adams County, such as the East Berlin Colonial Days and New Oxford Antique Market Days.

Agricultural Resources

3. Preserve productive farmland and maintain agricultural support operations in Eastern Adams County.

- a. Support more productive and sustainable farms that apply innovative agricultural technology and marketing strategies on smaller parcels of land.
- b. Promote community food systems such as community gardens, farm markets, roadside stalls, farmer cooperatives, and the sale of produce to local shops and restaurants.
- c. Discourage scattered urbanization that causes conflicts with farming by designating growth areas and potential future growth areas.
- d. Encourage landowner participation in the Adams County Agricultural Land Preservation Program (purchase of development rights), the Adams County Green Space Grant Program, and private land preservation programs.
- e. Apply a full range of agricultural land preservation techniques to ensure that a substantial amount of the agricultural land base is preserved.
- f. Allow for appropriate accessory uses to agricultural uses.
- g. Provide opportunities for agriculturally-related businesses to locate and expand.
- h. Ensure that roadways continue to accommodate agriculture-related traffic.
- i. Connect agricultural producers with fresh food markets, where locally produced products are emphasized.

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Parks, Recreation and Open Space

- 4. Provide for parks, recreation, and open spaces within Eastern Adams County through the preservation of natural open space resources and the development and retention of indoor and outdoor recreational facilities for residents of all ages and abilities.**
 - a. Support the East Berlin Area Community Center (EBACC).
 - b. Establish needs and priorities for parks, recreation, and open space.
 - c. Provide an adequate supply and mix of parks, playgrounds, and other recreation facilities, both active and passive, for all segments of the population with particular attention to families with children, older persons, and the elderly.
 - d. Consider and encourage 1) the continued development of the East Berlin Community Park; 2) creation of pedestrian amenities in the vicinity of recreation facilities north of the Conewago Valley School District, 3) lighting for evening and late Fall/early Spring events, and 4) the acquisition of additional land for existing parks and connector trails.
 - e. Develop new facilities to meet contemporary recreational needs as the population increases and its demographics change.
 - f. Encourage the development of bicycle and pedestrian facility improvements.
 - g. Improve select local roads with bicycle and pedestrian facilities.
 - h. Encourage developers to incorporate useful parks and contiguous open space into development designs. Link these recreation and open spaces together whenever feasible.
 - i. Evaluate PA DCNR's circuit rider program as a means to provide joint planning, programming, and promotion of parks, recreation, and open space facilities or parks, recreation, open space, and tourism facilities.
 - j. Apply a full range of methods for open space conservation and preservation, such as participation in county and state programs and cooperation with conservation-oriented agencies.
 - k. Encourage a greenway system within Eastern Adams County consistent with the County Greenways Plan.
 - l. Preserve networks of woodlands, floodplains, stream corridors, and agricultural lands.
 - m. Upon adoption of a Parks, Recreation and Open Space Plan (and where appropriate), require developers to provide open space and recreation areas for active and passive recreation and to coordinate open space systems among adjoining developments. Otherwise, require fee-in-lieu to implement recreation, park, and open space plans.
 - n. Encourage "Downtown Streetscape" enhancements in Abbottstown, East Berlin, New Oxford, and Hampton to include the installation of seating, lighting, trees, planters, and other decorative sidewalk elements.
 - o. Enhance walkability and pedestrian connectivity within boroughs and between developments.

Land Use

- 5. Manage and guide the location, character, density, and timing of community development in a manner that retains the region's small town character and preserves rural landscapes.**
 - a. Allocate land uses for community and economic development to accommodate future population growth, provide economic opportunities for residents, and achieve a reasonably balanced municipal tax base while considering regional land use sharing and the implications of land use change to the school districts' tax bases.

Goals and Objectives

- b. Ensure that development occurs in ways that minimize short-term and long-term costs to the public and private sectors by designating growth areas and potential future growth areas that are or will be serviced by public sewer, water, and transportation improvements.
- c. Encourage water and sewer service providers to follow municipal growth management policies to avoid service extensions outside of designated growth areas.
- d. Work with local service providers to extend water and sewer service, including hydrants, to designated growth areas by 2020, including those identified for economic development purposes.
- e. Encourage mixed uses and densities within medium to large scale development projects to maintain the distinct character and defined edges of towns and villages as community centers grow.
- f. Establish appropriate policies for residential conversions that are consistent with the retention of character and stability, quality of maintenance, and provision of parking facilities.
- g. Encourage diversity within business development areas, including a mix of retail, industrial, service, and office development.
- h. Sustain agricultural land uses and support agricultural land preservation in large, contiguous areas of active farming.
- i. Advocate for quality design standards in redevelopment/re-use of existing sites and structures through the establishment and utilization of advisory design guidelines.

Transportation

- 6. **Maintain a safe, efficient, multi-modal, and cost effective transportation network that connects local activity centers, residential areas, and regional employment centers in a manner that minimizes impacts on residential areas while balancing goods movement, safety, and mobility on all road corridors.**
 - a. Work with the Adams County Transportation Planning Organization (ACTPO) to identify and prioritize transportation safety and mobility improvement projects in Eastern Adams County for inclusion in ACTPO's Long-Range Transportation Plan.
 - b. Manage the number and spacing of driveways through implementation of access management techniques along state highways, with special emphasis on the US 30, PA 94, PA 194, and PA 234 corridors.
 - c. Improve secondary roads used as access routes to local activity centers and commuting routes.
 - d. Consider traffic calming design techniques to reduce excessive speed through development areas.
 - e. Ensure that roads in agricultural areas can safely accommodate local and agricultural vehicles.
 - f. Encourage the development of bicycle and pedestrian facility improvements during major road corridor projects.
 - g. Develop local roadway and bridge maintenance programs that identify and prioritize short- and long-term maintenance needs to prevent deterioration and ensure safety of the region's road network.
 - h. Promote existing transit services.
 - i. Explore the potential for new transit service between the Eastern Adams County region and the Hanover/York area and between the Eastern Adams region and the Gettysburg area by coordinating service between ACTA and Rabbitransit; consider 1) locations for park-n-ride lots for carpoolers or transit riders; 2) shift schedules of major factories/employers in Hanover area.
 - j. Maintain and expand non-motorized routes to and from local activity centers.

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- k. Seek opportunities to interconnect small bicycle/pedestrian systems with one another.
- l. Preserve abandoned railroad right-of-way for future rail service.
- m. Address parking needs within borough and village settings.
- n. Participate in the development of an alternative to US 30 and PA 234 through Adams County.

Economic Development

- 7. **Enhance the vitality of Eastern Adams County by indentifying locations and infrastructure and public service needs to attract business, industrial, office, retail, and service uses that maximize economic opportunity for residents and support the development of local jobs in diverse economic sectors.**
 - a. Increase the amount of land available for economic development activity, including the retention and/or expansion of existing businesses and the attraction of new business opportunities.
 - b. Diversify the region’s economic base to reduce reliance on a few key economic sectors for employment opportunities and balance the overall tax base within Eastern Adams County.
 - c. Encourage contemporary business uses, such a green manufacturing, renewable energy production, and technology-related businesses, and workforce development facilities in business zoning districts.
 - d. Encourage the retention and attraction of industries and creation of jobs within Eastern Adams County that:
 - i. Provide a wide range of job opportunities for residents of all ages, various skill sets, and household support needs,
 - ii. Provide advancement and upward mobility options for younger and mid-career workers as well as opportunities for semi-retired persons, and
 - iii. Enable residents to shorten commute time and avoid long, costly commutes to employment centers located in surrounding counties.
 - e. Extend water and sewer service, including hydrants, to planned economic development areas by 2020.
 - f. Advocate the extension of broadband, cellular phone, and other telecommunications services to accommodate modern business uses.
 - g. Ensure that region has adequate broadband communication capabilities so that people will have “work from home” or telecommuting options.
 - h. Encourage a variety of agricultural forms, including family farms, specialty crops, community supported agriculture (CSAs), and agri-tourism.
 - i. Consider a collective effort to market the region in cooperation with the county economic development and local business organizations.
 - j. Market the region’s community assets and amenities to prospective tourism related business ventures and visitors potentially interested in other nearby tourism.

Housing

- 8. **Provide for the development of diverse housing choices for households of all age and income levels that allow existing and potential residents to live in the region throughout their lifetime.**
 - a. Increase the variety and/or density of housing units permitted within the designated growth areas of Eastern Adams County.
 - b. Promote residential development within designated growth areas to reduce infrastructure needs.
 - c. Encourage the adoption of energy efficient site and building design requirements.

Goals and Objectives

- d. Encourage the use of universal design standards for a minimum portion of major residential unit construction.
- e. Expand opportunities for the development of affordable housing that meets the needs of the region's current and future work force as well as low to moderate income households.
- f. Maintain the historical and architectural integrity of existing residential neighborhoods in and around the boroughs and villages.
- g. Strengthen property maintenance requirements for both rental and owner-occupied residences.
- h. Identify policies, such as accessory dwellings on existing residential sites, that can provide for the future housing needs of the elderly and physically impaired.
- i. Assist residents in accessing financial assistance for home improvements and maintenance.

Utility Service (Sewer, Water, Electric, etc.)

- 9. **Provide sufficient sewer and water capacity to the designated growth areas to accommodate future population growth and economic development.**
 - a. Encourage utilization of public sewer and water systems when development occurs in designated growth areas.
 - b. Coordinate land use and sewer and water planning to maintain consistency between the Eastern Adams County Comprehensive Plan and the extension of sewer and water service lines.
 - c. Encourage water supply and wastewater treatment providers to plan for expanded service capacity in accordance with growth projections and designated growth areas.
 - d. Discourage the provision of public utility service in preservation or conservation areas of Eastern Adams County.
 - e. Ensure a safe, reliable water supply for all residents.
 - f. Protect groundwater aquifers and recharge areas from pollution.
 - g. Use public-private partnerships and developer contributions to construct future infrastructure.
 - h. Encourage the placement of new or improved utilities underground.

Community Facilities and Services

- 10. **Provide high quality community facilities and services in the most cost effective manner.**
 - a. Continue shared services of the Eastern Adams Regional Police for Abbottstown, New Oxford, and Oxford Township, and, based on interest, explore the feasibility of expanding service to East Berlin and Hamilton and Reading Townships.
 - b. Expand police outreach and community policing initiatives.
 - c. Assist the Eastern Adams Regional Police in planning for future facility needs.
 - d. Explore the feasibility of shared code enforcement among nearby municipalities and/or those of similar type, e.g. boroughs.
 - e. Explore the feasibility of joint purchasing for insurance, employee benefits, etc.
 - f. Promote shared use of municipal, school district, and community organization facilities for community services and programs.
 - g. Support the expansion of community, cultural, and social facilities and services in Eastern Adams County, such as expanded senior centers, daycare, and cultural and social services.
 - h. Facilitate school district cooperation with municipalities when planning school facilities and bus routes, particularly when reviewing development proposals.
 - i. Communicate equipment needs among municipalities, including school districts where appropriate, and make equipment available to other municipalities or school districts.

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- j. Periodically hold a regional meeting of municipal officials to share trends, needs, and other information of regional value.
- k. Work with fire companies to monitor and explore ways to improve fire response.
- l. Consider a municipal fire tax dedicated to fire companies if volunteer organizations are not able to provide adequate response.
- m. Assist fire companies in planning for and funding facility upgrades and improvements.
- n. Encourage volunteerism within Eastern Adams County.
- o. Expand the list of recyclable materials collected locally or regionally.
- p. Require developers to manage stormwater runoff and erosion and sedimentation.

Town Center Vitality

11. Improve the vitality, attractiveness and quality of life in borough and village center settings.

- a. Enhance major “gateway” entrances to boroughs and villages.
- b. Improve pedestrian safety in downtown Abbottstown, East Berlin, New Oxford, and the Village of Hampton, particularly along the major axes of the town squares.
- c. Work to increase safety, parking, and pedestrian access within historic core communities to support tourism business and improve the visitor experience.
- d. Work with utility companies to remove overhead posts and wires, when possible, and to bury functional systems in conjunction with utility upgrades or public works projects.
- e. Encourage scheduling product delivery within the downtowns during off peak travel times.
- f. Continue local efforts to improve the appearance and function of borough centers (traffic circle, major intersections) through visual, signage, and lighting enhancements.
- g. Promote infill development in boroughs and villages that is consistent with each community’s architectural style.
- h. Encourage home-based business and mixed land use designations in core communities.
- i. Enhance pedestrian and bicycle connectivity between traditional town centers and nearby existing and future residential areas.

Energy

12. Apply energy conservation principles into all aspects of community planning and decrease reliance on non-renewable energy sources.

- a. Encourage home-based business and mixed land use designations in core communities and new developments in order to reduce the number of auto trips in the region.
- b. Encourage the development of a multi-modal transportation system, including sidewalks, trail connections, and bicycle lanes.
- c. Reduce energy use through efficient street and parking designs.
- d. Promote existing transit services.
- e. Explore the potential for new transit service between the Eastern Adams County region and the Hanover/York area and between the Eastern Adams region and the Gettysburg area by coordinating service between ACTA and Rabbitransit; consider 1) locations for park-n-ride lots for carpoolers or transit riders; 2) shift schedules of major factories/employers in Hanover area.
- f. Promote the use of “green building” technologies by local engineers, builders, business people, and residents.
- g. Encourage the use of renewable energy sources such as wind, solar, and geothermal for residential and non-residential uses.
- h. Promote telecommuting to reduce automobile trips.
- i. Assess the potential for the use of agricultural lands as energy farms, e.g., solar farms.

4

Natural Resource Protection



Current Trends and Conditions

- **Nearly 30% of the Eastern Adams County region contains one or more sensitive natural resources and every municipality has a share.** Sensitive natural resources include agricultural soils, steep slopes, waterways, floodplains and wetlands, natural areas, and woodlands.
- **The majority of the sensitive natural resources in the region are held in private ownership.** Roughly 80 acres is protected as state land –State Game Land #249 along the northern border of Reading Township. The only public park that protects and features natural areas for the public to appreciate and enjoy is still under development – the East Berlin Community Park, where expansion is planned to include natural areas along the Conewago Creek. East Berlin Borough also owns an undeveloped wooded tract along Conewago Creek on the south end of the Borough. Both public policy and private stewardship are needed to protect the region’s sensitive natural resources.
- **Soil conditions in the Eastern Adams County region have supported the region’s agricultural industry.** The majority of the region’s soils are classified by the Natural Resources Conservation Service (NRCS) as agricultural soils. Their fertile, well drained conditions contribute to their natural productivity. Protecting these soils from erosion is essential to maintaining profitable agricultural enterprises in the region. Erosion occurs on even mild slopes and results in shallower fields and sedimentation in streams.
- **Only a small percentage of the region has steep slope topography.** Nonetheless, clearing or grading of these slopes should be minimized to prevent erosion.
- **Land conservation efforts along the Conewago Creek could protect and buffer floodplains and wetlands.** The floodplain of the creek and its tributaries totals 9% of the region. Wetlands of various sizes are estimated to occupy 1,048 acres or 3% of the region, predominantly along the Conewago Creek.

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- **Stream water quality is high today; ongoing development may threaten future water quality conditions.** The Conewago Creek is classified as a “high quality” or HQ stream by the Pennsylvania Department of Environmental Protection (PA DEP). The New Oxford Municipal Authority draws water from the Conewago Creek for its public water supply. Ongoing urbanization or development in the watershed is increasing the amount of impervious surface in the watershed, reducing infiltration, which affects groundwater and surface water supply, and increasing stormwater volumes, which carry sediments and pollutants. These concerns are documented in the Conewago Creek River Conservation Plan.
- **The region is home to natural sites of state or local significance.** Four sites have been identified in the region through the Adams County Natural Areas Inventory. Their presence is an indicator of biodiversity and environmental quality. Public and private efforts can be directed to ensure their continued existence.
- **The majority of the region has been cleared of its native forest.** The remaining forest generally exists as woodlots, hedgerows along fence and property lines, and along streams and property lines. These woodland features provide clean air and wildlife habitat, infiltrate rainfall to the aquifer, and filter stormwater, in addition to their aesthetic and spatial qualities of landscape character. Their capacity to perform their ecological functions is a function of size and connectivity. Effort should be directed to conserve, expand and enhance existing woodlands.
- **Farmland preservation could be strategically expanded in the region.** Farmland easements are not contiguous but are concentrated in long-standing agricultural areas in Hamilton and Reading Townships. Agricultural Security Areas (ASAs), representing short-term land conservation goals of individual property owners, cover 31% of the region, largely in Hamilton and Reading Townships, but also in Oxford Township. Some ASAs lie adjacent to preserved farmlands; these parcels should receive priority ranking, if their owners apply to the county farmland preservation program. Others ASAs are found within county-designated growth areas; local officials should carefully consider the demand for developable land before approving these ASA renewal applications.

Natural Resources Goal and Objectives for 2020

As stated in the previous chapter, goals and objectives provide the framework to guide community and economic policy development in the Eastern Adams County region. They address a wide range of topics, including issues raised through research and community outreach as well as long term opportunities and conditions that may occur within the next 10 years.

Protect, preserve, and interpret sensitive natural resources, connecting corridors, and natural landscapes.

- a. Designate the Conewago Creek and its tributaries as major natural, visual and recreational assets.
- b. Encourage the retention of the visual quality associated with landscapes in Eastern Adams County, such as the Conewago Creek, South Branch Conewago Creek, Mud Run, Round Hill, Conewago Vistas, Abbottstown / East Berlin Buffer Area, Lake Meade Watershed, and Storm’s Store/Stone Bridge Historic Area.
- c. Reduce or limit damage from future floods by limiting development within floodplains and designated wetlands.
- d. Protect wellheads and groundwater recharge areas from intensive development and pollution that pose risks to groundwater quality or reliable groundwater supply.
- e. Discourage the emergence of invasive species and encourage the retention, re-establishment, and sustainable management of native vegetation.

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- f. Minimize and mitigate adverse impacts to natural resources.
- g. Develop, adopt and enforce on-lot sewage management ordinances.
- h. Establish stormwater management standards and acceptable Best Management Practices.
- i. Demonstrate best management practices on municipal lands.
- j. Assist local non-profit organizations in natural resource management activities, e.g. implementation of best management practices.
- k. Encourage the preservation of scenic road corridors and viewsheds through approaches such as agricultural and open space preservation programs, Transferable Development Rights (TDR's), density exchanges and other appropriate techniques.
- l. Encourage the use of municipal zoning, parkland acquisition, and scenic easements to preserve and protect natural resources.
- m. Encourage property owners to work with the Adams County Conservation District to establish riparian buffers along streams.
- n. Preserve networks of woodlands, floodplains, stream corridors, and agricultural lands.

Recommendations

These recommendations for natural resource protection are a means to act upon or implement the goals and objectives within the next 10 years. They represent actions, initiatives or projects that the Eastern Adams County municipalities should undertake individually, as a regional partnership, or in partnership with other public entities or the private sector.

The municipalities should not be limited to these actions alone. Other actions beyond those listed here may be necessary or beneficial in fulfilling the region's goals based on time-sensitive or opportune conditions. Such conditions may also re-order the priorities of these recommendations.

1. Review and revise ordinances to restrict intensive development from the floodplain and wetland areas.

Floodplain management is the operation of a community program of corrective and preventative measures for reducing flood damage and preventing new development from occurring in flood prone areas. These measures take a variety of forms and generally include zoning, subdivision, or building requirements, and special-purpose floodplain ordinances at the municipal level. In Pennsylvania, the Department of Community and Economic Development (DCED) provides assistance to local municipalities in their floodplain management programs and compliance with the National Flood Insurance Program.

Adequate floodplain management is crucial to municipalities that have extensive floodplain areas. Preserving floodplain areas from development disturbances minimizes potential damages to property and risk of injury due to extensive flooding. Allowing the floodplain areas to remain in their natural state will also minimize any major changes to the balance of the hydrologic system and provide a protective buffer to the waterways, thereby reducing pollutant levels which may reach the waterway. The unplanned encroachment of structures and land-filling activities in floodplain areas has the potential of reducing the floodplain land area and water carrying capacity, thus increasing water heights, velocities, and flood hazards in

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areas beyond these encroachments. Incorporating conservation areas in the landscape along watercourses will be effective in preserving floodplain areas. A community's agreement to adopt and enforce floodplain management ordinances, particularly with respect to new construction, is an important element in making flood insurance available to home and businesses owners. Additionally, communities can mitigate risk by reclaiming floodplains as older homes deteriorate or are destroyed by flooding with substantial damage.

Wetlands in Pennsylvania are regulated by the PA DEP and the U.S. Army Corps of Engineers such that they may not be impacted without first obtaining a permit. Municipalities should adopt a wetland (and floodplain) overlay zone that permanently protects such resources. No construction or impacts are permitted within this zone. Because not all wetlands are mapped and the locations known, municipalities should incorporate the requirement that all subdivision and land development plans provide a delineation of wetlands. It is important to understand that the delineation of wetlands involves scientific research and field investigations to determine the site conditions that may, or may not, qualify an area as wetlands. Therefore, all wetland studies should be performed by a qualified wetland scientist. Persons deemed qualified are to have at a minimum a bachelor's degree in biology, botany, zoology, ecology, or environmental sciences. In general, other professionals, such as engineers, landscape architects, surveyors, planners, and geologists are not considered qualified until they can provide proof of specialized training and experience beyond their discipline.¹

Additionally, all wetlands should be surveyed and mapped with the mapping submitted to the Adams County Office of Planning and Development. This information can then be used to update county mapping information and mapping in support of other initiatives, such as the Conewago Creek Rivers Conservation plan. By requiring all of the wetlands to be identified, surveyed and mapped, we can then begin to build an accurate inventory of wetlands within the watershed.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions
Support Partners:	Municipal Elected Officials, ACOPD
Funding Sources:	Municipal funds; Chesapeake Bay Program Grant (US EPA)

2. Develop wellhead protection ordinances.

Time Horizon:	2011-2012
Lead Partners:	East Berlin Area Joint Authority, New Oxford Municipal Authority
Support Partners:	East Berlin Borough, Hamilton Township, Reading Township, New Oxford Borough, Oxford Township, PA DEP, ACOPD, Adams County Conservation District
Funding Sources:	Source Water Protection Technical Assistance Program (PA DEP)

3. Install signs along roadways at the perimeter of wellhead protection areas and watershed boundaries.

¹ Conewago Creek Rivers Conservation Plan, accessed at http://www.pecpa.org/conewago_on_April_2, 2010.

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Time Horizon: 2011-2012
Lead Partners: East Berlin Area Joint Authority, New Oxford Municipal Authority
Support Partners: East Berlin Borough, Hamilton Township, Reading Township, New Oxford Borough, Oxford Township, PennDOT
Funding Sources: Community Watershed Education Grants (Water Resources Education Network, WREN); Environmental Education Grants (PA DEP); Source Pollution Prevention Mini-Grant Program (PA Association of Conservation Districts); C2P2 Technical Assistance (PA DCNR); Source Water Protection Technical Assistance Program (PA DEP)

4. Publish information annually to property owners within the wellhead protection area and to consumers on what to do and who to contact in the event of a hazardous spill.

Time Horizon: 2013-2015
Lead Partners: East Berlin Area Joint Authority
Support Partners: East Berlin Borough, Hamilton Township, Reading Township, PA DEP
Funding Sources: Source Pollution Prevention Mini-Grant Program (PA Association of Conservation Districts)

5. Review regulations related to land clearing and re-vegetation; revise to minimize the amount and duration of disturbance prior to re-vegetation.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Adams County Conservation District
Support Partners: Municipal Elected Officials, Watershed Alliance of Adams County (WAAC)
Funding Sources: Enactment of Ordinances and Implementation of Stormwater Management Plans (PA DEP); Chesapeake Bay Program Grant (US EPA)

6. Incorporate lists of prohibited invasive species into landscaping provisions of the subdivision and land development ordinance.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions
Support Partners: Municipal Elected Officials, ACOFD, Adams County Conservation District
Funding Sources: Municipal funds

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7. Design and install interpretive signage of native species planted or retained on public lands, e.g. municipal properties, public parks, and school sites.

The outcome of this recommendation is intended to help raise awareness for native species and local biodiversity among the region's residents. Signage could be designed, constructed and installed as a public or non-profit conservation project, a suggested community service project for high school students or an Eagle Scout project. Other low cost options may be available.

Time Horizon:	2016-2020
Lead Partners:	Municipalities, including requests for public/non-profit assistance
Support Partners:	Conservation District, scouting organizations
Funding Sources:	Environmental Education Grants (PA DEP); C2P2 Technical Assistance (PA DCNR)

8. Develop and adopt on-lot sewage management provisions.

As mandated by municipal codes, the Clean Streams Law (35 P.S. §691.1 to 691.1001) and the Pennsylvania Sewage Facilities Act (Act of January 24, 1966, P.I. 1535 as amended, 35 P.S. §750.1 et seq., known as Act 537), municipalities have the power and the duty to provide for adequate sewage treatment facilities and for the protection of public health by preventing the discharge of untreated or inadequately treated sewage.

An on-lot sewage management district ordinance provides for the inspection, maintenance and rehabilitation of on-lot sewage disposal systems; permits the municipality to intervene in situations which are public nuisances or hazards to the public health; and establishes penalties and appeal procedures necessary for the proper administration of a sewage management program.

Time Horizon:	2011-2012
Lead Partners:	Hamilton, Oxford, and Reading Townships
Support Partners:	Water Service Providers, Watershed Alliance of Adams County (WAAC)
Funding Sources:	Municipal funds

9. Demonstrate alternative storm water management techniques for new construction on public lands.

The intended outcome of this recommendation is education and increased awareness for non-conventional stormwater management components, techniques and functions.

Time Horizon:	Ongoing as new construction occurs on public lands
Lead Partners:	All Municipalities
Support Partners:	Conservation District, Watershed Alliance of Adams County (WAAC)
Funding Sources:	Community Watershed Education Grants (Water Resources Education Network, WREN); Source Pollution Prevention Mini-Grant Program (PA Association of Conservation Districts); C2P2 Technical Assistance (PA DCNR); Restoration Grant Program (Chesapeake Bay Trust)

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10. Develop and adopt ordinance provisions to retain woodland buffers (also known as floodplain forests) along the Conewago Creek and its tributaries.

Maintaining woodland buffers (preferably of native plant species) on both sides of the stream helps to maintain water quality for the benefit of fisheries, shellfish, and water supply; the woodlands help to reduce run-off and siltation, minimizing sedimentation and nutrient loading and the shade keeps water temperatures cool. Protecting natural areas around municipal water supply watersheds provides an additional protective buffer around the water supply and habitat for wildlife and may also provide low-impact recreation opportunities.²

Time Horizon: 2011-2012

Lead Partners: All Municipalities

Support Partners: Conservation District, ACOPD, Watershed Alliance of Adams County (WAAC), other environmental and outdoor recreation organizations

Funding Sources: Growing Greener Watershed Grants (PADEP); Chesapeake Bay Program Grant (US EPA)

11. Support the use of conservation easements and public incentives to protect natural sites of statewide significance.

Site of statewide significant in the Eastern Adams County region include sites:

- #9 King's Pasture – Reading Township – an abandoned marshy pasture with a very diverse herbaceous flora, where further alteration of its hydrology could decrease the diversity of wetland species and lead to the decline of these species of special concern.
- #10 Conewago Creek / Newchester – Reading Township – a section of the creek where the stream flows over a series of cobbles and low ledges, resulting in clean flowing water that supports a rare animal species.
- #31 Storm Store Bridge Woods – Oxford Township – a moderately disturbed floodplain forest along Conewago Creek that supports a small aging population of a Pennsylvania endangered tree species.

Conservation easements are designed to allow landowners the current use of their land while protecting the owner and the resource from outside development pressure. Management plans will be needed to ensure that these sites remain high quality natural areas. Management plans on public and private lands should address species of special concern and natural communities and assess the need for incorporation of additional acreage to complete protection. Where easements are not possible, proposals for significant land use changes should be scrutinized carefully by county and municipal planners.³

Time Horizon: Ongoing

Lead Partners: Oxford and Reading Townships

Support Partners: All Municipalities, Land Conservancy of Adams County

² Adams County Natural Areas Inventory Update, The Nature Conservancy, 2006; Conewago Creek River Conservation Plan, accessed at http://www.pecpa.org/conewago_on_April_2, 2010.

³ Adams County Natural Areas Inventory Update, The Nature Conservancy, 2006.

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Funding Sources: Wild Resource Conservation Program (PA DCNR); C2P2 Land Trust Projects (PA DCNR); C2P2 Rivers Conservation Program (PA DCNR), Adams County Green Space Grant Program

12. Protect locally significant natural sites conservation easements and acquisition.

Locally significant natural sites in the Eastern Adams County region include:

- #8 Green Ridge Bend - Hamilton Township – an area of steep wooded slope, outcrops with locally uncommon plants such as rusty woodsia fern, and a section of Conewago Creek with diversity of freshwater mussels and fisheries.

This site could be an excellent site for county or township parks or as natural areas within existing parks. Areas that can serve more than one purpose—recreation, environmental education, wildlife habitat, flood and sediment control, water supply, etc.—are ideal for public acquisition. Species of special concern can fit into park management or preserve plans.⁴

Time Horizon: 2013-2015

Lead Partners: Hamilton Township

Support Partners: All Municipalities, Land Conservancy of Adams County

Funding Sources: Wild Resource Conservation Program (PA DCNR) ; C2P2 Land Trust Projects (PA DCNR); C2P2 Rivers Conservation Program (PA DCNR), Adams County Green Space Grant Program

13. Scrutinize development proposals for their impact on entire watersheds not just the immediate impact area.

Certainly, new development can be given close scrutiny before it is allowed in the areas outlined in this report and careful review can be required within any watershed in the county. Municipalities can also require minimum setbacks from all water bodies to help protect water quality. Landowners within any particular watershed can act on their own to protect water by forming watershed associations to voluntarily monitor and screen proposals in their localities.⁵ Their comments should be considered by the governing body before approval or denial is made.

Time Horizon: Ongoing

Lead Partners: Municipal Planning Commissions

Support Partners: Municipal Elected Officials, ACOPD

Funding Sources: N/A, as review of proposed development is a municipal planning commission responsibility supported by the collective knowledge of its members; proposed developments of exceptional innovation may require special study by the planning commission or a consultant to validate or refute proposed techniques

⁴ Adams County Natural Areas Inventory Update, The Nature Conservancy, 2006.

⁵ Adams County Natural Areas Inventory Update, The Nature Conservancy, 2006.

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14. Develop and adopt ordinance provisions to retain and improve the connectivity of land and water systems.

Development plans should retain or create natural buffers between the development and sensitive resources.

Care should be taken to ensure that protected natural areas do not become "islands" surrounded by development. When a wetland or woodland is completely surrounded by development, even though there are no direct impacts, the site is effectively isolated and its value for wildlife is reduced. Cluster development could be used to allow the same amount of development but on much less land in such areas, but most importantly, leave much of the land intact as corridors for wildlife and native plants.⁶

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: Municipal Elected Officials, ACOPD, Watershed Alliance of Adams County (WAAC)

Funding Sources: Chesapeake Bay Program Grant (US EPA)

15. Support public and non-profit organizations with advocacy, technical assistance and financial assistance, where feasible, in pursuit of natural resource management.

There may be circumstances where land ownership is a barrier to environmental quality, e.g. downstream. Where the public's health, safety, and welfare are served by the cooperation, coordination, or collaboration of local government with other public or non-profit organizations, municipalities should consider supporting others' efforts to protect and improve environmental quality.

Time Horizon: Ongoing

Lead Partners: Public and non-profit organizations in pursuit of natural resource management

Support Partners: All Municipalities

Funding Sources: Source Pollution Prevention Mini-Grant Program (PA Association of Conservation Districts); C2P2 Land Trust Projects (PA DCNR); C2P2 Technical Assistance (PA DCNR); Restoration Grant Program (Chesapeake Bay Trust)

⁶ Adams County Natural Areas Inventory Update, The Nature Conservancy, 2006.

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Long Term Recommendations

The following recommendations appear in the *Conewago Creek River Conservation Plan* and the *2006 Lake Meade Study*. They include a range of actions that the Eastern Adams County region should consider as the recommendations above are completed or as resources and leadership become available.

Education

1. Develop literature to identify and state the problems and issues within respective areas.
2. Hold public events for concerned citizens and stakeholders in order to relay information to those interested parties and also to obtain feedback.
3. Develop and implement best management practices educational programs for specific types of land uses and users (cattle farmers, summer cottage communities).
4. Use examples of stream degradation (erosion, dirty water flooding,) as teaching mechanisms about the impacts of poor land use management on streams.
5. Inform landowners, the public, and elected officials about state and federally funded programs that address water quality and conservation issues.

Restoration and Preservation

6. Plant riparian buffers.
7. Conduct floodplain restoration and protection where feasible.
8. Fence livestock out of streams and stabilize stream crossings.
9. Identify stream reaches that can be stabilized or repaired through channel geometry restoration in conjunction with land use management change and long term preservation.
10. Identify good quality stream reaches for preservation and as educational tools.
11. Channel stabilization or full restoration for determined reaches where damage cannot be repaired by simpler methods.

Water Quantity

12. Develop a water budget per DEP/SRBC guidelines.
13. Target outreach on land and resource conservation techniques to property owners of 10+ acres properties in the water challenged areas shown in the *Conewago Creek River Conservation Plan* (Map 5.1-1). Preservation of these parcels would preserve valuable open space within the Potentially Stressed and Water Challenged Areas. Because these parcels meet criteria for agricultural preservation, a matching grant program can be established so that the various agricultural preservation organizations are not required to obtain 100% funding from their normal sources. Matching grants can be obtained from sources associated with the *Conewago WCP*.
14. Infiltrate as much stormwater runoff as possible. Municipal stormwater management ordinances should be revised to indicate the following BMPs are required on sites within these areas. This is particularly important in the areas identified as Potentially Stressed and Water Challenged. Listed below are several BMPs which are recommended for those areas where soils suitable for infiltration are located in either Potentially Stressed or Water Challenged Areas. (More detailed descriptions of these and other stormwater BMPs can be found in the *Pennsylvania Stormwater Best Management Practices Manual*, December 2006).
 - Pervious Pavement with Infiltration Bed

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- Infiltration Basin
- Subsurface Infiltration Bed
- Infiltration Trench
- Rain Gardens/Bio-retention-Dry Well/Seepage Pit
- Constructed Filter
- Vegetated Swale/Conveyance

15. Municipalities located within, or portions located within, Potentially Stressed and Water Challenged Areas should revise existing stormwater management ordinances to create a zone around the PSAs and WCAs. Projects in these zones would be required to infiltrate the increase of stormwater runoff using one or more of the above techniques. However, because the PSAs and WCAs also fall within aquifers which infiltrate very rapidly, great care must be taken to filter runoff prior to reaching the infiltration area. There is a high risk for contamination of groundwater in these areas. Therefore, most infiltration techniques must be combined with a filtration system (vegetated swale, rain garden/bioretenion, constructed filter, etc.). While it may seem infiltration is complicated in these areas, not infiltrating stormwater runoff will continue to degrade the current condition of the aquifers in the watershed. Infiltration and recharge of the aquifers is so critical that retrofitting of existing basins, while currently expensive, may become economically more viable than alternatives when the aquifers are truly stressed.

Tree/Forest Management

16. Protect forests within PSAs and WCAs, both coniferous and deciduous, through restrictive zoning or other means/ordinances. In particular, East Berlin Borough, Reading Township, and Oxford Township.
17. Encourage planting of street trees in Abbottstown, East Berlin, and New Oxford Boroughs and the Village of Hampton as well as new and existing residential developments in Hamilton, Oxford, and Reading Townships. Consider the establishment of street tree commissions.

Riparian Buffers - Restoration

18. Strive to restore buffers wherever possible. Currently no detailed assessment exists that inventories the status of riparian buffers. It is recommended that a cursory review of riparian buffers be conducted using aerial photography with limited ground confirmation.

Stream Restoration

19. Conduct a cursory stream stability and riparian buffer assessment using aerial photography. Aerial photography, while not always accurate, can provide a snapshot of what might be on the ground. Combined with limited field visits, it is possible to obtain a general assessment of stream and riparian buffer stability.

Lake Improvements (from the 2006 Lake Meade Study)

20. Perform In-Lake Management Practices; address aeration, phosphorus inactivation, and the use of algaecides and herbicides.
21. Lake Watershed Best Management Practices (BMPs) The recommendations for BMPs for Lake Meade include bank stabilization and protection, riparian buffers, and stormwater retrofits.

Land Use and Zoning – Alternative Development Designs

22. Review and revise ordinances to encourage the protection of environmental resources and, where appropriate, allow options for alternate development designs. Such designs may involve streets of reduce widths, and cluster developments or development designs preserving open space in addition to more standard land development design.

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Many existing ordinances involving stormwater management, subdivision/land development, or zoning are restrictive to alternate designs, especially with regard to new development. Most ordinances have a specific set of requirements for how developments should be designed. Such regulations include a number of criteria from how wide the streets are to be, to requiring curbs, and, in some instances, may not permit alternate land use practices such as low impact or cluster developments. Municipalities should be concerned with protection of environmental resources and in particular, water.

Low Impact Development – Low impact development minimizes site alteration by utilizing multiple small scale structural BMPs uniformly distributed throughout a development in order to mimic the natural hydrology of the site and reduce the impacts of development.

Overlay Zoning – This technique involves the establishment of a special purpose zoning district that is superimposed over an existing zoning district or districts. The overlay zone provides additional standards for a particular area based on special conditions such as environmentally sensitive factors. Examples include floodplain overlay districts, steep slope overlay districts, natural resource overlay districts, and wellhead protection overlay districts.

Stormwater Ordinance – A stormwater ordinance is a planning tool used to establish standards by which to manage stormwater runoff resulting from land development.

Recreational Stream Access

23. Remove abandoned dams which impede flow and cause safety hazards. Specifically, there are nine dams on the main stem of the Conewago Creek. Two of these dams occur upstream and downstream of East Berlin Borough. Both of these dams were milldams and are not used for flood capacity or source water. There are other natural alternatives, rock structures such as cross-veins, j-hooks, and “w”-weirs, which can allow safe passage of boaters and dam enough water to maintain recreational usage if this is a concern. Efforts should be made to remove the dams and restore the area to a more natural environment that reestablishes flow through the Borough of East Berlin.

5

Historic and Cultural Resources



Current Trends and Conditions

- **Place and road names in the region reflect the Native American occupation and early European settlers.** Until the early 1700s, Adams County’s human inhabitants were transient Native Americans who fished in streams, hunted deer, bear and other small game in the native forest, and at times engaged in trade with each other. The first European settlers to the region were frontiersmen of German and Scotch-Irish origin who arrived in 1734.⁷ They settled and began to clear the forest between present day Littlestown and Hanover. Specifically, Hamilton, Oxford and Berwick Townships were settled by an ethnic mix of Abbotts, Wolfs, Shollases, Bittingsers, Hulls, and Potters (family names).
- **The Eastern Adams County region lies at the edge of one of the nation’s most significant Civil War sites, the Gettysburg Battlefield, which draws thousands of visitors to Adams County each year.** The Battle of Gettysburg (July 1-3, 1863) was the single battle with the largest number of casualties of the Civil War – between 46,000 and 51,000. Some of the roadways in the County, particularly Route 30, Route 234 and Route 394, were used by Confederate troops moving between York and Gettysburg prior to the battles.
- **The historic Lincoln Way (Route 30) was the first paved transcontinental highway in the United States and the first national memorial to President Lincoln; it has been designated a state heritage corridor.** The historic Lincoln Way (Route 30) was the first paved transcontinental highway in the United States and the first national memorial to President Lincoln (Excerpt 2). Conceived in 1912 and officially dedicated in October 1913, construction of the improved concrete roadway in Adams County was completed in the early 1920s. The highway stretches from Times Square in New York City to Lincoln Park in San Francisco.

⁷ 1990 Adams County Comprehensive Plan

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- **The Eastern Adams County region is the formal Eastern Gateway to the Lincoln Highway Heritage Park in Pennsylvania.** . In 1995, former Governor Tom Ridge designated a 200-mile, six-county stretch of the Lincoln Highway in south-central Pennsylvania as an official heritage area, with the intent of increasing economic development through tourism.⁸
- **Two historic resources in the region, the East Berlin historic district and the John Abbott house in Abbottstown, are listed on the National Register of Historic Places.** The East Berlin Historic District includes several blocks of the borough. The buildings in the district are primarily Georgian, Late Victorian and Federal style buildings. The John Abbott house, a log, stone, brick and weatherboard home built in 1740, was where the founder of Abbottstown resided.
- **Eleven additional resources in the Eastern Adams County region have been deemed eligible by the Pennsylvania Historical and Museum Commission for listing on the National Register of Historic Places.** The predominant historic resource type is the nineteenth-century agricultural farmstead. Other historic resource types – mills, schoolhouses, churches, blacksmith shops, etc. – tend to be related to the peak development of the late-nineteenth-century farm economy in the region. Many resource areas including Hampton, Abbottstown and New Oxford have not been evaluated.
- **Many other potentially historic resources have been identified in the Eastern Adams County region.** However, there exists very limited data or poor documentation concerning the location, characteristics, and significance of these resources.

Historic and Cultural Resources Goal and Objectives for 2020

Protect, preserve and promote the region’s historic, architectural, and cultural resources.

- a. Market the cultural and intrinsic values associated with Eastern Adams County to the residents of nearby communities, as well as to visitors to the Gettysburg National Military Park, Hershey, and Lancaster.
- b. Identify, interpret, and conserve the history, heritage, and historic sites of Eastern Adams County for residents and visitors through signage and other visible markings, (e.g. roadside, sidewalk or trailside signs, banners, guided and self-guided tours, etc.)
- c. Support and identify opportunities to improve the Lincoln Highway Heritage Corridor.
- d. Discourage the demolition of existing historic resources while encouraging the continued use or adaptive reuse of historic buildings and sites.
- e. Protect places of unique historic character.
- f. Discourage inappropriate development in historic areas of the region.
- g. Promote historic preservation through land use ordinances.
- h. Support and encourage the continuation of cultural events that celebrate the historic and cultural heritage of Eastern Adams County, such as the East Berlin Colonial Days and New Oxford Antique Market Days.

⁸ Lincoln Highway Heritage Corridor website, lhhc.org, Accessed June 29, 2009.

Historic and Cultural Resources Action Plan

Recommendations

1. Update and complete the previous historic resource survey; determine the historic significance of previously “undetermined” sites and newly identified sites.

The Adams County Historical Site Survey, collected in the early 1980’s, did not evaluate boroughs and villages. Consideration should be given to jointly conducting a historic architectural inventory for Abbottstown, New Oxford and Hampton. The East Berlin yearbook may offer some historical context to this effort.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions, or delegated to Municipal/Regional Volunteer Board, Commission or Committee

Support Partners: Pennsylvania Historical and Museum Commission (PHMC), Adams County Historical Society (ACHS), Historic Gettysburg-Adams County (HGAC)

Funding Sources: Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Municipal funds

2. Prepare a historic preservation plan to determine interpretive themes and stories among multiple sites and prioritize sites for public or private preservation.

Though many sites be deemed locally significant, preservation of all sites is generally not feasible. A historic preservation plan outlines the story or stories that local sites can tell and prioritizes the sites that should be protected first. Such a plan may also discuss how historic sites can be protected through a variety of public and private efforts.

Time Horizon: 2013-2015

Lead Partners: Municipal Planning Commissions

Support Partners: PHMC, ACHS, HGAC

Funding Sources: Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Municipal funds

3. Develop a signage system for historic sites in the Eastern Adams County region. Coordinate with other local historic signage programs, where feasible.

Signage placed in proximity to historic sites is one way to help residents and visitors recognize and appreciate the local history through the built landscape. Signs can be tools for school and community education programs that encourage residents to discover the people, places and events of their local history through tours (see below), “scavenger hunts,” and other activities.

Time Horizon: 2016-2020

Lead Partners: Municipal Planning Commissions

Support Partners: ACHS, HGAC, PennDOT, Gettysburg Convention & Visitors Bureau

Funding Sources: Municipal funds, Adams County Community Foundation, private foundations

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4. Develop self-directed walking tours with brochures and maps for each downtown. For Abbottstown and New Oxford, relate sites to the Lincoln Highway as an activity to draw travelers from the highway into town.

Walking tours are way for residents and visitors to “walk in the shoes” of their forefathers, experiencing town life on foot and at a pedestrian pace. Tours can be guided as special events, or self-directed with brochures and maps available online or at local shops. Walking tours typically consume a few hours time, and therefore may require a tourist to extend his or her stay one more day, resulting in additional spending on food and lodging in the area.

Time Horizon: 2011-2012
Lead Partners: Municipal/Regional Volunteer Board, Commission or Committee
Support Partners: LHHC, HGAC, Gettysburg Convention & Visitors Bureau
Funding Sources: Cultural Preservation Assistance Program (PA DCED), municipal funds, private foundations

5. Prepare and adopt an ordinance to prevent historic site demolition without consideration for re-use.

Such an ordinance may afford the property owner time to seek alternatives to demolition, provide the municipality with time to establish the fair market value of the property and assist in finding a new owner who will agree to preserve this site, or require documentation of the site, or other steps prior to the issuing of a demolition permit. Other techniques and approaches may be applicable. The intent is to retain historic sites while allowing economic development to occur within the historic fabric of a community, unless there is evidence that re-use is an economic hardship to the property owner.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions
Support Partners: ACOPD, PHMC
Funding Sources: Municipal funds

6. Supplement the Gettysburg Reenactment weekend with local events and activities.

The Battle of Gettysburg was a landmark event in our nation’s history and significant effort goes into interpreting it for modern day citizens and visitors at the battlefield. While the battlefield itself lies a few miles to the west, the troops passed through the surrounding region on the way to and from the battle, engaging residents and impacting their everyday lives. These stories have yet to be told. Reenactment events and interpretive activities, based on local history and held in conjunction with the reenactment weekend, could attract visitors to the Eastern Adams County region. If activities were offered, the region may want to consider arranging for shuttle service to and from the Gettysburg area. The 150th Anniversary of the Battle of Gettysburg in 2013 may be a target year to launch such an effort.

Historic and Cultural Resources Action Plan

Time Horizon:	2011-2012
Lead Partners:	Municipal/Regional Volunteer Board, Commission or Committee
Support Partners:	HGAC, Gettysburg Foundation, Gettysburg Battlefield Preservation Association, Gettysburg Convention and Visitor's Bureau
Funding Sources:	Cultural Preservation Assistance Program (PA DCED)

7. Coordinate the communities' special events and their promotion.

Each community has a calendar of community events. Coordinating the schedules of these events could focus on preventing conflicting events, e.g. two heritage events in two towns on the same day, or purposefully scheduling events to share advertising costs.

Time Horizon:	2011-2012
Lead Partners:	Municipal/Regional Volunteer Board, Commission or Committee
Support Partners:	Gettysburg Convention and Visitor's Bureau
Funding Sources:	Volunteer efforts, Cultural Preservation Assistance Program (PA DCED)

Long Term Recommendations

The following recommendations may require a longer period to assemble or coordinate the required resources or to lay sufficient groundwork for their full accomplishment. These recommendations may be advanced as the recommendations above are completed or as resources and leadership become available.

- ◆ Support the Train Station Museum in New Oxford.
- ◆ Support other interpretive activities such as the World War II re-enactment in New Oxford.

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Agricultural Resources



Current Trends and Conditions

- **The Eastern Adams County region has a wealth of agricultural resources.** These include agriculturally productive lands, generational farmers, and strong agri-business environment. Seventy percent of the region's soils are classified by the Natural Resources Conservation Service (NRCS) as agricultural soils.
- **Most of the land in Eastern Adams County is devoted to agricultural use or retains the potential for agriculture production.** Sixty-nine percent of the region's land is used for agriculture, open land, and large lot residential (10+ acres) (*range of lot sizes; median lot size*)
- **Agricultural preservation programs are already in place.** Six percent of the region's land has been permanently preserved as farmland, though not in geographic concentration. Agricultural Security Areas (ASAs) cover 31% of the region and represent short-term farmland conservation. More than 400 acres of land zoned for moderate density residential development is currently enrolled in the ASA program. Overall, sixty-nine percent of the region is zoned as agricultural preservation or rural conservation
- **Land use development patterns have not traditionally infringed on agricultural land, but that pattern is seeing some change with increasing demand for housing.** Development planned, approved, and constructed in relatively rural areas of the region has begun to change the character of these rural areas from an almost exclusively agricultural landscape to one that includes pockets of residential countryside.
- **A diversity of agricultural pursuits lends to the sustainability of this industry in the region.** Agricultural businesses present in the region include: livestock, dairy, and crop producers selling to wholesalers and dairy and produce growers selling directly to the public. Farm markets and other agri-tourism enterprises are becoming increasingly important as either primary or secondary aspects of traditional farming pursuits. Other non-traditional forms of agriculture, such as the emergence of

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community supported and cooperative farms and specialty crop production, are also gaining in importance as a way to preserve the agricultural landscape and heritage into future generations.

Agricultural Resources Goal and Objectives for 2020

Preserve productive farmland and maintain agricultural support operations in Eastern Adams County.

- a. Support more productive and sustainable farms that apply innovative agricultural technology and marketing strategies on smaller parcels of land.
- b. Promote community food systems such as community gardens, farm markets, roadside stalls, farmer cooperatives, and the sale of produce to local shops and restaurants.
- c. Discourage scattered urbanization that causes conflicts with farming by designating growth areas and potential future growth areas.
- d. Encourage landowner participation in the Adams County Agricultural Land Preservation Program (purchase of development rights), the Adams County Greenspace Grant Program, and private land preservation programs.
- e. Apply a full range of agricultural land preservation techniques to ensure that a substantial amount of the agricultural land base is preserved.
- f. Allow for appropriate accessory uses to agricultural uses.
- g. Provide opportunities for agriculturally-related businesses to locate and expand.
- h. Ensure that roadways continue to accommodate agriculturally-related traffic.
- i. Connect agricultural producers with fresh food markets, where locally produced products are emphasized.

Recommendations

1. Review and revise zoning ordinances to reduce the minimum lot size for agricultural activities.

Evaluate existing zoning ordinances and carefully evaluate minimum lot size standards for non-traditional agricultural production, which may require only a few acres for economically-viable operations.

Time Horizon: 2011-2012

Lead Partners: Townships

Support Partners: ACOPD

Funding Sources: Municipal funds, if significant revisions are needed or desired

2. Review and revise agricultural zoning districts to permit agricultural activities, including community gardens, and accessory agricultural uses, such as roadside farm stands.

To provide innovative options for retaining agriculture as a primary industry of the region, ordinances must accommodate appropriate accessory activities and uses which allow flexibility in agricultural land use. Specific design criteria must be included to control the effects of these

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activities and uses on other important community concerns such as transportation, land use, historical and cultural resources, and community character and aesthetics.

Time Horizon: 2011-2012
Lead Partners: Townships
Support Partners: ACOPD
Funding Sources: Municipal funds, if significant revisions are needed or desired

3. Review and revise zoning districts to permit farm markets in appropriate commercial or mixed use districts.

Farm markets could be appropriate in commercial and mixed-use districts and could provide an additional opportunity to market locally-produced products.

Time Horizon: 2011-2012
Lead Partners: All Municipalities
Support Partners: ACOPD
Funding Sources: Municipal funds, if significant revisions are needed or desired

4. Provide information on the countywide farmland and private land preservation programs in municipal offices.

Work with local preservation organizations to more effectively market their services and programs to local farmers and land owners.

Time Horizon: Ongoing
Lead Partners: Townships
Support Partners: Adams County Agricultural Land Preservation Board, Land Conservancy of Adams County
Funding Sources: Not applicable; effort limited to posting of program reports of similar publications

5. Review and revise agricultural and rural zoning districts to permit conservation subdivision techniques that allow residential development and farmland conservation.

Revisit zoning ordinances to evaluate the potential for more flexible approaches to residential subdivision while maintaining the overall objectives and effectiveness of agricultural zoning districts.

Time Horizon: 2011-2012
Lead Partners: Townships
Support Partners: ACOPD
Funding Sources: Municipal funds, if significant revisions are needed or desired

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6. Work with farmers to identify roads used to transport farm equipment and potential sites for road improvements.

Determine the routes most used by local farmers to transport equipment to (1) evaluate methods for reducing conflicts with other traffic, (2) consider other routes, and (3) develop roadway maintenance which considers the needs of the agricultural community.

Time Horizon: 2011-2012

Lead Partners: Townships

Support Partners: ACTPO, ACOPD, PennDOT

Funding Sources: Not applicable; effort limited to 1-2 meetings with an agricultural focus group as part of ACTPO's regular work program

7. For residential development in agricultural areas, consider adding SLDO requirement for deed note and purchaser signature recognizing property is adjacent to an agricultural area and tenants may be subjected to noise, odors, dust, etc. from agricultural operations (Right to Farm clause).

Establishment of this practice could serve to protect both farmers and other adjacent land owners.

Time Horizon: 2011-2012

Lead Partners: Townships

Support Partners: ACOPD, Adams County Recorder of Deeds, Adams County Cooperative Extension

Funding Sources: Not applicable; effort limited to staff research for precedents and advance legal review and office coordination

8. Develop a local agricultural marketing campaign to promote local farm produce and markets.

The Eastern Adams County region could become more involved in the Adams County, Pennsylvania Fresh logo program and join forces with other county groups to more effectively include and highlight Eastern Adams County products as part of public marketing campaigns.

Time Horizon: 2011-2012

Lead Partners: Adams County Farm Bureau, Adams County Cooperative Extension, Adams County Young Growers Association, Adams County Convention and Visitors Bureau

Support Partners: Townships

Funding Sources: Direct Farm Sales Grant Program, PA Department of Agriculture (PDA); various USDA Programs, see *Guide to USDA Funding for Local and Regional Food Systems*, National Sustainable Agriculture Coalition, April 2010; The 1772 Foundation, Inc.

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Parks and Recreation



Current Trends and Conditions

- **The Eastern Adams County region has a shortage of public parks and recreation land.** The 17 recreational sites in the region include 6 public, 2 school and 9 private sites ranging in size from less than 1 acre to 83 acres. There is a community park in close proximity to the population centers of Abbottstown, East Berlin, and New Oxford, but not the village of Hampton. Additional parks in East Berlin and Oxford Township are in the process of development. However, even with these facilities the total amount of parkland falls short of recommended acreages for local parkland.
- **The Lake Meade community contributes to community recreation in the region.** Lake Meade has internal recreation facilities, which reduce the demand for general township-provided recreation. It makes its facilities available to a youth baseball league, which is open to the community. Lake Meade also provides an annual 4th of July fireworks program, which is well attended by the general public.
- **Parks generally provide traditional facilities,** such as baseball and softball fields, basketball courts, football/soccer fields, tennis courts, and playgrounds. The East Berlin Community Park hosts the only skate park; the East Berlin Community Center, the only volleyball court; and the New Oxford school campus, the only track and field facility. Recreation site amenities, such as picnic tables, benches, restrooms and water and electric supply are relatively sparse, though they may be provided for special events. There are no public winter recreation facilities, such as sledding hills, skating rinks, or cross-country-ski trails, though residents may be participating in winter recreation on private lands.
- **Larger public park facilities are not available within the region.** There is no state or county park of a larger size, featuring natural or cultural landscapes in the region, however, Codorus State Park, just east of Hanover, York County, is only 10 miles from Cross Keys. There is no known interest in the development

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of a county park in the region. A larger park could feature the Conewago Creek, showcase the region's agricultural heritage, and/or protect natural communities.

- **Organized youth sports program are available to residents.** The East Berlin Area Community Center and local youth sports organizations provide volunteer-operated recreation programs. Little League and Junior Baseball are available locally, as are youth basketball activities, but residents must travel short distances to Gettysburg, Hanover and Spring Grove to participate in youth soccer leagues.
- **The East Berlin Area Community Center is operated and maintained through local support.** Financial support for EBACC from the municipal partners has been declining in recent years. Support from Adams and York Counties' CDBG funds has been stable.
- **Recreation planning is not integrated at the regional level.** There are no locally established needs or priorities for parks, recreation and open space nor policies or tools for parkland acquisition, such as mandatory dedication of parkland provisions. County planning documents recommend local plans and tools for acquiring and developing local and county parkland in the eastern portion of Adams County. The Lake Meade community is in the process of assessing recreational needs and interests from its residents.

Parks and Recreation Goal and Objectives for 2020

Provide for parks, recreation and open spaces within Eastern Adams County through the preservation of natural open space resources and the development and retention of indoor and outdoor recreational facilities for residents of all ages and abilities.

- a. Support the East Berlin Area Community Center (EBACC).
- b. Establish needs and priorities for parks, recreation and open space.
- c. Provide an adequate supply and mix of parks, playgrounds, and other recreation facilities, both active and passive, for all segments of the population with particular attention to families with children, older persons and the elderly.
- d. Consider and encourage 1) the continued development of the East Berlin Community Park; 2) creation of pedestrian amenities in the vicinity of recreation facilities north of the Conewago Valley School District, 3) lighting for evening and late Fall/early Spring events, and 4) the acquisition of additional land for existing parks and connector trails.
- e. Develop new facilities to meet contemporary recreational needs as the population increases and its demographics change.
- f. Encourage the development of bicycle and pedestrian facility improvements.
- g. Improve select local roads with bicycle and pedestrian facilities.
- h. Encourage developers to incorporate useful parks and contiguous open space into development designs. Link these recreation and open spaces together whenever feasible.
- i. Evaluate PA DCNR's circuit rider program as a means to provide joint planning, programming, and promotion of parks, recreation and open space facilities or parks, recreation, open space and tourism facilities.
- j. Apply a full range of methods for open space conservation and preservation, such as participation in county and state programs and cooperation with conservation-oriented agencies.

Parks and Recreation Action Plan

- k. Encourage a greenway system within Eastern Adams County consistent with the County Greenways Plan.
- l. Preserve networks of woodlands, floodplains, stream corridors, and agricultural lands.
- m. Upon adoption of a parks, recreation and open space plan and where appropriate, require developers to provide open space and recreation areas for active and passive recreation and to coordinate open space systems among adjoining developments. Otherwise, require fee in lieu to implement recreation, park and open space plans.
- n. Encourage “Downtown Streetscape” enhancements in Abbottstown, East Berlin, New Oxford, and Hampton to include the installation of seating, lighting, trees, planters and other decorative sidewalk elements.
- o. Enhance walkability and pedestrian connectivity within boroughs and between developments.

Recommendations

1. (Continue to) Provide financial support to the East Berlin Area Community Center.

The EBACC is the only year-round, indoor recreation center in the region. It provides low-cost programs for residents of all ages and variety of interests. The nearest alternatives are the Gettysburg YMCA and commercial fitness clubs in the Hanover area.

Time Horizon: Ongoing

Lead Partners: All Municipalities

Support Partners: Adams County

Funding Sources: Municipal budgets, County CDBG funds, Community Conservation Partnership Program (C2P2) (PA DCNR)

2. Acquire land and develop a community park in Hampton village.

As part of a long-term vision for revitalization and expansion of the village, recreational facilities to serve the needs of local residents should be incorporated.

Time Horizon: 2013-2015

Lead Partners: Reading Township

Support Partners: DCNR

Funding Sources: Adams County Green Space Grant Program, County CDBG funds, municipal budgets, Community Conservation Partnership Program (C2P2) (PA DCNR)

3. Prepare and adopt a regional parks and recreation plan.

Such a plan would establish the recreational needs of the region’s residents and would identify and prioritize park and recreational investments in land acquisition, facility development and improvement, programs and services, management, and financing. Its scope may be expanded to include trails, greenways and open space conservation, if desired.

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Time Horizon:	2011-2012
Lead Partners:	All Municipalities, led by planning commissioners or special regional committee
Support Partners:	ACOPD, DCNR
Funding Sources:	Municipal budgets, County CDBG funds, Community Conservation Partnership Program (C2P2) (PA DCNR), private foundations

4. Prepare and adopt a mandatory dedication of parkland provision into municipal subdivision and land development ordinances.

The adoption of mandatory dedication of parkland provisions requires a municipal or regional statement of needs per the PA Municipalities Planning Code. The above-recommended regional parks and recreation plan would fulfill this requirement. Mandatory dedication provision without reference to an established list of needs is not valid.

Mandatory dedication provisions should specify minimum standards for the land to be dedicated. Lands that do not meet these standards may be considered as open space, but should not be counted as recreational lands. The provisions may recognize public trail right-of-way or fully constructed public trails that meet minimum standards as acceptable dedications.

Time Horizon:	2013-2015
Lead Partners:	All Municipalities
Support Partners:	ACOPD, DCNR
Funding Sources:	Municipal budgets

5. Prepare a feasibility study for the acquisition and development of a rail trail from East Berlin to Abbottstown.

Development of a rail-trail along the former East Berlin Branch railroad has consistently been noted as a priority of the public. This facility could not only provide local recreation opportunities, but could eventually connect to other local and regional trail systems.

Time Horizon:	2011-2012
Lead Partners:	Abbottstown, East Berlin, Hamilton Township
Support Partners:	New Oxford, Oxford Township, Reading Township, York County Rail Trail Authority, Healthy Adams County
Funding Sources:	Municipal budgets, County CDBG funds, Community Conservation Partnership Program (C2P2) (PA DCNR)

6. Provide a one-stop source of information for all parks and recreation facilities in the EAC region.

This source could be developed and produced in one or more formats: a brochure, an online webpage hosted by one site and linked from other municipal homepages, a map posted on bulletin boards at local parks, etc. The intent is to raise public awareness for the variety of parks and recreational activities available in the region.

Parks and Recreation Action Plan

Time Horizon:	2011-2012
Lead Partners:	All Municipalities
Support Partners:	Local Business Associations, Adams County Economic Development Corporation
Funding Sources:	Volunteer efforts; municipal budgets; non-profit community organizations

7. Conduct a peer study to determine if a regional parks and recreation management entity would provide an equitable and cost effective means to lead regional recreation investments and programs.

As part of or in support of recommendation #3, innovative management approaches should be investigated for providing a sustainable and successful recreation program for the region.

Time Horizon:	2013-2015
Lead Partners:	All Municipalities
Support Partners:	ACOPD, PA DCNR
Funding Sources:	PA DCNR Peer Study Grant Program

8. Develop new stream accesses and parking.

There is a significant lack of access to streams and waterways, particularly along the Conewago Creek. Based on correspondence with the Conewago Canoe Club and other organizations, parking and access is extremely limited and as a result residents are forced to park illegally if they wish to utilize the creek for canoeing, kayaking and fishing. Multiple locations have been identified throughout the Conewago Creek watershed as potential access points or parks that would allow access to creeks and streams. [Potential access locations in the Eastern Adams County region include:]

- East Berlin Community Park
- East Berlin Dam, Conewago Creek
- Brown's Dam/Green Ridge Road, Conewago Creek
- Fleshman Mill/Oxford Road, South Branch Conewago Creek
- Kohler Mill Road, South Branch Conewago Creek

Although these locations are indicated with a point on the corresponding map, they could be linear in nature to allow additional legal access for fishing, boating, etc. In addition, each location could be expanded into a park for additional recreational opportunities.⁹

Time Horizon:	2013-2015
Lead Partners:	East Berlin and Hamilton, Oxford, and Reading Townships
Support Partners:	PA Fish and Boat Commission
Funding Sources:	Adams County Green Space Grant Program, Community Conservation Partnership Program (C2P2) (PA DCNR)

⁹ Conewago Creek Rivers Conservation Plan, accessed at <http://www.pecpa.org/conewago> on April 2, 2010.

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Land Use and Development



Current Trends and Conditions

- **The landscape of Eastern Adams County reflects three centuries of cultivation and development:** the small footprint of 18th century settlement farmsteads in northern Hamilton and Reading Townships; the collective footprint of 19th century centers of commerce and community such as Abbottstown, East Berlin, New Oxford and Hampton Village; and the larger footprint of segregated and sometimes disconnected 20th century residential and commercial properties. Each new pattern and the technology of its era changed the character of the landscape, travel distances and routes, and the needs for public services and utilities.
- **Development enables population and economic growth, and converts open space.** Today's the region's 33,273 acres comprise
 - 72% open space either as working farms, woodlands, very low density residential, outdoor recreation land or passive open space.
 - 23% supports intensive development.
 - 5% surface waters or right-of-way for streets, roads and highways.
- **While the pace of development has slowed during the 2007-2009 recession, development will eventually resume as a result of growth in nearby employment centers.** As of July 2009, there were 17 residential development proposals in the process of review, approval, and construction.
- **The Eastern Adams County municipalities have policies and regulations to guide continued development in the region.** Each municipality in the region has a zoning ordinance. Current zoning indicated that the municipalities aim to retain most of the 23,000 acres of rural landscape while allowing

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for another 2,773 acres of residential development, 733 acres of business uses, and a very limited 116 acres of walkable mixed use development patterns.

- **Development and conservation priorities are not always clear.** The townships have been supportive of farmland conservation and preservation programs at farmland owners' request. At the same time, more than 400 acres of land zoned for moderate density residential development is currently enrolled in the ASA program, reducing the amount of readily marketable, residentially zoned land.

Land Use and Development Goal and Objectives for 2020

Manage and guide the location, character, density and timing of community development in a manner that retains the region's small town character and preserves rural landscapes.

- a. Allocate land uses for community and economic development to accommodate future population growth, provide economic opportunities for residents, and achieve a reasonably balanced municipal tax base while considering regional land use sharing and the implications of land use change to the school districts' tax bases.
- b. Ensure that development occurs in ways that minimize short-term and long-term costs to the public and private sectors by designating growth areas and potential future growth areas that are or will be serviced by public sewer, water and transportation improvements.
- c. Encourage water and sewer service providers to follow municipal growth management policies to avoid service extensions outside of designated growth areas.
- d. Work with local service providers to extend water and sewer service, including hydrants, to designated growth areas by 2020, including those identified for economic development purposes.
- e. Encourage mixed uses and densities within medium to large scale development projects to maintain the distinct character and defined edges of towns and villages as community centers grow.
- f. Establish appropriate policies for residential conversions that are consistent with the retention of character and stability, quality of maintenance, and provision of parking facilities.
- g. Encourage diversity within business development areas, including a mix of retail, industrial, service, and office development.
- h. Sustain agricultural land uses and support agricultural land preservation in large, contiguous areas of active farming.
- i. Advocate for quality design standards in redevelopment/re-use of existing sites and structures through the establishment and utilization of advisory design guidelines.

Recommendations

1. Revise municipal zoning in Hamilton, Oxford, and Reading Townships per the future land use map and Table 1.

The land use composition in each of the townships is imbalanced toward residential with little to no commercial or industrial uses to help support the cost of municipally-funded public services and public school districts. Because development opportunities in the boroughs are limited to infill and redevelopment, the townships will likely be the focus of new community and economic development uses in the future. The type, amount and placement of uses will have a greater impact on the cost of providing municipal and public school services in the townships as travel requirements expand.

The changes shown on the future land use map and in table represent incremental growth opportunities that support contiguous expansion of the community and economic centers. Recommended municipal zoning changes, including the mixed use designations, should be further refined to align with one of the respective municipality's existing districts, or a new district may need to be crafted. Consideration should be given to:

- managing the character of development in these areas, including standards for lighting, landscaping and signage,
- managing the impact of development on transportation systems through standards for street layout and connections, and driveways and turning points (known as access management), and on natural systems through setbacks and managed buffers.

Two additional land use changes were discussed and considered not necessary at the time of this plan's preparation:

1) expansion of a mixed use designation for lands in place of rural conservation (*generalized zoning type*) along the south side of Jacobs Mill Road, totaling 121 acres; there was moderate support for public/institutional uses on these sites, e.g. public school, institution of higher learning, cultural center)

2) expansion of commercial in place of agricultural preservation zoning (*generalized zoning type*) along Route 94, adding 57 acres; committee concerns included potential flooding.

These land use changes should be reconsidered and further evaluated in the future.

Time Horizon: 2011-2012

Lead Partners: Hamilton, Oxford, and Reading Township Planning Commissions

Support Partners: Municipal Officials

Funding Sources: Municipal funds

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Table 1 Recommended Changes to Municipal Zoning, as shown clockwise on the Future Land Use Map

2009 Generalized Zoning	Recommended Changes to Municipal Zoning	Acres	Municipality	Comments and Resolutions
Industrial	1. Mixed Use	100	Hamilton Township	Include recreational uses, e.g. rail trail
Commercial/ Rural Conservation	2. Mixed Use (approved plan for Buttercup Farm)	81	Hamilton Township	Plan approved residential uses behind commercial frontage with access at Primrose Lane (signal) and secondary entrance at Pine Run Road. Alternatively, mixed residential densities or a business park could develop here; impacts were modeled in the Route 194 corridor study (see Appendix D).
Rural Conservation	3. Commercial (approved plan for Buttercup Farm)	28	Hamilton Township	Plan approved for commercial frontage with access at Primrose Lane (signal) and secondary entrance at Pine Run Road. If the Buttercup Farm plan is not realized, other commercial alternatives could be developed here.
Rural Conservation	4. Moderate Density Residential	165	Hamilton Township	Provides sound location for the extension of existing medium to large scale residential development in walkable proximity to Abbottstown; may support mixed residential uses; complete street connections are essential
Rural Conservation	5. Mixed use	97	Hamilton Township	Address availability of water and wastewater utilities
Industrial/ Agricultural Preservation	6. Commercial	152	Hamilton Township	Commercial to allow retail and business office
Industrial	7. Commercial	46	Hamilton Township	Commercial to allow retail and business office
Agricultural Preservation	8. Business/ Manufacturing	137	Oxford Township	The pattern of geologic formation suggests additional material of commercial value may be present in the areas identified for land use change
Moderate Density Residential	9. Mixed Use	83	Hamilton Township	Mixed use with a residential component is appropriate to the portions of land nearest the school campus

Land Use and Development Action Plan

2009 Generalized Zoning	Recommended Changes to Municipal Zoning	Acres	Municipality	Comments and Resolutions
Moderate Density Residential	10. Mixed use	18	Hamilton Township	Extends mixed use in place of minimal residential along the increasing busy Route 94 corridor
Moderate Density Residential	11. Mixed use	20	Hamilton Township	Extends mixed use in place of minimal residential along the increasing busy Route 94 corridor
Rural Conservation	12. Moderate Density Residential	175	Reading Township	<p>Provides sound location for medium to large scale residential development in walkable proximity to Hampton village and community services</p> <p>Infill/intensity mixed use suggested around Hampton Square with preservation</p> <p>Neighborhood-based mixed use (residential and commercial) should be considered as an alternative or for a portion of the site.</p>
Rural Conservation	13. Business/Manufacturing	128	Reading Township	<p>Few comments submitted; business/manufacturing proposed in Scenario 1; mixed use proposed in Scenario 2;</p> <p>business/manufacturing selected based on greater potential for local jobs development</p>

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2. Upon adoption of the joint comprehensive plan and prior to land use/zoning changes, meet individually with water and sewer providers to review planned growth areas and target parcels for new development potential, i.e. land use change.

These discussions should seek consensus on the need and timing to provide service to target parcels. Local officials should support timely updates to Act 537 Sewage Facilities Plans and other planning documents to formalize the location and timing of service extensions.

Time Horizon:	Ongoing
Lead Partners:	Municipal Officials
Support Partners:	Water and Sewer Providers
Funding Sources:	Not applicable; effort is limited to coordination meetings

3. Support updates to Act 537 Sewage Facilities Plans and other planning documents to formalize evaluation and programming of treatment capacity improvements.

Local officials should support timely updates to Act 537 Sewage Facilities Plans and other planning documents to evaluate treatment capacity and program improvements.

Time Horizon:	Ongoing
Lead Partners:	Water and Sewer Providers
Support Partners:	Municipal Officials, Municipal Planning Commissions
Funding Sources:	Not applicable; effort is limited to letters of support (and the like) and participation in planning efforts

4. Review the permitted uses and design standards for districts adjacent to community centers.

This review should focus on physical connections, e.g. streets, alleys and sidewalks, and building height, bulk, and spacing/setbacks to assure connectivity and consistency with the built character of adjacent downtowns or community centers. If revised or additional standards are needed for these areas, consider the various approaches: revise/ add regulations to the existing districts, re-assign each land area to a more appropriate district, create a zoning overlay, or create a new district, e.g. traditional neighborhood development (TND) district.

Time Horizon:	2011-2012
Lead Partners:	Hamilton, Oxford, and Reading Township Planning Commissions
Support Partners:	Municipal Officials
Funding Sources:	Municipal funds, if significant revisions are needed

Land Use and Development Action Plan

5. When considering land use and zoning changes to parcels in the vicinity of agricultural lands, retain contiguous areas of agriculturally zoned parcels.

As the development activity resumes, additional lands will come under pressure to convert working open space, such as farmland, to residential or other development. In order to support the continued presence of the evolving agricultural industry, municipal land use policy, i.e. zoning, must work to minimize land use conflicts with incompatible adjacent uses. Plan for contiguous agricultural area as shown on the Future Land Use Map, including the Conewago Creek corridor and between the Route 94 and 194 corridors. Do not allow agriculturally zoned parcels to become isolated, as these sites will be pressured to convert to development prior to need or adequate service planning.

Time Horizon: Ongoing
Lead Partners: Hamilton, Oxford, and Reading Township Planning Commissions
Support Partners: Municipal Officials
Funding Sources: Not applicable; effort is limited to governing body approvals

6. Review design standards for redevelopment/re-use of existing sites and structures. Address through revised general regulations, special district regulations, e.g. a historic district and associated regulations, or advisory guidelines.

Although advisory guidelines are not enforceable, they can provide a checklist of items that should be asked of the developer.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Historic/Revitalization Committees
Support Partners: Municipal Officials
Funding Sources: Municipal funds, if significant revisions are needed

7. Establish standards for the conversion of single family residences to other uses that are consistent with the retention of neighborhood character and stability, quality of maintenance, and provision of parking facilities.

Expanding reuse opportunities for existing structures can strengthen neighborhoods while potentially reducing demand for new development outside of identified growth areas.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Historic/Revitalization Committees
Support Partners: Municipal Officials
Funding Sources: Municipal funds, if significant revisions are needed

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Transportation



Current Trends and Conditions

- **Traffic volumes are projected to increase through 2035.**
 - The Eastern Adams County Region includes Abbottstown and New Oxford Boroughs, and Oxford and Hamilton Townships. Annual average daily traffic increases of 1.9-2.1% per year are projected with a cumulative effect of a 49-53% increase from 2010 to 2035.
 - The Northeast Adams County Region includes East Berlin Borough and Reading Township. Annual average daily traffic increases of 2.6-2.7% per year are projected with a cumulative effect of a 65-68% increase from 2010 to 2035.
- **Increased traffic volumes may cause congestion along certain corridors** based on projected traffic volume and roadway capacity. Congested areas are predicted in the following areas:
 - Route 234 (West King Street) in East Berlin Borough will be just under capacity (volume/capacity ratio of 0.9) by 2035.
 - Route 94 between Route 30 (Cross Keys) and Hanover Borough will be at capacity by 2020 and over capacity by 2035.
 - Route 30 through and west of Abbottstown Borough will be over capacity by 2035.
 - Route 30 from Route 94 (Cross Keys) west through New Oxford and Oxford will be over capacity (volume/capacity ratio of 1.1) by 2010.
- **Local jobs and resident skills are not well-matched, resulting in outbound and inbound commuting.** More residents in Eastern Adams work outside the county than work inside the county. Oxford Township had the highest number of residents leaving the state for work. New Oxford Borough had more residents working inside the county than outside. Of residents who worked

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outside the region, 45% worked in York County and 23.0% worked elsewhere in Adams County. Only a small number of the region's residents commuted to Maryland for work (257).

- **Few residents walk to work in the region.** Only 2.5% of residents in the region walk to work. There are sidewalks and crosswalks in the region's boroughs but the networks don't extend outside of the boroughs. Some of the housing developments have sidewalks, but they are not connected to a network outside of the development. This discourages walking as a means of transportation and promotes driving, even to destinations that are within walking distance.
- **Route 30 is a historic transportation corridor; PennDOT oversees its highway maintenance and the Lincoln Highway Heritage Corridor oversees its historical interpretation.** The historic Lincoln Way (Route 30) was the first paved transcontinental highway in the United States and the first national memorial to President Lincoln. In 1995, former Governor Tom Ridge designated a 200-mile, six-county stretch of the Lincoln Highway in south-central Pennsylvania as an official heritage area, with the intent of increasing economic development through tourism. The Lincoln Highway Heritage Corridor (LHHC), a non-profit organization, works to identify, conserve, promote and interpret the cultural, historic, natural, recreational, and economic resources along the Lincoln Highway in Pennsylvania. The LHHC's efforts have resulted in the mural of the Abbottstown square on the Abbottstown Fire Hall. The LHHC would like to further interpret the highway and its history in the Abbottstown and New Oxford squares and is willing to coordinate interpretative events in those communities.
- **Public transit in the county is essentially limited to health and welfare needs.** The Adams County Transit Authority is the only transit provider in the county. It operates a non-profit shared-ride bus service that provides transportation through Senior Shared Ride, Persons with Disabilities, Medical Assistance Transportation, Mental Health/Mental Retardation, and the Human Services Development Fund.
- **One of Pennsylvania's on-road cycling routes aligns with PA 234.** Pennsylvania Bike Route S runs 435 miles from Washington County (east of Wheeling, WV) to Washington Crossing Military Park on the Delaware River in Bucks County, and skirts the metropolitan areas of Pittsburgh, York, Lancaster, and Philadelphia. Within Eastern Adams County, this route runs along PA 234 and through East Berlin.
- **Freight service is available, connecting Eastern Adams County to Baltimore and Hagerstown.** CSX operates a freight rail line that runs through the region from the southeast corner of the county near Hanover to the Maryland line in the southwest corner of the county. Within Eastern Adams, the CSX line passes through Oxford Township and New Oxford Borough.
- **The East Berlin Railroad line is abandoned and may be an opportunity for rail banking and rail-trail conversion.** There is one abandoned rail corridor in the region, running between Abbottstown and East Berlin parallel to Route 194 which is part of the former East Berlin Railroad.
- **Bridge conditions in the region should be closely monitored.** There are six state owned bridges in the region, all of which are structurally deficient and four are functionally obsolete. There are a total of 13 locally owned bridges, seven of which are either structurally deficient or functionally obsolete.

Transportation Goal and Objectives for 2020

Maintain a safe, efficient, multi-modal, and cost effective transportation network that connects local activity centers, residential areas, and regional employment centers in a manner that minimizes impacts on residential areas while balancing goods movement, safety and mobility on all road corridors.

Transportation Action Plan

- a. Work with the Adams County Transportation Planning Organization (ACTPO) to identify and prioritize transportation safety and mobility improvement projects in Eastern Adams County for inclusion on ACTPO's Long Range Transportation Plan.
- b. Manage the number and spacing of driveways through implementation of access management techniques along state highways with special emphasis on the US 30, PA 94, PA 194, and PA 234 corridors.
- c. Improve secondary roads used as access routes to local activity centers and commuting routes.
- d. Consider traffic calming design techniques to reduce excessive speed through development areas.
- e. Ensure that roads in agricultural areas can safely accommodate local and agricultural vehicles.
- f. Encourage the development of bicycle and pedestrian facility improvements during major road corridor projects.
- g. Develop local roadway and bridge maintenance programs that identify and prioritize short- and long-term maintenance needs to prevent deterioration and ensure safety of the regions road network.
- h. Promote existing transit services.
- i. Explore the potential for new transit service between the Eastern Adams County region and the Hanover/York area and between the Eastern Adams region and the Gettysburg area by coordinating service between ACTA and Rabbitransit; consider 1) locations for park-n-ride lots for carpoolers or transit riders; 2) shift schedules of major factories/employers in Hanover area.
- j. Maintain and expand non-motorized routes to and from local activity centers.
- k. Seek opportunities to interconnect small bicycle/pedestrian systems with one another.
- l. Preserve abandoned railroad right-of-way for future rail service.
- m. Address parking needs within borough and village settings.
- n. Participate in the study and development of improved east-west mobility in the county, with an emphasis on transportation alternative routes to U.S. Route 30 in Eastern Adams County.

Recommendations

- 1. Solicit action on and actively participate on an Adams County East-West Mobility Study with PennDOT, ACTPO and other county municipalities. Potential solutions must retain a balance between network performance and preservation and "livability" of the traditional core communities of Abbottstown, East Berlin and New Oxford.**

The Adams County East-West Mobility Study will consider alternatives to alleviate traffic congestion and safety hazards along Route 30 through Adams County. The noise and physical impact of truck traffic through the historic towns of Abbottstown and New Oxford have long been a source of complaint among citizens. Elected officials, planning commission members and other impacted citizens should seek opportunities to characterize the problems and offer input on the alternatives proposed. Funding for such a study has been established. ACTPO has not yet established a start date for the study.

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Time Horizon:	Ongoing
Lead Partners:	Municipalities, PennDOT, ACTPO
Support Partners:	Adams County Economic Development Corporation, Gettysburg Convention and Visitors Bureau
Funding Sources:	Gettysburg/Adams County Chamber of Commerce

2. Monitor impacts on roadway capacity from new development and require developers to address projected increased traffic volumes and safety concerns by making appropriate improvements to the local roadway system. Consider adoption of Traffic Impact Fee ordinances where appropriate.

Traffic volumes in the region have been increasing as a result of local growth as well as regional growth. As Route 30 and other arterials have become congested, drivers have shifted their routes to secondary roads that were not designed to carry high traffic volumes, resulting in increased maintenance needs and potential safety hazards. Since PennDOT does not collect traffic count or other data on local roadways, municipalities need to gather their own information on traffic impacts to establish a solid foundation for negotiating improvements with developers, or administering a Traffic Impact Fee ordinance.

Time Horizon:	Ongoing with emphasis as new developments are occupied
Lead Partners:	Municipalities, ACOFD
Support Partners:	ACTPO
Funding Sources:	Municipal budgets

3. Develop a prioritization strategy for addressing state and local bridge deficiencies. Priorities should consider the function of the associated roadway, the existing and projected travel demand, and workforce/tourism attributes.

Since the 2007 collapse of the I-35W Mississippi River bridge in Minneapolis, the condition of bridges across the nation has received unprecedented attention. PennDOT's response to this particular aspect of the national infrastructure maintenance crisis has been to assign 40 percent of Pennsylvania's \$1.026 billion American Recovery and Reinvestment Act (ARRA) allocation to bridges, including 105 structurally deficient bridges and preservation repairs on 399 bridges. However, many more bridges are in need of maintenance and repairs to sustain their service to the transportation network. Local communities will need to work with their transportation planning partners to document needs and prioritize requests for funding.

Time Horizon:	Ongoing
Lead Partners:	Municipalities, ACTPO
Support Partners:	PennDOT
Funding Sources:	Not applicable; effort limited to ACTPO meetings as part of its regular work program

Transportation Action Plan

4. Use Official Maps to arrange and reserve land for future infrastructure extensions, including future roadway network connections.

As one of the authorized planning tools in Pennsylvania, the official map enables a municipality to identify a particular location for future community facilities and infrastructure, including roadways. If the property owner of the selected site submits a development plan for the site, the municipality then has one year to assemble funds to purchase the site before development plan approval. The official map may also support informal discussions with the property owner or development toward site development that integrates public facilities and services.

Time Horizon:	2013-2015
Lead Partners:	Municipalities, ACOPD
Support Partners:	PA DCED
Funding Sources:	Municipal budgets

5. Continue to monitor and address transportation safety issues, especially along arterial roadways including Route 30, Route 94, Route 234 and Route 194.

Monitoring or observing travel conditions can be done by all partners, regardless of roadway ownership. Partners should bring issues forward for discussion and input.

Time Horizon:	Ongoing
Lead Partners:	PennDOT, ACTPO, Municipalities
Support Partners:	None
Funding Sources:	ACTPO and Municipal budgets

6. At a municipal and regional level, develop strategies and standards for improving pedestrian and bicycle linkages between communities, employment areas, commercial and retail services, and recreational attractions.

This recommendation could take shape as a pedestrian and bicycle mobility plan that envisions a full network of pedestrian linkages among common origins and destinations. Such a plan might address sidewalk conditions and connectivity, alternative surface paths/trails that are universally accessible, safe design and use of road shoulders for cycling, and bicycling parking. Conversion of abandoned rail corridors, such as the abandoned East Berlin Railroad corridor between East Berlin and Abbottstown, to rail trail facilities is one specific strategy appropriate for this region.

Time Horizon:	2011-2012
Lead Partners:	Municipalities, ACOPD
Support Partners:	Healthy Adams County, York Rail Trail Authority
Funding Sources:	Adams County Green Space Grant program

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- 7. Work with the Adams County Transit Authority to improve and expand available transit services within the region. Promote the development of park-n-ride facilities and services in New Oxford, car and van pool services, and workforce connections with RabbitTransit and CAT transit based in part on the 2008 Adams County Commuter Survey.**

Interest in transit and shared-ride services is growing in central Pennsylvania, as a result of gasoline price peaks in the late 2000's and the overall economic recession of 2008-2009. While residential and employment densities in the Eastern Adams County region cannot support an extensive transit system, some facilities and services could be introduced to provide hub-to-hub or special event transit services.

Time Horizon: Ongoing
Lead Partners: ACOPD, Municipalities, Adams County Transit Authority
Support Partners: RabbitTransit, Commuter Services of Pennsylvania
Funding Sources: ACTPO

- 8. Monitor CSX rail operations through the region, especially through New Oxford Borough, to identify potential transportation network performance and associated safety issues. Ensure safety management plans are in place and updated to provide quick response to incidents in New Oxford that could block routes used by emergency responders.**

This recommendation focuses on local coordination to ensure safe operations of the roadway network and rail line at all times.

Time Horizon: Ongoing
Lead Partners: Municipalities, Adams County Department of Emergency Services
Support Partners: PennDOT, CSX, ACOPD
Funding Sources: Not applicable; effort limited to observation and coordination

- 9. Study the potential for a consolidated regional road maintenance program to address manpower, equipment, and supply issues.**

A regional road maintenance program could provide improved local roadway maintenance with equitable cost-sharing among the municipalities. It would pool the equipment, staff, and financial resources of the participation municipalities into one program or department. It could make the purchase and maintenance of specialized equipment more affordable, and make the purchase of bulk supplies more economical.

Time Horizon: 2011-2012
Lead Partners: Municipalities, ACOPD
Support Partners: PennDOT
Funding Sources: PA DCED Shared Services Program

10. In coordination with the Lincoln Highway Heritage Corridor and other county tourism groups and municipalities, expand marketing and promotion of the transportation heritage of the Route 30 corridor with improved signage, landscaping and architectural treatments, and traffic calming approaches.

The Lincoln Highway Heritage Corridor is both a journey and a destination and deserves to be treated and promoted with special care.

Time Horizon: 2013-2015

Lead Partners: Municipalities, ACOPD, LHHC, local businesses

Support Partners: Gettysburg Convention and Visitors Bureau, Gettysburg/Adams County Chamber of Commerce

Funding Sources: LHHC, Municipalities, PennDOT

Long Term Recommendations

The following recommendations may require a longer period to assemble or coordinate the required resources or to lay sufficient groundwork for their full accomplishment. These recommendations may be advanced as the recommendations above are completed or as resources and leadership become available.

- ◆ Carefully evaluate the recommendations from the County Comprehensive Plan Transportation Element and take steps to facilitate the recommendations that are in the best interest of Eastern Adams County.
- ◆ Participate in the Adams County East-West Mobility Study.
- ◆ Based on the results of an Adams County East-West Mobility Study, implement improvements which maintain adequate levels of mobility and commerce but eliminate substantial portions of pass-through traffic in Abbottstown and New Oxford Boroughs.

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Economic Development



Current Trends and Conditions

- **In 2000, the civilian labor force residing in the region totaled 8,341.** Three quarters of residents (76%) were “of working age,” 16 years or older, in 2000. Sixty-eight percent (8,359 residents) were participants in the labor force (employed or unemployed, seeking work); the remainder were largely over 60 years. The unemployment rate in the region was 1.99%.
- **The region’s economy predominantly offered jobs as production and transportation workers in manufacturing and sales and office staff in retail and service industries.** The occupation categories with the highest participation from the region’s residents were production, transportation, and material moving (2,245 or 25%); sales and office (1,994 or 28%); and management, professional, and related (1,670 or 21%). The primary industry sector of employment for residents was manufacturing, followed by the educational, health and social services sector. The retail trade sector ranked third.
- **A small number of workers manage a large percentage of the landscape.** Approximately 3% of the workforce was employed in Farming, Fishing, & Forestry (33 or less than 1%). These workers, and possibly some part-time workers, manage 69% of the region’s acreage. Their retirement and/or sale of their land could vastly change the land use and character of those areas.
- **Local jobs do not meet residents’ employment needs, skills, and interests.** The vast majority of residents in the region (over 95%) worked in Pennsylvania, but outside the Eastern Adams County region. Roughly one quarter worked locally and three quarters worked outside of the region. The majority of residents working outside the region worked in York County or elsewhere in Adams County. An additional 670 worked in the Capital Region (Cumberland and Dauphin Counties), or Lancaster or Franklin Counties.

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- **Local jobs are filled by inbound commuters**, including workers from other parts of Adams County (60.6%), with a lesser but still substantial amount from York County (32.3%).
- **The 2007-2009 economic recession has increased unemployment, especially in the private sector.** The unemployment rate in Adams County increased from 2.87% in 2000 to 8.4% in July 2009 and 9.3% in July 2010.¹⁰ Tyco Electronics, the largest manufacturer in the region, closed in 2007, removing 400 jobs from the local economy. Small businesses in the region laid off workers. Public sector employers, such as the Lincoln Intermediate Unit (educational services) and the Conewago Valley School District (educational services) remained strong. The Brethren Home Community was a top employer, providing employment opportunities serving the growing retirement-age segment of the regional population.

Economic Development Goal and Objectives for 2020

Enhance the vitality of Eastern Adams County by indentifying locations and infrastructure and public service needs to attract business, industrial, office, retail, and service uses that maximize economic opportunity for residents and support the development of local jobs in diverse economic sectors.

- a. Increase the amount of land available for economic development activity, including the retention and/or expansion of existing businesses and the attraction of new business opportunities.
- b. Diversify the region’s economic base to reduce reliance on a few key economic sectors for employment opportunities and balance the overall tax base within Eastern Adams County.
- c. Encourage contemporary business uses, such a green manufacturing, renewable energy production, and technology-related businesses, and workforce development facilities in business zoning districts.
- d. Encourage the retention and attraction of industries and creation of jobs within Eastern Adams County that:
 - i. Provide a wide range of job opportunities for residents of all ages, various skill sets, and household support needs,
 - ii. Provide advancement and upward mobility options for younger and mid-career workers as well as opportunities for semi-retired persons,
 - iii. Enable residents to shorten commute time and avoid long, costly commutes to employment centers located in surrounding counties.
- e. Extend water and sewer service, including hydrants, to planned economic development areas by 2020.
- f. Advocate the extension of broadband, cellular phone, and other telecommunications services to accommodate modern business uses.
- g. Ensure that region has adequate broadband communication capabilities so that people will have “work from home” or telecommuting options.

¹⁰ Bureau of Labor Statistics, www.bls.gov, accessed September 22, 2010.

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- h. Encourage a variety of agricultural forms, including family farms, specialty crops, community supported agriculture (CSA's), and agri-tourism.
- i. Consider a collective effort to market the region in cooperation with the county economic development and local business organizations.
- j. Market the region's community assets and amenities to prospective tourism related business ventures and visitors potentially interested in other nearby tourism.

Recommendations

1. Revise municipal zoning maps to reflect the changes shown on the future land use map, specifically the changes for commercial, business, and mixed uses.

Land use policy changes in support of the development of local jobs were explored and vetted during the plan's preparation. Itemized changes are shown in Table 1 of the Land Use Action Plan. Commercial uses should include provision for locally-owned as well as franchise and brand retail stores at a building scale and character that fits the region. Brand retailers are willing to build or re-use structures that suit a community's character, according to local regulations, though they may first attempt to have a conventional "template" approved. A planning commission should deny or request revision to any plan that does not meet its minimum requirements as it protects the character of its community.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Officials
Support Partners: Adams County Office of Planning and Development, School districts
Funding Sources: Municipal budgets, if significant revisions are needed or desired

2. Revise the permitted uses (by right, by conditional use, or by special exception) of the business-oriented zoning districts to include green manufacturing facilities, renewable energy production facilities, and technology-related businesses, as well as workforce development facilities.

While all uses must be allowed to locate in a municipality, municipalities often meet this requirement by using broad terminology. Specifying the kinds of business uses that the region would like to attract, e.g. Commercial Wind Energy Facilities, Solar Energy Production Facilities, etc. may help in marketing the region.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Officials
Support Partners: Adams County Office of Planning and Development
Funding Sources: Municipal budgets, if significant revisions are needed or desired

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3. Extend water and sewer service, including hydrants, to designated mixed use, commercial areas along Route 194 as shown on the future land use map.

By extending utility service lines, the municipalities reinforce their planned development areas, i.e. zoning, and enable more concentrated, walkable development patterns than if served by on-lot systems.

Time Horizon: 2013-2015

Lead Partners: East Berlin Joint Authority

Support Partners: Hamilton Township, East Berlin Borough

Funding Sources: Authority member municipalities; H20 PA; PennWorks; PENNVEST

4. Extend water and sewer service, including hydrants, to designated mixed use and commercial areas along Route 30 as shown on the future land use map.

See Recommendation #3.

Time Horizon: 2013-2015

Lead Partners: Abbottstown-Paradise Joint Authority

Support Partners: Hamilton Township, Abbottstown Borough

Funding Sources: Authority member municipalities; H20 PA; PennWorks; PENNVEST

5. Extend water and sewer service, including hydrants, to the designated mixed use area along Berlin Road and to the designated mixed use area along Route 94 as shown on the future land use map.

See Recommendation #3.

Time Horizon: 2013-2015

Lead Partners: New Oxford Municipal Authority

Support Partners: Hamilton Township, Oxford Township

Funding Sources: Authority member municipalities; H20 PA; PennWorks; PENNVEST

6. Extend water and sewer service, including hydrants, to the designated mixed use area between Route 234 and Gooseville Road as shown on the future land use map.

See Recommendation #3.

Time Horizon: 2013-2015

Lead Partners: Reading Township Municipal Authority

Support Partners: N/A

Funding Sources: Authority member municipalities; H20 PA; PennWorks; PENNVEST

Economic Development Action Plan

7. Revise the permitted uses (by right, by conditional use, or by special exception) of the business-oriented zoning districts, and adjacent districts, to allow for the extension of broadband, cellular phone, and other telecommunications services.

Services may be encouraged by permitted utility easements and by service offices.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Officials
Support Partners: ACOPD, School districts
Funding Sources: Municipal budgets, if significant revisions are needed or desired

8. Revise the permitted uses (by right, by conditional use, or by special exception) of the agricultural and rural conservation districts to allow, as appropriate by district, various agricultural uses, including family farms, specialty crops, community supported agriculture (CSA's), and agri-tourism attractions.

Consider various aspects of the development and operation of these uses: accessory structures, e.g. roadside stands, access management, parking, and lighting. Cross-reference additional regulations as they apply. The Adams County Office of Planning and Development has been preparing model regulations or standards for some of these uses; its preliminary or final products may be useful references.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Officials
Support Partners: ACOPD
Funding Sources: Municipal budgets, if significant revisions are needed or desired

9. Hold a strategic marketing meeting with the Adams County Economic Development Corporation on an annual basis.

Seek to understand how the Eastern Adams County region is marketed by the EDC, what industries the EDC directs to this region, and what obstacles industries find here. Consider a similar meeting with the York County Economic Development Corporation.

Time Horizon: 2011-2012
Lead Partners: Municipal Planning Commissions, Municipal Officials, Local Business Associations
Support Partners: New Oxford Chamber of Commerce, Hanover Area Chamber of Commerce, Gettysburg Adams Chamber of Commerce, Adams County Economic Development Corporation, ACOPD
Funding Sources: Not applicable; effort limited to meetings

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10. Conduct a peer study to explore the feasibility of establishing and supporting a local economic development and marketing organization for the Eastern Adams County region.

A peer study invites a subject matter expert to facilitate objective investigation of a new program or service area. This study would bring local interests and county economic development partners together to document how the Eastern Adams County region is marketed by county partners, and explore what support or independent role a local organization could play for greater local benefit, i.e. creation of local jobs within targeted industries. The study should emphasize the willingness of the municipalities to work together and to share in financial support of a local economic development and marketing effort. The ideal peer or subject matter expert would bring the successful experience in multi-municipal and local/county partnership from a similar region of small towns. A local organization could have full-time or part-time staff and be co-located with another agency to minimize start-up costs. Its responsibilities could include maintaining and marketing a list of available properties, among others.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions, Municipal Officials, Local Business Associations
Support Partners:	New Oxford Chamber of Commerce, Hanover Area Chamber of Commerce, Gettysburg Adams Chamber of Commerce, Adams County Economic Development Corporation, ACOPD
Funding Sources:	Community and Business Development Program (PA DCED)

11. Prepare a tourism feasibility study and “readiness” plan.

Inventory destinations, attractions and hospitality services in the region. Analyze what tourism infrastructure (desirable attractions and hospitality services) are missing and which are available in adjacent regions, e.g. Gettysburg, Hanover, York. Determine which gaps should be filled locally and outline steps to fill them.

Time Horizon:	2013-2015
Lead Partners:	Municipal Planning Commissions, Municipal Downtown/Revitalization Committees, local Chambers of Commerce, local business associations
Support Partners:	Gettysburg Convention & Visitors Bureau, York County Convention & Visitors Bureau, ACOPD
Funding Sources:	Community and Business Development Program (PA DCED)

Economic Development Action Plan

12. Develop a wayfinding system of signs, brochures, maps, and guides, to direct visitors to the various towns and attractions in Eastern Adams County.

This multi-step effort could be packaged as a phased project. 1) Determine visitor information needs. 2) Determine locations of decision-making, e.g. roadside, within hospitality services, etc. 3) Determine locations for placement; gain support/agreement from property owners. 4) Design system components. 5) Produce and distribute/install system components.

Time Horizon: 2013-2015

Lead Partners: Municipal Planning Commissions, Municipal Downtown/Revitalization Committees, local Chambers of Commerce, local business associations

Support Partners: Gettysburg Convention & Visitors Bureau, York County Convention & Visitors Bureau, PennDOT

Funding Sources: Municipal funds

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Housing



Current Trends and Conditions

Data analyzed in the housing profile is largely based on the 2000 census and does not reflect residential development that occurred between 2000 and 2007 or the slowing of residential development during the 2008/2010 economic recession.

- **The region contains over 6,000 housing units.** In 2000 there were a total of 6,158 housing units in the six municipality region. Reading and Oxford Townships have the largest number of housing units in the region—1,982 units and 1,753 units, respectively. The other regional municipalities each have less than 800 units. The Lake Meade community spans Reading and Latimore Townships, with 599 of the 1050 housing units located in Reading Township.
- **The boroughs in the region are some of the densest in the county.** Abbottstown, East Berlin and New Oxford are traditional towns which grew around major transportation corridors of the region. These communities were formed during historic periods when pedestrian and horse-drawn mobility was the most prevalent mode of transportation, resulting in compact traditional town design. The region and the state have similar housing unit densities, but the region is nearly twice as dense as Adams County as a whole. The two municipalities with the smallest amount of land, New Oxford Borough and Abbottstown Borough, are the most dense with New Oxford being nearly twice as dense as Abbottstown. Reading Township has the lowest density overall; however, the Lake Meade community has a density similar to East Berlin Borough.
- **Housing choices are limited; single family homes are dominant, particularly in more recent construction.** The region's housing stock is predominantly comprised of single family housing units (72.9%). Nearly 7% of the housing in the region is categorized as mobile homes, trailers or other types. The remaining units are attached or multi-family homes (20.2%). Multi-family housing opportunities are generally limited to the village and borough settings, predominantly in traditional duplex housing units.

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More modern apartments and townhouse developments are generally limited to areas around New Oxford and East Berlin.

- **Affordable housing is generally not an issue within the region, although some residents have higher home costs burdens than recommended.** Homeownership is higher and median owner costs for housing lower than county and state values, suggesting that housing is affordable enough for a majority of residents to purchase and that residents are financially invested in the region. However, a sizeable portion of households (12.4.1%) paid more than 30% of their income on housing costs and were considered “cost-burdened.”
- **The median housing values for the region was \$97,683 in 2000 or \$121,699 in 2009 dollars. Larger single family detached homes constructed in the 2000’s are suspected of raising median home values.** In 2000, the majority of owner occupied homes in the region were valued between \$70,000 and \$174,999, as self-reported on the census form. The median home value was highest in Hamilton Township (\$125,100) and lowest in New Oxford Borough (\$97,600). Two large developments have been constructed since 2000. Homes in these developments sold for \$350,000 to \$375,000 at peak. These homes and their values are not reflected in the 2000 census count.

Housing Goal and Objectives for 2020

Provide for the development of diverse housing choices for households of all age and income levels that allow existing and potential residents to live in the region throughout their life cycle.

- a. Increase the variety and/or density of housing units permitted within the designated growth areas of Eastern Adams County.
- b. Promote residential development within designated growth areas in order to reduce infrastructure needs.
- c. Encourage the adoption of energy efficient site and building design requirements.
- d. Encourage the use of universal design standards for a minimum portion of major residential unit construction.
- e. Expand opportunities for the development of affordable housing that meets the needs of the region’s current and future work force as well as low to moderate income households.
- f. Maintain the historical and architectural integrity of existing residential neighborhoods in and around the boroughs and villages.
- g. Strengthen property maintenance requirements for both rental and owner-occupied residences.
- h. Identify policies, such as accessory dwellings on existing residential sites, that can provide for the future housing needs of the elderly and physically impaired
- i. Assist residents in accessing financial assistance.

Recommendations

1. Review and revise (expand) permitted housing unit types and minimum densities within zoning districts in designated growth areas.

To further focus future development (and redevelopment) into designated growth areas and further protect agricultural and natural resource landscapes, the region should examine zoning ordinances to provide density and housing design which are both compatible with the historic character of the region's boroughs and responsive to modern housing needs to a variety of potential residents (e.g. consider young families, singles and retirees)

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions
Support Partners:	ACOPD
Funding Sources:	Municipal funds, if significant revisions are needed or desired

2. Review and revise zoning districts within designated growth areas to allow accessory dwelling uses.

An accessory dwelling unit (ADU) is a self-contained apartment in an owner occupied single-family home/ lot that is either attached to the principal dwelling or in a separate structure on the same property. ADU's can provide homeowners the additional income necessary to maintain a (larger) home when the structure becomes more than they need or can afford, or the opportunity to provide social and personal support to a family member. By providing affordable housing options, ADU's support neighborhood and community stability and sustain homeownership while increasing rental opportunities, and concentrate people near existing infrastructure and public services.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions
Support Partners:	ACOPD
Funding Sources:	Municipal funds, if significant revisions are needed or desired

3. Review and revise energy efficiency and conservation requirements in municipal SALDOs.

As energy prices and demand rise, energy efficiency and conservation are important elements in building construction. Through local SALDO's, municipalities can encourage the use of specific energy efficient design and home siting criteria to take advantage of natural heating and cooling conditions.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions
Support Partners:	ACOPD, PA Home Energy Program, PA DEP
Funding Sources:	Municipal funds, if significant revisions are needed or desired

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4. Review and revise property maintenance regulations and strengthen enforcement to protect property values.

Upkeep of residential structures is central to maintaining a quality community and property values, ensuring safe conditions for residents, and attracting new residents and businesses. While such a program should not be overly prescriptive, enforcing a minimum level of maintenance and appearance is within a municipality's purview of protecting health, safety and welfare.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions, Municipal Officials
Support Partners:	Realtors
Funding Sources:	Municipal funds, if significant revisions are needed or desired

5. Develop a rental unit inspection program.

A rental unit inspection program enforces property maintenance regulations for rental housing units. It aims to protect the safety of occupants and to encourage sound maintenance and improvement of rental housing in the community. Excellent programs can be found in municipalities where rental units comprise a large portion of the housing stock, such as cities and communities that host colleges and universities.

Time Horizon:	2013-2015
Lead Partners:	Municipal Planning Commissions, Municipal Officials
Support Partners:	PA Municipalities with existing rental inspection programs
Funding Sources:	Municipal funds

6. Provide a reference for universal design standards for residences in SALDOs.

Standards in the Uniform Construction Code require a 36" (3') front door for all residential construction. While additional standards, e.g. interior door and hall widths, counter heights, etc., are provided for units constructed as accessible units, there is no requirement to use these standards throughout all residential construction.

VisitAbility in PA promotes universal design that makes all homes friendly to persons with disabilities. Visit-able homes have at least one no-step entrance, a barrier-free path of travel, including doorways, of at least 32" clear to common areas, and usable entry level bathroom. Visit www.visitabilitypa.com for additional information.

Time Horizon:	2011-2012
Lead Partners:	Municipal Planning Commissions
Support Partners:	Municipal code enforcement staff
Funding Sources:	Not applicable; effort limited to code enforcement staff research

7. Direct residents to sources of financial assistance via municipal newsletters, bulletins, or websites.

To further encourage maintenance and improvement of homes and innovative and compatible reuse of structures, municipalities should promote available information and funding mechanisms to help residents and business owners improve their property.

Time Horizon: Ongoing

Lead Partners: Municipal Officials

Support Partners: Municipal Planning Commissions

Funding Sources: Not applicable; effort limited to source identification via volunteer planning commission

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Utility Services



Current Trends and Conditions

- **Public water service is available, with sufficient capacity for future needs.** In total, the four water providers in the region serve 3,164 acres or 10% of the region. Future water service is planned for another 6,319 acres, bringing the total service area to 29% of the region; the largest portion of the future service area will be served by York Water Company. Water supply capacity is good, based on average daily withdrawals from source waters being below permitted volumes. Water quality from the providers is also safe and meets federal and state requirements.
- **Land use and growth management must consider protection of water resources.** Source water assessments for two of the providers indicate that land use activities pose potential threats of contamination, though no contamination to date has required intervention.
- **Public wastewater services are expanding in response to demand and increasing treatment requirements of state and federal agencies.** A total of 4,994 acres or 15% of the Eastern Adams County region is served by public sewerage utilities. Upon completion of the treatment plant expansion in East Berlin, more than 3,600 equivalent dwelling units of capacity will be available in the various systems across the region. With 1,451 units in the residential development pipeline, there appears to be sufficient treatment capacity.

Utility Services Goal and Objectives for 2020

Provide sufficient sewer and water capacity to the designated growth areas to accommodate future population growth and economic development.

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- a. Encourage utilization of public sewer and water systems when development occurs in designated growth areas.
- b. Coordinate land use and sewer and water planning to maintain consistency between the Eastern Adams County Comprehensive Plan and the extension of sewer and water service lines.
- c. Encourage water supply and waste water treatment providers to plan ahead for expanded service capacity in accordance with growth projections and designated growth areas.
- d. Discourage the provision of public utility service in preservation or conservation areas of Eastern Adams County.
- e. Ensure safe, reliable water supply for all residents.
- f. Protect groundwater aquifers and recharge areas from pollution.
- g. Use public-private partnerships and developer contributions to construct future infrastructure.
- h. Encourage the placement of new or improved utilities underground.

Recommendations

1. Encourage water and sewerage utilities to extend service within designated growth areas.

As the region continues to grow, public utilities will need to expand to provide necessary services. These service extensions should follow logical patterns consistent with designated growth areas, to ensure cost-efficient service and to protect rural, non-growth areas from development pressure associated with the availability of poorly-located public infrastructure.

Time Horizon: Ongoing

Lead Partners: Municipalities

Support Partners: Service authorities and providers

Funding Sources: Authority member municipalities; H20 PA; PennWorks; PENNVEST

2. Discourage service extensions outside of designated growth areas.

Available utility service lines attract development interest and pressure. The designated growth areas in this plan are intended to serve the region for next 10 years. Development outside of these designated areas may place unnecessary and potentially unmanageable demands on other public services. While service areas are determined by the service providers, local officials should encourage compatibility between land use policy (and zoning) and the availability of infrastructure service.

Time Horizon: Ongoing

Lead Partners: Municipalities

Support Partners: Service authorities and providers

Funding Sources: Not applicable

3. Participate in water and sewer service extension and capacity planning to coordinate land use planning and project service demand.

As part of a regional cooperative effort, infrastructure planning should be coordinated across municipal and authority boundaries to ensure consistency in regards to land use planning and service extensions.

- Time Horizon:** Ongoing
- Lead Partners:** Municipal Planning Commissions
- Support Partners:** Service authorities and providers
- Funding Sources:** Not applicable; limited to planning effort participation

4. Require utility service connections for new service within designated growth areas.

Requiring service connections within specified areas helps to build the customer base that shares the cost of service delivery and facility maintenance.

- Time Horizon:** 2011-2012
- Lead Partners:** Municipal Officials
- Support Partners:** Municipalities Planning Commissions
- Funding Sources:** Not applicable; effort limited to ordinance approval and enforcement

5. Require developments of a significant minimum size to contribute toward public utility extensions and improvements.

Municipalities should work with developers to provide support for public infrastructure improvements necessary to invite and accommodate planned development within designated growth areas.

- Time Horizon:** Ongoing
- Lead Partners:** Municipal Officials
- Support Partners:** Municipalities Planning Commissions
- Funding Sources:** Not applicable; effort limited to ordinance approval and enforcement

6. Explore/study the feasibility of inter-connecting emergency water suppliers for emergency back-up.

A regional study is recommended to examine available options for providing emergency water supply redundancy across municipalities and fire service areas.

- Time Horizon:** 2011-2012
- Lead Partners:** Municipalities, Fire Companies
- Support Partners:** Adams County Department of Emergency Services
- Funding Sources:** PennWORKS

Chapter 12

7. Identify locations and develop a strategic plan for burying overhead utilities in key locations.

As part of maintenance and improvement efforts, municipalities should work with local utility providers to place existing utilities underground in key locations, such as borough and village settings. The municipalities should collectively develop a plan and funding source to guide these improvements over the long-term.

Time Horizon: Ongoing

Lead Partners: Municipalities Planning Commissions

Support Partners: Service providers

Funding Sources: Municipal funds and financing tools, business improvement districts (BID)

Long Term Recommendations

The following recommendations may require a longer period to assemble or coordinate the required resources or to lay sufficient groundwork for their full accomplishment. These recommendations may be advanced as the recommendations above are completed or as resources and leadership become available.

- ◆ Continue to ensure consistency between designated growth areas, zoning ordinances and public water system service areas.
- ◆ Promote zoning districts and regulations that establish buffer regions around the Conewago Creek, the South Branch Conewago Creek and their tributaries that limit development in close proximity to water supply and recharge areas.

13

Community Facilities and Services



Current Trends and Conditions

- **Two public school districts, Conewago Valley and Bermudian Springs, serve the region and surrounding municipalities.** The Conewago Valley school district educates 3900 students (2009) from Abbottstown, New Oxford, Hamilton and Oxford. The Bermudian Springs school district serves approximately 2100 students (2009) from East Berlin and Reading. Both districts are concerned with the imbalance of residential to commercial tax revenue.
- **Three municipal police departments serve the region.** Abbottstown, New Oxford, and Oxford Township are served by the Eastern Adams Regional Police Department. East Berlin and Reading Township have small police departments supported by state police from Troop H barracks in Gettysburg. Property crimes, domestic violence, and drug crimes are the most commonly reported problems in the region. Property crime, including theft and vandalism, is the biggest problem.
- **Medical services in the region are exclusively from individual or group medical offices.** There are no hospitals in the Eastern Adams County region, though five are located within 20 miles of Cross Keys. There is one nursing home in the region, Cross Keys Village, a Brethren Home facility, and seven others within 12 miles. An outpatient facility is located in the Adams County Commerce Park approximately 15 minutes west of the region.
- **Solid waste (trash) collection is available in the region, although recycling is not required.** Trash collection is managed by municipal contracts in the boroughs and by private contract in the townships. Recycling is available from most solid waste haulers and at drop-off locations that benefit the Adams Rescue Mission. None of the municipalities in the region are required to provide curbside recycling. Some of the municipalities may be required to establish or formalize their recycling programs, based on future projected population and population density increases.
- **Six community-based fire companies representing more than 100 volunteers serve the region and its surroundings.** United Hook & Ladder was recently consolidated from companies in Abbottstown and New Oxford; both stations remain in operation. Four of the six companies provide EMS services. Increasing costs and reduced availability of volunteer assistance are concerns.

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Community Facilities and Services Goal and Objectives for 2020

Provide high quality community facilities and services in the most cost effective manner.

- a. Continue shared services of the Eastern Adams Regional Police for Abbottstown, New Oxford and Oxford Township and, based on interest, explore the feasibility of expanding service to East Berlin and Hamilton and Reading Townships.
- b. Expand police outreach and community policing initiatives.
- c. Assist the Eastern Adams Regional Police in planning for future facility needs.
- d. Explore the feasibility of shared code enforcement among municipalities of similar type, e.g. boroughs, or proximity.
- e. Explore the feasibility of joint purchasing for insurance, employee benefits, etc.
- f. Promote shared use of municipal, school district and community organization facilities for community services and programs.
- g. Support the expansion of community, cultural, and social facilities and services in Eastern Adams County, such as expanded senior centers, daycare, and cultural and social services.
- h. Facilitate school district cooperation with municipalities when planning school facilities and bus routes, particularly when reviewing development proposals.
- i. Communicate equipment needs among municipalities, including school districts where appropriate, and make equipment available to other municipalities or school districts.
- j. Periodically hold a regional meeting of municipal officials to share trends, needs, and other information of regional value.
- k. Work with fire companies to monitor and explore ways to improve fire response.
- l. Consider a municipal fire tax dedicated to fire companies if volunteer organizations are not able to provide adequate response.
- m. Assist fire companies in planning for and funding facility upgrades and improvements.
- n. Encourage volunteerism within Eastern Adams County.
- o. Expand the list of recyclable materials collected locally or regionally
- p. Require developers to manage stormwater runoff and erosion and sedimentation.

Recommendations

- 1. Participate in a study to assess the need and feasibility of expansion and relocation of the Eastern Adams Regional Police office.**

To provide more efficient and effective police coverage, it is recommended that the municipalities study the potential for an expansion or relocation of the Eastern Adams Regional Police department. The department has outgrown their available space and has limited potential for expansion at their current location.

Community Facilities and Services Action Plan

Time Horizon:	Ongoing
Lead Partners:	Eastern Adams Regional Police, Member Municipalities
Support Partners:	ACOPD
Funding Sources:	Not applicable; municipal effort limited to participation in study

2. Continue to explore interest in expanding the service area of the Eastern Adams Regional Police.

To provide more efficient and effective police coverage, it is recommended that the municipalities study the potential for expansion of the Eastern Adams Regional Police department to serve additional communities. Consolidation of services could serve to strengthen existing police coverage by increasing coverage times, increasing visibility, and decreasing response time.

Time Horizon:	Ongoing
Lead Partners:	Eastern Adams Regional Police, Member Municipalities
Support Partners:	ACOPD
Funding Sources:	Not applicable; municipal effort limited to communication with potential new members

3. Prepare a feasibility study to explore the costs and benefits of shared code enforcement among multiple municipalities in the region.

With the emergence of standardized building codes, and potentially joint zoning and SLDO provisions, shared code enforcement could provide improved implementation and cost-savings.

Time Horizon:	2013-2015
Lead Partners:	All Municipalities, as a region or other partnerships
Support Partners:	ACOPD
Funding Sources:	Shared Municipal Services Program (PA DCED)

4. Participate in school district planning efforts for facilities and bus routes.

Bringing together long range planning efforts of the school districts and municipalities would help to ensure consistency among organization objectives and provide for the early discussion and consideration of land use, infrastructure and transportation issues.

Time Horizon:	Ongoing
Lead Partners:	Conewago Valley School District, Bermudian Springs School District
Support Partners:	ACOPD
Funding Sources:	Not applicable; municipal effort limited to participation in study

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5. Develop and share quarterly reports on proposed development with the respective school districts.

Sharing information on proposed and approved developments by municipality helps school districts plan for long term enrollment changes and bus routing.

Time Horizon:	2011-2012
Lead Partners:	All Municipalities
Support Partners:	Conewago Valley School District, Bermudian Springs School District
Funding Sources:	Municipal funds

6. Conduct quarterly meetings of municipal officials and staff to discuss regional issues and solutions.

To continue regional momentum created through the shared efforts to complete this comprehensive plan, municipal officials are encouraged to formally meet on a regular schedule to assess implementation of this plan, discuss emerging issues, and identify other shared efforts/strategies for improving governmental services for the residents of the Eastern Adams County region.

Time Horizon:	Ongoing
Lead Partners:	Municipal Officials
Support Partners:	ACOPD
Funding Sources:	Not applicable; municipal effort limited to participation in meetings

7. Support volunteer safety organizations (fire companies) with letters of support or financial contributions toward facility improvements.

Municipalities should continue current efforts to support volunteer emergency services and seek new methods to maintain, both financially and operationally, these services over the long term.

Time Horizon:	Ongoing
Lead Partners:	Municipal Officials
Support Partners:	Not applicable
Funding Sources:	Municipal funds

8. Develop and adopt provisions for proof of waste collection service.

To ensure refuse is disposed of properly, the region should develop provisions to ensure residents and businesses either secure the services of approved waste hauler or provide proof of disposal.

Time Horizon:	2011-2012
Lead Partners:	Townships
Support Partners:	Adams County Department of Environmental Services
Funding Sources:	Municipal funds

Community Facilities and Services Action Plan

9. Provide an annual community clean-up day that include bulk item collection.

To encourage proper disposal and recycling of large items, the municipalities of the region should develop an annual (or more frequent) bulk item disposal program. The program could also involve chemicals, electronic equipment, or other items which are frequently difficult to dispose of.

Time Horizon: Ongoing

Lead Partners: All Municipalities

Support Partners: Adams County Solid Waste and Recycling, Adams County Department of Environmental Services, solid waste collection haulers

Funding Sources: Municipal funds

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Town Center Vitality



Current Trends and Conditions

While the following points focus on the incorporated boroughs of the region. Hampton Village is also considered as part of these conditions and recommendation though statistics may not be available.

- **The boroughs represent approximately 25% of the Eastern Adams County resident population.** They had a total population of 3,966 in 2000 and a 2007 estimated population of 4,334.
- **The boroughs have shared in resident population growth since 1980 and are projected to increase through 2030.** Though smaller in population size and land area, these communities have continued to increase their populations through new residential development, such as Beaver Colony Estates and Abbotts Manor, and conversions of single family homes to multi-family units.
- **The town center development patterns are suited for walking, bicycling, transit service, and vehicular travel.** The smaller, uniform lots and gridded patterns create short, navigable distances between travel origins and destinations. The sidewalk networks in the boroughs are continuous; some with street trees for shade and benches for resting. Away from the main travel routes, streets are narrow, calming traffic, enabling pedestrians to cross quickly, and making on-road bicycling safe for moderately experienced riders. The density of residents and businesses supports the efficient operation of transit services from one downtown hub to another. Yet with limited service in place, only 0.2% of the citizens in the region take transit to work.
- **The town squares in Abbottstown and New Oxford were designed as special places.** Both include roundabouts, a feature that allows for the continuous flow of all vehicular traffic and visually sets these locations apart from all other intersections in the region. The center of the roundabout in New Oxford is a park with benches and a fountain. The park is frequently the hub of community events and celebrations. The roundabout in Abbottstown is currently a hardscape surface, but has been redesigned as part of the

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Abbottstown Square Beautification project to improve pedestrian safety and enhance aesthetics around the square. This project was completed in 2010..

- **Public and community services are readily available to business, patrons, and residents in the boroughs.** Police, fire, and ambulance services; education and library facilities, parks and recreation facilities, and water and sewer utilities are readily accessible to downtown patrons.
- **The historic age and character of structures and development patterns give unique identity to each downtown.** Homes older than 50 years, one indicator of historic value, total 952 across the three boroughs. Historic homes comprise more than 50% of housing units in East Berlin and New Oxford; 44% in Abbottstown. Select homes in East Berlin have been recognized for their historic significance and integrity with the designation of a National Historic District.
- **The continued presence and condition of historic structures and public spaces is uncertain.** The only established policy for historic preservation, and therefore identity preservation, is in East Berlin. New Oxford has voluntary historic design guidelines, though they cannot be enforced and awareness of the guidance is generally low. The Abbottstown Beautification Committee and the New Oxford Community Revitalization Committee have both taken an interest in local historic preservation as part of their missions. New Oxford's identity is further defined by the concentration of antique and related specialty shops along the Lincoln Highway, which led to its slogan, "The Antique Capitol of South Central PA."
- **The busiest travel corridor in the region passes through Abbottstown and New Oxford.** According to PennDOT statistics, one of the heaviest traveled roads in the region is Route 30, which carries 14,000 – 16,000 vehicles per day through Abbottstown and New Oxford. Traffic volumes across the region are expected to increase, resulting in congested corridors along Routes 30 and 234 by 2035; volumes along Route 30 from Cross Keys west through New Oxford may exceed capacity by 2010.
- **Fourteen of the top 25 employers in the region are located in the boroughs.** These employers represent 2,198 of 4,175 jobs with larger employers. These larger employers tend to be located near the borough borders, not in downtown locations.
- **The majority of local jobs in the boroughs are held by inbound commuters, not local residents, compounding traffic congestion along Route 30.** Of the 4,642 local jobs in the boroughs, 4,078 or 88% are held by inbound commuters largely from other parts of Adams County, with a lesser but still substantial amount from York County. These jobs are largely service and manufacturing jobs that do not match the skills, education and earning potential of many Eastern Adams County residents who commute out of the region for employment.

Downtown Vitality Goal and Objectives for 2020

Improve the vitality, attractiveness and quality of life in borough and village center settings.

- a. Enhance major gateway entrances to boroughs and villages.
- b. Improve pedestrian safety in downtown Abbottstown, East Berlin, New Oxford and the Village of Hampton, particularly along the major axes of the town squares.
- c. Work to increase safety, parking and pedestrian access within historic core communities to support tourism business and improve visitor experience.
- d. Work with utility companies to remove unnecessary posts and overhead wires and to bury functional systems in conjunction with utility upgrades or public works projects.
- e. Encourage product delivery within the downtowns to occur during off peak travel times.

Town Center Vitality Action Plan

- f. Continue local efforts to improve appearance and function of borough centers (traffic circle, major intersections) through visual, signage and lighting enhancements.
- g. Promote infill development in boroughs and villages that is consistent with each community's architectural style.
- h. Encourage home-based business and mixed land use designations in core communities.
- i. Enhance pedestrian and bicycle connectivity between traditional town centers and nearby existing and future residential areas.

Recommendations

1. **(Re)Design and construct welcome signage to:**
 - Abbottstown on the east and west entrances of Route 30
 - New Oxford on the east and west entrances of Route 30
 - Hampton Village on the north and south entrances of Route 94
 - East Berlin on each entrance from Route 234 and Route 194.

Community welcome signage along travel routes may seem optional or unimportant to local residents, but to travelers, signage offers certainty and a friendly welcome. It lets travelers know where they are in relation to navigation aids, such as maps and travel directions. It also demonstrates community pride and can reflect community identity and heritage through its design. Signage is a community's welcome mat for travelers.

Time Horizon: 2013-2015

Lead Partners: Abbottstown Beautification Committee, New Oxford Community Revitalization Committee

Support Partners: PennDOT

Funding Sources: Municipal funds, Adams County Community Foundation

2. **Enforce travel safety, e.g. pedestrian right-of-ways and posted speed limits, in downtown, particularly along the major axes of the town squares.**

Pedestrian safety is critical to healthy, vibrant downtown or town center. Vehicles (and their drivers) are the most common threat to pedestrians. Local police can contribute their support to revitalization through effective enforcement of speed limits and pedestrian crosswalks.

Time Horizon: Ongoing

Lead Partners: Eastern Adams Regional Police Department, East Berlin Police Department

Support Partners: Not Applicable

Funding Sources: Not Applicable

3. **Supplement existing cross-walk signage to improve driver awareness.**

Advance warning of pedestrian crossings may help improve pedestrian safety.

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Time Horizon:	2011-2012
Lead Partners:	Abbottstown Beautification Committee, New Oxford Community Revitalization Committee
Support Partners:	Eastern Adams Regional Police Department, East Berlin Police Department, PennDOT
Funding Sources:	Municipal funds

4. Analyze on-street parking design alternatives along King Street in East Berlin.

King Street in East Berlin has a wide paved cartway and parallel parking. Parking alternatives such as angled or perpendicular parking could increase the number of cars parked in close proximity to downtown businesses. Traffic calming measures should be evaluated to reduce travel speed. The potential impacts to traffic flow would need to be analyzed.

Time Horizon:	2013-2015
Lead Partners:	East Berlin
Support Partners:	Local businesses
Funding Sources:	Municipal funds

5. Meet with utility companies annually to coordinate major project schedules and minimize downtown disturbance.

Utilities are present both overhead and underground in the downtowns. Overhead utilities are often considered unsightly and maintenance and improvement of underground utilities often disturbs vehicular and pedestrian traffic flow. While emergency repairs must occur on short notice, planned maintenance and improvements, including removal of non-functional equipment, could be streamlined to minimize community disturbance and to minimize duplicate costs for traffic control, excavation, repaving, etc.

Time Horizon:	Ongoing
Lead Partners:	Abbottstown Beautification Committee, New Oxford Community Revitalization Committee
Support Partners:	Municipal Authorities, PennDOT
Funding Sources:	Not applicable; effort limited to coordination meetings

6. Discuss options for minimizing product delivery during peak traffic and business hours with local business organizations or owners/managers.

Delivery trucks can add to traffic congestion and consume or block access to available parking. Deliveries made during off peak hours could minimize these impacts. Local officials should explore voluntary or regulatory (?) options to minimize these impacts and improve access to businesses with businesses owners.

Town Center Vitality Action Plan

Time Horizon:	2011-2012
Lead Partners:	Municipal Officials, Municipal Planning Commissions
Support Partners:	Downtown business organizations or owners/managers
Funding Sources:	Not applicable; effort limited to meetings

7. Implement the town center beautification plans for Abbottstown and New Oxford.

These plans are in various stages of completion and certainly address far more than just beautification of the town centers. Safety and mobility of drivers and pedestrians, as well as enhanced green space and landscaping, are included. The Abbottstown project is designed, funded and scheduled for construction. The New Oxford plan evolved from a few improvement ideas, such as the pedestrian crossing flags, to include other streetscape improvement concepts, but has not been formalized. Consider lighting and signage as additional improvements.

Time Horizon:	Ongoing
Lead Partners:	Abbottstown Beautification Committee, New Oxford Community Revitalization Committee
Support Partners:	Utility companies, Municipal authorities, PennDOT
Funding Sources:	Municipal funds, PennDOT

8. Pursue historic district designation in New Oxford, with or without historic architectural standards and review board. Review and republish the New Oxford Design Guidelines.

There are two types of historic districts, each with its own value.¹¹

National Register Historic Districts are areas that possess a significant concentration, linkage, or continuity of historic buildings, structures, objects, or sites designated by the National Park Service as worthy of preservation. The National Register of Historic Places is the official federal list of resources reflecting the nation's cultural heritage. Eligibility or inclusion in the National Register affords the State Historic Preservation Office (the PHMC's Bureau for Historic Preservation), local government and the public, input from the effects of a federal agency's actions that assist, permit, or license activities on a historic resource.

In 1978, the PHMC established the Pennsylvania Register of Historic Places to provide recognition of the Commonwealth's historically significant historic resources. This program was discontinued and replaced by the National Register of Historic Places. Currently, the only official state recognition program for historically significant properties not included in a historic district is a determination of eligibility or listing in the National Register of Historic Places. Income-producing properties listed in the National Register may qualify for certain federal rehabilitation investment tax incentives. In certain cases, buildings or structures eligible for, or listed in, the National Register owned or leased by nonprofit organizations or agencies, may be eligible for grant opportunities (see section under "Historic Preservation Grants" for further details).

¹¹ Historic District Designation in Pennsylvania, Michel R. Lefèvre, Commonwealth of Pennsylvania, 2007.

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Municipally Regulated Historic Districts are areas that are either residential or commercial neighborhoods, or a combination of both. They are delineated by boundaries that include buildings, structures, objects, or sites that may be listed in or eligible for the National Register, and are subject to regulation and protection by local ordinance. Historic district ordinances generally contain provisions regulating demolition and exterior alteration of buildings and structures within the historic district. In Pennsylvania, the Historic District Act requires that a Board of Historical Architectural Review (BHAR) be established to review and make recommendations to the elected governing body (city/ borough council, supervisors, and commissioners) as to the appropriateness of changes to buildings.

Listing in the National Register of Historic Places does not protect historic buildings or structures from demolition or inappropriate alterations by private property owners who use their personal funds. On the other hand, local historic district ordinances can regulate demolition, alterations, additions, and new construction of buildings and structures, thereby providing protection of the historic and architectural character of a historic district.

The New Oxford Design Guidelines were published as a booklet for property owners several years ago. Those who received booklets may no longer have them for reference, and those who have purchased properties in the borough in recent years may not have received them from the previous owner. A few copies of the design guidelines remain at the borough office. This valuable information about the specific architectural features of buildings in the borough should be reviewed and republished, perhaps online, for all residents to appreciate and for property owners to access.

Time Horizon:	2011-2012
Lead Partners:	New Oxford Planning Commission, New Oxford Officials
Support Partners:	PHMC, ACOPD
Funding Sources:	Municipal funds for designation; Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Cultural Preservation Assistance Program (PA DCED), Adams County Community Foundation for guidelines publication

9. Update the historic resource survey for downtown Abbottstown.

Data for existing historic structures is incomplete and additional structures have come of age in terms of meeting historic guidelines. Concentrate this update on a to-be-specified downtown study area. Subsequently, prepare a historic preservation plan to establish policy for resource protection, which may recommend a historic district, a demolition ordinance, or other tools based on the significance and integrity of the surveyed resources.

Time Horizon:	2011-2012
Lead Partners:	Abbottstown Planning Commission
Support Partners:	PHMC, ACOPD
Funding Sources:	Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Municipal funds

Town Center Vitality Action Plan

10. Develop design guidelines for Abbottstown.

Design guidelines for Abbottstown could result from the survey and preservation plan recommended above, though they could also be developed independently to provide property owners with advice regarding materials and techniques consistent with historic building practices.

Time Horizon: 2013-2015

Lead Partners: Abbottstown Planning Commission

Support Partners: ACOPD, PHMC

Funding Sources: Municipal funds, Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Cultural Preservation Assistance Program (PA DCED), Adams County Community Foundation

11. Pursue historic district designation in Abbottstown, with or without historic architectural standards and review board.

See description under Recommendation #8.

Time Horizon: 2013-2015

Lead Partners: Abbottstown Planning Commission

Support Partners: East Berlin and New Oxford Borough Planning Commissions

Funding Sources: Not applicable; effort involves volunteer planning commissions

12. Update the historic resource survey for East Berlin.

Data for existing historic structures is incomplete and additional structures have “come of age” in terms of meeting historic guidelines. Subsequently, prepare a historic preservation plan to establish policy for resource protection, which may recommend a historic district, a demolition ordinance, or other tools based on the significance and integrity of the surveyed resources.

Time Horizon: 2011-2012

Lead Partners: East Berlin Planning Commission

Support Partners: PHMC, ACOPD

Funding Sources: Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Municipal funds

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13. Develop design guidelines for East Berlin.

Design guidelines for East Berlin could result from the survey and preservation plan recommended above, though they could also be developed independently to provide property owners with advice regarding materials and techniques consistent with historic building practices.

Time Horizon:	2013-2015
Lead Partners:	East Berlin Planning Commission
Support Partners:	ACOPD, PHMC
Funding Sources:	Municipal funds, Historic Preservation Project Grants (PHMC), National Trust Preservation Fund, Cultural Preservation Assistance Program (PA DCED), Adams County Community Foundation

14. Pursue historic district designation in East Berlin, with or without historic architectural standards and review board.

See description under Recommendation #8.

Time Horizon:	2013-2015
Lead Partners:	East Berlin Planning Commission
Support Partners:	Abbottstown and New Oxford Borough Planning Commissions
Funding Sources:	Not applicable; effort involves volunteer planning commissions

15. Develop design guidelines for Hampton Village.

Design guidelines provide property owners with specific information about the design features, materials, colors, etc of typical buildings in a given area. As guidelines, they themselves are not laws or regulations. Guidelines are advisory.

Design guidelines for properties in New Oxford were prepared, published and distributed to property owners several years ago. This publication is an example of the information to be included, however the specific design features would need to be tailored to the Hampton community.

Other examples include:

- Design Guidelines for the West Chester Historic District, Borough of West Chester, available at www.west-chester.com/harb/pdf/01through05.pdf.
- Design Guidelines Ambridge Historic District, Borough of Ambridge, Beaver County, available at www.merchantstreet.org.

Time Horizon:	2013-2015
Lead Partners:	Reading Township Planning Commissions
Support Partners:	New Oxford Borough
Funding Sources:	Municipal funds, Historic Preservation Project Grants (PHMC),

Town Center Vitality Action Plan

National Trust Preservation Fund, Cultural Preservation Assistance Program (PA DCED), Adams County Community Foundation

16. Review and revise uses permitted in downtown zoning districts to update and expand uses, such as home-based business, and mixed use structures.

A comparison among of the boroughs' downtown districts may help to expand and refine permitted uses in each borough and improve consistency across the region, if desired. Downtown districts in other communities may offer further guidance for zoning updates.

Time Horizon: 2011-2012
Lead Partners: Borough Planning Commissions
Support Partners: ACOPD
Funding Sources: Municipal funds, if significant revisions are needed or desired

17. Develop and implement traffic calming approaches (speed humps, curb bump-outs, landscaping, and chicanes) to reduce traffic speeds and improve pedestrian safety in downtown areas.

Enforcement and signage, as recommended under Recommendations 2 and 3, are not always sufficient to modify driver behavior. Street design can provide physical barriers and visual cues to drivers, resulting pedestrian safety. Also the recommendations of the County Comprehensive Plan Transportation Element could develop locations for alternative roadways around these historic town center areas.

Time Horizon: 2011-2012
Lead Partners: Borough Planning Commissions
Support Partners: PennDOT, ACTPO
Funding Sources: Transportation Enhancements Program (via ACTPO)

18. Update borough noise ordinances and improve ability to enforce through acquisition of noise-level meters.

Ordinances are only as effective as their enforcement. The enforcement of noise ordinances requires special equipment and the personnel trained in their use and maintenance.

Time Horizon: 2011-2012
Lead Partners: Borough Planning Commissions
Support Partners: Local business organizations
Funding Sources: Municipal funds

Chapter 14

19. Actively identify and pursue agreements for shared-use parking areas in downtown.

Ultimately, these agreements occur between or among property owners, but the borough planning commission could take an active role in permitting and promoting shared parking.

Time Horizon: 2013-2015

Lead Partners: Borough Planning Commissions

Support Partners: Downtown property owners

Funding Sources: Not applicable; effort limited to coordination

20. Promote street trees in borough, village and residential settings.

Encourage planting of street trees in Abbottstown, East Berlin, and New Oxford Boroughs and the Village of Hampton as well as new and existing residential developments in Hamilton, Oxford, and Reading Townships.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: Local Officials, ACOPD

Funding Sources: Not applicable if ordinance provisions are in place; effort would be limited to plan review; Municipal budgets, if significant revisions to ordinances are needed or desired

Long Term Recommendations

The following recommendations may require a longer period to assemble or coordinate the required resources or to lay sufficient groundwork for their full accomplishment. These recommendations may be advanced as the recommendations above are completed or as resources and leadership become available.

- ◆ Continue efforts with Adams County and PennDOT to find solutions regarding east-west mobility in the region and adverse community impacts posed by Route 30 through traffic on Abbottstown and New Oxford Boroughs.

15

Energy Conservation and Production



Current Trends and Conditions

- **Recent community development patterns are generally not energy-efficient, while borough settings provide some energy use advantages.** The boroughs in the region were historically laid out in a gridded pattern that facilitated low-energy travel on foot and by carriage. More recent development patterns outside of the boroughs are much less dense and less suitable for alternative modes of transit such as walking, biking and transit.
- **Home siting and design can help improve energy efficiency.** The siting and construction of early homes predated the energy conservation principles of the 1970s that promoted building orientation to maximize solar heating in winter, minimize such heating in summer, and landscaping to create summer shade and winter wind breaks. Home improvements, such as window replacement and insulation, can reduce energy consumption in older homes.
- **Because of the heavy reliance on automobiles and trucks for transport, energy efficiency of the region is compromised.** The region has good sidewalk networks in the boroughs, but few sidewalk systems or walking paths in townships. The modern separation of commercial and public uses from residential neighborhoods discourages walking as a travel option. Newer developments with wider streets tend to lack sidewalk systems. If energy use is to be reduced, careful attention should be paid to future land use-transportation relationships, including residential and commercial densities that promote walking/transit to shopping and employment and industrial lands that have access to freight lines for shipping.
- **Traditional energy sources dominate the market, but alternative sources are becoming more common.** The homes in the region are primarily heated with utility gas (34.6%). Coal-derived electric heat is the next most common energy source (24.9%). Renewable fuel sources such as solar, geothermal, and wind, are not widely used for home heating, but are becoming more prevalent in new construction and home renovation projects.

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- **Personal vehicle travel to employment is a major energy consumption characteristic of the region.** 94% of regional workers drive or carpool to work. There is no fixed route transit service within or to/from the region. Only 0.2% of the citizens in the region take transit to work

Energy Conservation and Production Goal and Objectives for 2020

Apply energy conservation principles into all aspects of community planning and decrease reliance on non-renewable energy sources.

- a. Encourage home-based business and mixed land use designations in core communities and new developments in order to reduce the number of auto trips in the region.
- b. Encourage the development of a multi-modal transportation system, including sidewalks, trail connections, and bicycle lanes.
- c. Reduce energy use through efficient street and parking designs.
- d. Promote existing transit services.
- e. Explore the potential for new transit service between the Eastern Adams County region and the Hanover/York area and between the Eastern Adams region and the Gettysburg area by coordinating service between ACTA and Rabbitransit; consider 1) locations for park-n-ride lots for carpoolers or transit riders; 2) shift schedules of major factories/employers in Hanover area.
- f. Promote the use of “green building” technologies by local engineers, builders, business people and residents.
- g. Encourage the use of renewable energy sources such as wind, solar and geothermal for residential and non-residential uses.
- h. Promote telecommuting to reduce automobile trips.
- i. Assess the potential for the use of agricultural lands as energy farms, e.g. solar farms.

Recommendations

1. Review and revise zoning to permit low impact home-based businesses and mixed land uses within designated growth areas.

To encourage a greater mix of residences and employment opportunities, to reduce travel and energy demand, municipalities should review zoning ordinances to consider increased flexibility for home-based businesses. In reviewing potential zoning changes, consideration should also be given to the potential parking/traffic, noise, signage, and community aesthetic implications of those changes.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: ACOPD

Funding Sources: Municipal budgets, if significant revisions are needed or desired

Energy Conservation and Production Action Plan

2. Require the construction of sidewalks or alternative pedestrian paths from new development within designated growth areas.

To provide increased connectivity and promote walkable communities, sidewalks and other pedestrian connections should be required within designated growth areas. Those improvements should also link with other adjacent facilities to further the pedestrian network within growth areas.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: Local Officials

Funding Sources: Not applicable if ordinance provisions are in place; effort would be limited to plan review; Municipal budgets, if significant revisions to ordinances are needed or desired

3. Require street connections in designated growth areas that reflect historic development patterns (either formal or informal grid patterns) as appropriate. Discourage cul-de-sacs and other street designs that prioritize automotive traffic over pedestrian mobility..

Emphasizing the use of more traditional patterns as logical extensions of borough and village settings help retain neighborhood character and provides for efficient and enhanced pedestrian mobility, while improving safety and efficiency for vehicle traffic. These patterns also provide a more adaptable setting for promoting mixed-use development than traditional, suburban patterns.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: Local Officials

Funding Sources: Not applicable if ordinance provisions are in place; effort would be limited to plan review; Municipal budgets, if significant revisions to ordinances are needed or desired

4. Require developments of a minimum size within designated growth areas to submit plans to the Adams County Transit Authority for comment on design for future transit service.

While potentially not an immediate need, development design within designated growth areas should be adaptable for providing efficient and effective future transit service. Considerations should include development density, mix of allowable uses, and identification of key activity areas for future transit stop consideration.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: Adams County Transit Authority, ACOPD

Funding Sources: Municipal budgets, if significant revisions to ordinances are needed or desired

Chapter 15

5. Encourage, support and participate in feasibility planning for new transit service to connect the Eastern Adams County region with nearby employment centers.

Similar to recommendation 4, the region should actively pursue transit service and extensions to existing and future employment centers within the region and to other key adjacent areas, such as Hanover and Gettysburg.

Time Horizon: 2013-2015

Lead Partners: Municipal Planning Commissions, Municipal Officials

Support Partners: Transit Providers

Funding Sources: Not applicable; effort limited to study participation

6. Explore and permit, as appropriate, renewable energy production in appropriate zoning districts.

Municipalities should revise zoning ordinances to provide for renewable or alternative energy production facilities in appropriate zoning districts.

Time Horizon: 2011-2012

Lead Partners: Municipal Planning Commissions

Support Partners: PA DEP

Funding Sources: Municipal budgets, if significant revisions to ordinances are needed or desired

7. Explore the cost/benefit analysis of incorporating energy production into public projects to create self-sustaining facilities.

Moving forward, municipalities should evaluate the application of alternative energy production (wind, geothermal, solar, etc.) into the design and construction of municipal facilities.

Time Horizon: Ongoing

Lead Partners: Municipal Officials

Support Partners: PA DEP

Funding Sources: PA Energy Development Authority Grant, Pennsylvania Energy Harvest Grant (both PA DEP)

16

Consistency and Interrelationships



This section demonstrates how the action plans in this joint comprehensive plan for Eastern Adams County relate to one another, and shows that they are consistent with planning in Adams County. Furthermore, it acknowledges that certain development within the region will continue to impact community development patterns and community needs across the region in the future.

Precedents for Consistency in Land Use Planning

Planning for future land use requires some consideration of regional development patterns, present and future. The Adams County Comprehensive Plan provides contextual information for local planning in the Eastern Adams County region municipalities. Both documents, and their respective maps, were reviewed in conjunction with the development of this plan.

Adams County Comprehensive Plan

The Adams County Comprehensive Plan was completed in 1990, and component updates related to park, recreation and open space planning (1997) and greenways planning (2010) have been subsequently adopted. The county's comprehensive plan and the Eastern Adams County region comprehensive plan share many of the same principles and objectives for the future, as evidenced by the comparison provided in Table 16-1.

Chapter 16

Table 16-1: Demonstrated Consistency with Adams County's Goals and Objectives

Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
<i>Community Development/Land Use Goal</i>	
Achieve a future overall development pattern that is responsive to the economic, social and cultural needs of county residents, and that considers the realities of regional trends.	Manage and guide the location, character, density and timing of community development in a manner that retains the region's small town character and preserves rural landscapes.
<i>Objectives</i>	
Direct growth to designated growth areas where sewer, water, and transportation improvements are/can be implemented.	Ensure that development occurs in ways that minimize costs by designating growth areas and potential future growth areas that are or will be serviced by public sewer, water and transportation improvements.
Allocate sufficient land to accommodate most of the county's projected population and employment within designated growth areas, allowing for flexibility in real estate markets.	Allocate land uses for community and economic development to accommodate future population growth, provide economic opportunities for residents, and achieve a reasonably balanced municipal tax base while considering regional land use sharing and the implications of land use change to the school districts' tax bases.
<i>Economic Development Goal</i>	
Expand and diversify the county's economic base and offer a broad range of job opportunities for county residents.	Enhance the vitality of the region by indentifying locations and infrastructure and public service needs to attract business, industrial, office, retail, and service uses that maximize economic opportunity for residents and support the development of local jobs in diverse economic sectors.
<i>Objectives</i>	
Enhance and assist the agricultural industry by encouraging the development of new and improved crop varieties and the establishment of agribusinesses.	Encourage a variety of agricultural forms, including family farms, specialty crops, community supported agriculture (CSA's), and agri-tourism.
Enhance the tourism industry by identifying, protecting and promoting cultural and historic resources, by maintaining an attractive visual and aesthetic environment, promoting a longer tourism season, and encouraging more locally-based, compatible tourism opportunities.	Market the region's community assets and amenities to prospective tourism related business ventures and visitors potentially interested in other nearby tourism. Identify, interpret, and conserve the history, heritage, and historic sites of Eastern Adams County for residents and visitors through signage and other visible markings, (e.g. roadside, sidewalk or trailside signs, banners, guided and self-guided tours, etc.)
Attract new businesses and industries that will tap the skills of county residents who currently commute to jobs outside of the county.	Increase the amount of land available for economic development activity, including the retention and/or expansion of existing businesses and the attraction of new business opportunities.

Consistency and Interrelationships

Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
Encourage investment in existing business districts, compatible with the historic/architectural character of the particular community.	Encourage mixed uses and densities within medium to large scale development projects to maintain the distinct character and defined edges of towns and villages as community centers grow.
<i>Housing Goal</i>	
Provide a diversity of housing opportunities, in harmony with existing development and the historical and natural environments.	Provide for the development of diverse housing choices for households of all age and income levels that allow existing and potential residents to live in the region throughout their life cycle.
<i>Objectives</i>	
Facilitate a range of housing types, sizes and price levels, to respond to changing housing needs and to provide housing for various stages of the life cycle, household configurations, and income levels.	<p>Increase the variety and/or density of housing units permitted within the designated growth areas of Eastern Adams County.</p> <p>Expand opportunities for the development of affordable housing that meets the needs of the region's current and future work force as well as low to moderate income households.</p>
Encourage the enactment of uniform building and housing codes by municipal governments.	<p>Encourage the adoption of energy efficient site and building design requirements.</p> <p>Encourage the use of universal design standards for a minimum portion of major residential unit construction.</p>
<i>Circulation Goal</i>	
Achieve a safe, efficient, mostly congestion-free circulation system that will best serve business, agriculture-related, institutional, and personal trips.	Maintain a safe, efficient, multi-modal, and cost effective transportation network that connects local activity centers, residential areas, and regional employment centers in a manner that minimizes impacts on residential areas while balancing goods movement, safety and mobility on all road corridors
<i>Objectives</i>	
Identify existing and potential future deficiencies in the county's major roadway network, along with methods of eliminating these deficiencies.	Work with the Adams County Transportation Planning Organization (ACTPO) to identify and prioritize transportation safety and mobility improvement projects in Eastern Adams County for inclusion on ACTPO's Long Range Transportation Plan.
Identify Transportation System Management activities which can be implemented to improve efficiency and safety.	<p>Consider traffic calming design techniques to reduce excessive speed through development areas.</p> <p>Manage the number and spacing of driveways through implementation of access management techniques along state highways with special emphasis on the US 30, PA 94, PA 194, and PA 234 corridors.</p>
Encourage ride sharing among local residents and identify areas that might be used for long distance and commuter parking areas.	Explore the potential for new transit service between the Eastern Adams County region and the Hanover/York area and between the Eastern Adams region and the Gettysburg area by coordinating service between ACTA and Rabbittransit; consider 1) locations for park-n-ride lots for carpoolers or transit riders; 2) shift schedules of major factories/employers in Hanover area.

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Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
<p>Consider low-cost physical improvements to new roads and roads undergoing upgradings to accommodate bicyclists.</p>	<p>Encourage the development of bicycle and pedestrian facility improvements during major road corridor projects.</p> <p>Maintain and expand non-motorized routes to and from local activity centers.</p> <p>Seek opportunities to interconnect small bicycle/pedestrian systems with one another.</p>
<i>Community Services Goal</i>	
<p>Provide public services, facilities, and utilities in the most efficient, cost-effective manner, taking into account community needs and environmental factors.</p>	<p>Provide high quality community facilities and services in the most cost effective manner.</p>
<i>Objectives</i>	
<p>Support efforts of water supply and wastewater treatment authorities to plan ahead for expansion of capacities and extensions of the areas of service.</p>	<p>Encourage water supply and waste water treatment providers to plan ahead for expanded service capacity in accordance with growth projections and designated growth areas.</p> <p>Coordinate land use and sewer and water planning to maintain consistency between the Eastern Adams County Comprehensive Plan and the extension of sewer and water service lines.</p>
<p>Provide an adequate supply and mix of parks, playgrounds, and other recreation facilities, both active and passive, to serve the existing and projected populations of Adams County.</p>	<p>Provide an adequate supply and mix of parks, playgrounds, and other recreation facilities, both active and passive, for all segments of the population with particular attention to families with children, older persons and the elderly.</p> <p>Develop new facilities to meet contemporary recreational needs as the population increases and its demographics change.</p>
<i>Resource Protection Goal</i>	
<p>Protect environmentally-sensitive and culturally-sensitive areas of the county.</p>	<p>Protect, preserve, and interpret sensitive natural resources, connecting corridors, and natural landscapes.</p> <p>Protect, preserve and promote the region’s historic, architectural, and cultural resources</p>
<i>Objectives</i>	
<p>Protect groundwater, floodplains, wetlands, mature woodlands, steep slopes, prime farmland, orchards, habitats of rare and endangered species, and other environmental features.</p>	<p>Designate the Conewago Creek and its tributaries as major natural, visual and recreational assets.</p> <p>Reduce or limit damage from future floods by limiting development within floodplains and designated wetlands.</p> <p>Protect wellheads and groundwater recharge areas from intensive development and pollution that pose risks to groundwater quality or reliable groundwater supply.</p> <p>Minimize and mitigate adverse impacts to natural resources.</p> <p>Preserve networks of woodlands, floodplains, stream corridors, and agricultural lands.</p>

Consistency and Interrelationships

Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
<p>Preserve the abundant and widespread historic resources of the county.</p>	<p>Identify, interpret, and conserve the history, heritage, and historic sites of Eastern Adams County for residents and visitors through signage and other visible markings, (e.g. roadside, sidewalk or trailside signs, banners, guided and self-guided tours, etc.).</p> <p>Discourage the demolition of existing historic resources while encouraging the continued use or adaptive reuse of historic buildings and sites.</p> <p>Support and identify opportunities to improve the Lincoln Highway Heritage Corridor.</p>
<p>Reinforce the character and ambience of historic settlements.</p>	<p>Discourage inappropriate development in historic areas of the region.</p> <p>Promote historic preservation through land use ordinances.</p> <p>Support and encourage the continuation of cultural events that celebrate the historic and cultural heritage of Eastern Adams County, such as the East Berlin Colonial Days and New Oxford Antique Market Days.</p>
<i>Agricultural Resources Goal</i>	
<p>Maintain agriculture and businesses that support agriculture as primary components of Adams County's economic base.</p>	<p>Preserve productive farmland and maintain agricultural support operations in Eastern Adams County.</p>
<i>Objectives</i>	
<p>Enhance the potential profitability of farming by facilitating appropriate accessory activities of farms.</p>	<p>Allow for appropriate accessory uses to agricultural uses.</p>
<p>Provide opportunities for agriculturally-related businesses to locate and expand in the county.</p>	<p>Provide opportunities for agriculturally-related businesses to locate and expand.</p>
<p>Minimize scattered urbanization which causes conflicts with farming, such as additional vehicular traffic and land use incompatibilities.</p>	<p>Discourage scattered urbanization that causes conflicts with farming by designating growth areas and potential future growth areas.</p>
<p>Protect farming operations in ASAs from incompatible, non-farming-related uses.</p> <p>Encourage the enactment by municipalities of effective agricultural zoning in highly-productive agricultural areas of Adams County.</p>	<p>Apply a full range of agricultural land preservation techniques to ensure that a substantial amount of the agricultural land base in preserved.</p> <p>Encourage landowner participation in the Adams County Agricultural Land Preservation Program (purchase of development rights), the Adams County Greenspace Grant Program, and private land preservation programs.</p>

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Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
<i>Planning Goal</i>	
Put in place a variety of approaches, mechanisms, and tools appropriate for dealing with the challenges posed by growth.	No specific goal but a host of applicable objectives.
<i>Objectives</i>	
Coordinate planning and development efforts with adjacent counties, local governments and institutions, school districts, and State and Federal agencies.	<p>Work with local service providers to extend water and sewer service, including hydrants, to designated growth areas by 2020, including those identified for economic development purposes.</p> <p>Work with the Adams County Transportation Planning Organization (ACTPO) to identify and prioritize transportation safety and mobility improvement projects in Eastern Adams County for inclusion in ACTPO's Long-Range Transportation Plan.</p> <p>Consider a collective effort to market the region in cooperation with the county economic development and local business organizations.</p> <p>Coordinate land use and sewer and water planning to maintain consistency between the Eastern Adams County Comprehensive Plan and the extension of sewer and water service lines.</p> <p>Promote shared use of municipal, school district, and community organization facilities for community services and programs.</p> <p>Facilitate school district cooperation with municipalities when planning school facilities and bus routes, particularly when reviewing development proposals</p>
Encourage and assist local communities in the preparation and enactment of new and improved development regulations.	<p>Develop, adopt, and enforce on-lot sewage management ordinances.</p> <p>Establish stormwater management standards and acceptable Best Management Practices</p> <p>Encourage the preservation of scenic road corridors and viewsheds through approaches such as agricultural and open space preservation programs, Transferable Development Rights (TDRs), density exchanges, and other appropriate techniques.</p> <p>Encourage the use of municipal zoning, parkland acquisition, and scenic easements to preserve and protect natural resources.</p> <p>Promote historic preservation through land use ordinances.</p> <p>Establish appropriate policies for residential conversions that are consistent with the retention of character and stability, quality of maintenance, and provision of parking facilities.</p> <p>Encourage diversity within business development areas, including a mix of retail, industrial, service, and office development</p>

Consistency and Interrelationships

Adams County Comprehensive Plan	Eastern Adams County Region Joint Comprehensive Plan
	<p>Advocate for quality design standards in redevelopment/re-use of existing sites and structures through the establishment and utilization of advisory design guidelines</p> <p>Encourage contemporary business uses, such as green manufacturing, renewable energy production, and technology-related businesses, and workforce development facilities in business zoning districts.</p> <p>Encourage the adoption of energy efficient site and building design requirements</p> <p>Promote infill development in boroughs and villages that is consistent with each community’s architectural style.</p> <p>Encourage home-based business and mixed land use designations in core communities.</p>

Specifically regarding land use, the county comprehensive plan proposes that “future development be directed to locations and in a manner that allows the phasing-in of specific transportation and water and sewer service systems improvements. The emphasis on the incremental processes of development is also primary concerns of the plan with reference to resource conservation and park and open space creation.” In doing so, the county plan establishes several designations of growth area – location and communities which have or are planned to have adequate transportation and public infrastructure to support development and which further the objective of preserving agricultural lands and important natural resources.

Figure 16-1 shows an excerpt from the 1990 County Comprehensive Plan which depicts the defined “growth areas” for the Eastern Adams County region. Medium to low density residential development was anticipated to be directed to the Lake Meade community, areas surrounding East Berlin, Hampton, Abbottstown and New Oxford, with more mixed use development occurring within the existing borough settings. Small areas of employment and commercial development were anticipated, in East Berlin and Cross Keys respectively. Overall, development since 1990 has largely followed the pattern recommended in the 1990 County Comprehensive Plan, fueled predominantly by the existence of available public wastewater service within and adjacent to the borough settings.

The future land use plan for the Eastern Adams County Region essentially continues and expands the growth boundary and target densities from the 1990 plan with a few modifications:

- The Eastern Adams County Region future land use plan includes additional business (employment and/or commercial) lands to assist the region in maintaining existing employers and attracting new employers in order to assist in developing a more balanced tax base to support public services. These areas include Cross Keys, the Route 194 corridor in Hamilton Township and the Route 94 corridor in Hamilton Township.
- Additionally, the plan provides a greater emphasis on mixed use development, in appropriate areas, to maximize employment and business opportunities. This is especially prevalent in the Hampton Village community, where additional development is being encouraged to provide a greater non-residential component of the tax base in the Bermudian Springs School District.

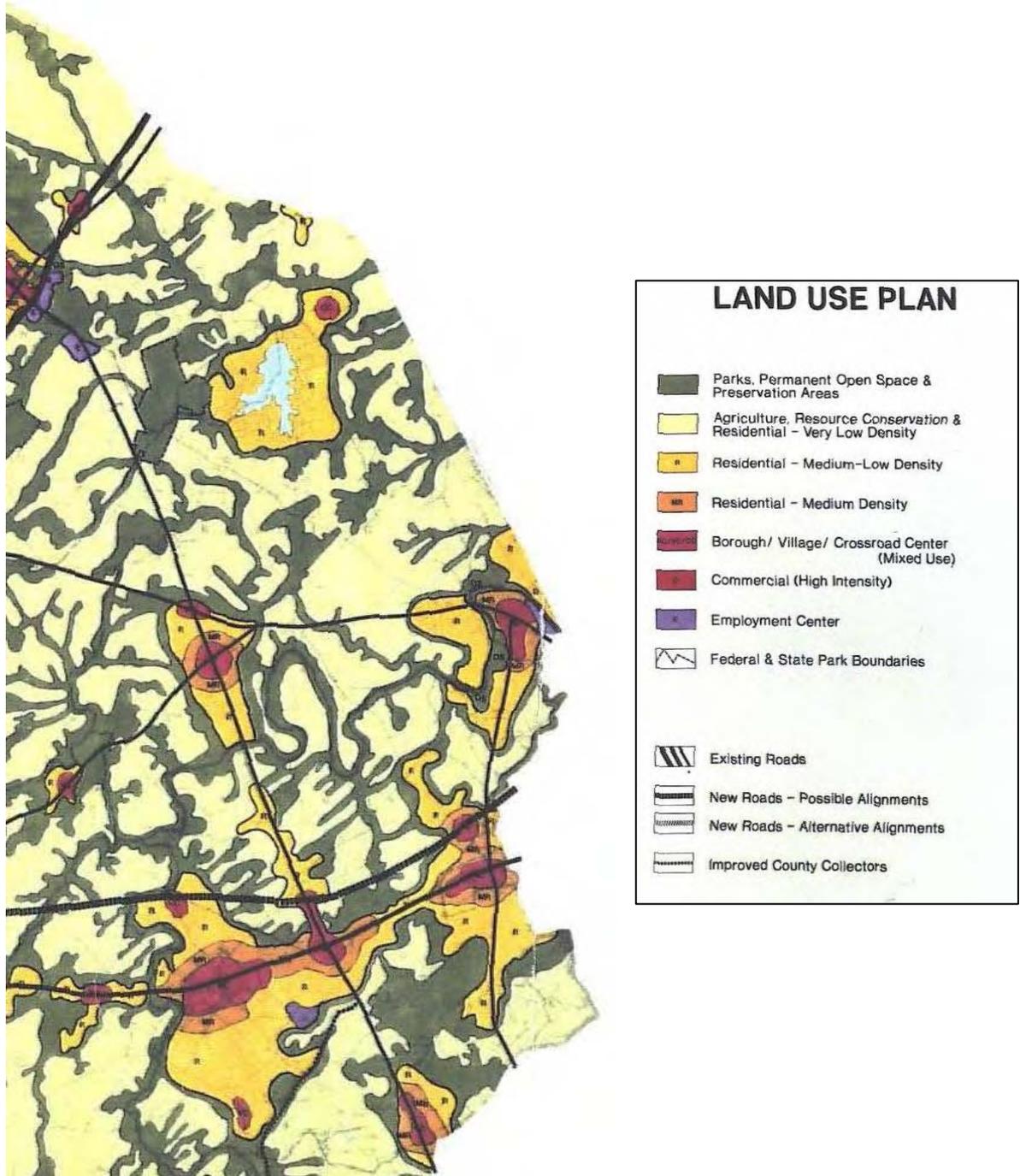


Figure 16-1: Excerpt from Adams County Land Use Plan Map, 1990

Consistency and Interrelationships

Interrelationships among Plan Elements

The intent of a comprehensive plan is to provide strategies for meeting needs, resolving issues, and seizing opportunities. The Municipalities Planning Code requires this joint comprehensive plan to understand the existing and proposed conditions of the following elements: land use, housing, economic development, transportation, community facilities, utilities, natural and cultural resources, and environmental resources. The planning process took an integrated approach to understanding each component. Below are examples of how this joint comprehensive plan assessed the inter-relationships among the various plan elements.

- Economic development is fostered by designating additional land for commercial, mixed use and business/employment zoning, and allowing new and innovative agricultural practices and support uses.
- Higher density residential, employment and commercial development are encouraged to locate in proximity to existing and planned expansion of public water and sewer service, resulting in greater efficiency and effectiveness of public services.
- Conservation and protection of sensitive environmental resources (floodplains, steep slopes, wetlands and river/stream corridors and buffers) is encouraged through development of strengthened regulations and development of permanent open space and recreation lands.
- Housing and land use objectives are closely integrated. A variety of housing types, styles and densities are proposed to encourage diversity in price and housing needs.
- Transportation infrastructure was a key consideration in the development of land use, economic development, energy and downtown vitality goals and objectives. Emphasis was placed on connecting communities and activity centers through bicycle and pedestrians improvements, recreational trail development, and future transit demand factors.

Developments of Regional Impact

It is important to note where significant future developments are proposed that may impact the land, environment, and quality of life of local citizens. By anticipating future developments and their impacts, the municipalities of Eastern Adams County are able to plan future infrastructure and public services accordingly. Anticipated significant future developments may also impact the natural, environmental, and agricultural character of rural landscapes that exist in many areas of the region.

Currently, the only potential development of significant impact identified in the plan is the potential Adams County East-West Mobility Study. This study, if completed, could lead to a package of transportation improvements which could have significant impact on the region, potentially both positive and adverse. While no formal action has taken place regarding study initiation, the plan encourages the municipalities of the region to play an active role in the development of the plan and any recommendations which could be forwarded.

At this point, all other anticipated development in the region is expected to have localized benefits and impacts.

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This section provides an overview of how to use the joint comprehensive plan as a land use and capital improvements programming tool for Eastern Adams County municipalities.

Using the Future Land Use Plan

The future land use plan, comprised of the future land use action plan, future land use map and associated description tables, is a conceptual guide for establishing growth management policies. It should be used by the Eastern Adams County municipalities, as well as Adams County agencies, when making decisions or offering review comments regarding growth, redevelopment, and conservation. The action plan identifies land use tools appropriate to each community pattern that will help to achieve the vision, goals, and objectives set forth in this comprehensive plan. The future land use plan should serve as a guide for zoning and subdivision and land development updates and revisions to be implemented at the municipal level.

Until such changes are made to zoning and subdivision and land development regulations, municipal officials should consider the following questions as they evaluate proposed development:

- Is the proposed development consistent with the future land use plan?
- Does the proposed development fit the scale and intended character of a district?
- How will adjacent sidewalks and streets fit together?
- Do the setbacks of buildings line up?
- Where and what type of landscaping is provided?
- How much traffic will be generated?
- How will the proposed development impact adjacent sites?
- How will stormwater runoff be handled?

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- How will this development impact the community or adjacent communities?

Through open communication, dialogue, and use of the comprehensive plan's future land use plan and map as a guide, the joint planning region's vision should be more easily reached.

Revising Land Use Regulations

The Pennsylvania Municipalities Planning code (MPC) provides the legal framework for local governments to enact, administer, and enforce zoning, subdivision, and land development regulations. Zoning regulations dictate where certain land uses are permitted within the municipalities to protect the health, safety and welfare of residents. Subdivision and land development ordinances determine the layout and design of development on the land, e.g. landscaping standards, and right-of-way widths for roadways and utilities, etc.

These regulations are the municipalities' primary tool for managing the amount, character and intensity of future development. Infrastructure maintenance and planned expansion, collaborative relationships with developers and design guides are valuable supplementary tools. Land use regulations, water, sewer, and transportation infrastructure plans should be updated on a consistent basis to proactively steer new development to the appropriate locations as outlined in the future land use plan. Through proactive planning, the municipalities can set themselves up for greater opportunities to thrive economically, encourage more tourism, and enhance the overall quality of life for local citizens.

Summary of Zoning-Related Recommendations

1. Review and revise ordinances to restrict intensive development from the floodplain and wetland areas.
2. Develop wellhead protection ordinances.
3. Develop and adopt ordinance provisions to retain woodland buffers along the Conewago Creek and its tributaries. (suitable for zoning or SALDO)
4. Review and revise zoning ordinances to reduce the minimum lot size for agricultural activities.
5. Review and revise agricultural zoning districts to permit agricultural activities, including community gardens, and accessory agricultural uses, such as roadside farm stands.
6. Review and revise zoning districts to permit farm markets in appropriate commercial or mixed use districts.
7. Review and revise agricultural and rural zoning districts to permit conservation subdivision techniques that allow residential development and farmland conservation. (Standards for conservation subdivision techniques are suitable for the SALDO.)
8. Revise municipal zoning per the future land use map and table 1. (future land use map is still in draft form)
9. Review the permitted uses and design standards for districts adjacent to community centers. Revise regulations to assure physical connections, e.g. streets, alleys and sidewalks, and require consistent building height, bulk, and spacing/setbacks.
10. Review and revise design standards for redevelopment/re-use of existing sites and structures, i.e. general regulations, special district regulations such as a historic district, or advisory guidelines.
11. Establish standards for the conversion of single family residences to other uses that are consistent with the retention of neighborhood character and stability, quality of maintenance, and provision of parking facilities.
12. Revise municipal zoning maps to reflect the changes shown on the future land use map....

13. Revise the permitted uses...to include green manufacturing facilities, renewable energy production facilities, and technology-related businesses, workforce development facilities.
14. Revise the permitted uses of the business-oriented zoning districts, and adjacent districts, to allow for the extension of broadband, cellular phone, and other telecommunications services.
15. Revise the permitted uses ... to allow various agricultural uses, including family farms, specialty crops, community supported agriculture (CSAs), and agri-tourism attractions.
16. Review and revise (expand) permitted housing unit types and minimum densities within zoning districts in designated growth areas.
17. Review and revise zoning districts within designated growth areas to allow accessory dwelling uses.
18. Review and revise uses permitted in downtown zoning districts to update and expand uses, such as home-based businesses, and mixed use structures.
19. Review and revise zoning to permit low impact home-based businesses and mixed land uses within designated growth areas.
20. Explore and permit, as appropriate, renewable energy production in appropriate zoning districts.

Summary of SALDO-Related Recommendations

1. Review regulations related to land clearing and re-vegetation; revise to minimize the amount and duration of disturbance prior to re-vegetation.
2. Incorporate lists of prohibited invasive species into landscaping provisions of the SALDO.
3. Develop and adopt ordinance provisions to retain and improve the connectivity of natural systems.
4. For residential development in agricultural areas, consider adding a SALDO requirement for deed note and purchaser signature recognizing that the property is adjacent to an agricultural area and may be subjected to noise, odors, dust, etc. from agricultural operations.
5. Prepare and adopt a mandatory dedication of parkland provision into municipal subdivision and land development ordinances.
6. Review the permitted uses and design standards for districts adjacent to community centers. Revise regulations to assure physical connections, e.g. streets, alleys and sidewalks, and require consistent building height, bulk, and spacing/setbacks.
7. Review and revise design standards for redevelopment/re-use of existing sites and structures, i.e. general regulations, special district regulations such as a historic district, or advisory guidelines.
8. Develop strategies and standards for improving pedestrian linkages between communities, employment areas, commercial and retail services, and recreational attractions, ...including development of a rail-trail along the abandoned East Berlin Railroad corridor.
9. Review and revise energy efficiency and conservation requirements in municipal SALDOs.
10. Require the construction of sidewalks or alternative pedestrian paths from new development within designated growth areas.
11. Require street connections designated growth areas. Discourage cul-de-sacs.
12. Require developments of a minimum size to submit plans to the Adams County Transit Authority for comment on design for future transit service.

Summary of Other Ordinance Recommendations

1. Develop and adopt on-lot sewage management provisions.
2. Prepare and adopt an ordinance to prevent historic site demolition without consideration for re-use.

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3. Consider adoption of Traffic Impact Fee ordinances where appropriate.
4. Use Official Maps to arrange and reserve land for future infrastructure extensions, including future roadway network connections.
5. Review and revise property maintenance regulations and strengthen enforcement to protect property values.
6. Develop a rental unit inspection program.
7. Develop and adopt provisions for proof of waste collection service.
8. Update borough noise ordinances and improve ability to enforce provisions through acquisition of noise meters.

Implementation Schedule

A traditional capital improvements program contains the schedule and costs of the recommended bricks-and-mortar projects, usually over a five year period. Due to the broad range of community development issues raised through the planning process, the comprehensive plan emphasizes the need for a wider array of planning investments. These investments include physical infrastructure projects but also local land use and resource planning, regulatory revisions, and educational and outreach initiatives on environmental and energy conservation topics, among others.

A suggested timing of recommendations, originating from the Steering Committee, is detailed within the action plans. Multi-year periods beginning in 2011-2012 are used to program the recommendations over a ten year planning horizon, structuring recommendations sequentially where needed. The multi-year periods are intended to distribute the demand for staff and funding over the planning horizon. However, they are not intended to exclude opportunities that arise out of public interest, specialized funding streams, or other unforeseen catalysts to plan implementation. In fact, many recommendations are made in support of the ongoing activities of the region and existing partners. As these priority actions are completed, a new short list of priorities should be identified and programmed.

Table 17-2: Priority Recommendations

Action Plan	Recommendation	Lead Partners	Page
Various	Update municipal zoning ordinances and subdivision and land development ordinances. As a consolidated update, this action would implement 20 zoning related recommendations and 12 SLDO-related recommendations.	Municipal Planning Commissions	Various
Historic Resources	Update and complete the previous historic resource survey; determine the historic significance of previously “undetermined” sites and newly identified sites. Carefully evaluate the various benefits of National and Local Historic District designations for Abbottstown, New Oxford, and Hampton.	Municipal Planning Commissions, or delegated to Municipal/Regional Volunteer Board, Commission or Committee	

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Action Plan	Recommendation	Lead Partners	Page
	Develop self-directed walking tours with brochures and maps for Abbottstown, East Berlin, New Oxford and the Village of Hampton. For Abbottstown and New Oxford, related sites to the Lincoln Highway as an activity to draw travelers from the highway into town.	Municipal/Regional Volunteer Board, Commission or Committee	
	Supplement the Gettysburg Reenactment weekend with local events and activities.	Municipal/Regional Volunteer Board, Commission or Committee	
	Coordinate the communities' special events and their promotion.	Municipal/Regional Volunteer Board, Commission or Committee	
Agricultural Resources	Conduct a survey of farmers to identify roads used to transport farm equipment and potential sites for road improvements.	Townships	
	Develop a local agricultural marketing campaign to promote local farm products and markets.	All municipalities	
Parks and Recreation	Prepare and adopt a regional parks and recreation plan.	All Municipalities, led by planning commissioners or special regional committee	
	Prepare a feasibility study for the acquisition and development of a rail trail from East Berlin to Abbottstown.	Abbottstown, East Berlin, Hamilton Township	
Transportation	Study the potential for a consolidated regional road maintenance program to address manpower, equipment, and supply issues for improved local roadway maintenance with equitable cost-sharing.	Municipalities, ACOPD	
	Expand marketing and promotion of the transportation heritage of the Route 30 corridor with improved signage, landscaping and architectural treatments, and traffic calming approaches.	Municipalities, ACOPD, LHHC, local businesses	
Economic Development	Hold an annual strategic marketing meeting with the Adams County Economic Development Corporation.	Municipal Planning Commissions, Municipal Officials	
	Conduct a peer study to explore support for a development and marketing organization for the Eastern Adams County region.	Municipal Planning Commissions, Municipal Officials, Local Business Associations	

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Action Plan	Recommendation	Lead Partners	Page
Utilities	Require utility service connections for new service within designated growth areas.	Municipalities Planning Commissions	
	Explore interconnections among water suppliers for emergency back-up service	Municipalities	
Community Facilities and Services	Develop and share quarterly reports on proposed development with the respective school districts.	All Municipalities	
Town center Vitality	Supplement existing cross-walk signage to improve driver awareness.	A-town Beautification Committee, New Ox Comm Revitalization Committee	
	Discuss options for minimizing product delivery during peak traffic and business hours with local business organizations or owners/managers.	Municipal Officials, Municipal Planning Commissions	
	Pursue historic district designation in New Oxford, with or without historic architectural standards and review board. Review and republish the New Oxford Design Guidelines.	New Oxford Planning Commission, New Oxford Officials	

Intergovernmental Implementation

The responsibility for initiating these items lies with the Borough Councils and the Boards of Supervisors. Elected officials can direct implementation of the comprehensive plan as they delegate tasks to municipal staff and volunteers, compile annual initiatives, and approve annual budgets.

First and foremost, the municipalities should prepare and adopt an intergovernmental agreement to implement the comprehensive plan. An intergovernmental agreement is an ordinance that outlines how the municipalities will work together to implement and update the plan. It states the responsibilities of the municipalities to the planning partnership, namely what activities should be reviewed by the partner municipality and which activities should be collaborative in nature. The intergovernmental agreement also states the limits to authority and liability of the partnership.

Yet, the range of recommendations and the need to address wide ranging policy, services, regulation, and volunteer practices in the region presents a formidable agenda. Therefore, the region will need to target its own investments and engage a variety of public and private sectors partners in advancing this plan.

Discussions of priorities and potential technical assistance and funding programs with stage agency partners can lead to state investment in the region's envisioned future. Peer municipalities across south central Pennsylvania can also offer previous experience on policy matters. Public school districts are another public partner that can play a key role in the continued development of the region and the values and ethics of development and conservation in future generations. Finally, Adams County is an essential partner for implementing the comprehensive plan. The foundation laid by the county's funding and strong working relationship with these municipalities can be built upon and expanded to include greater coordination and consistency in local planning, guidance on ordinance development, administration and enforcement, and grant application and administration.

Beyond the many public sector partners, the region can also engage local business and industry to provide private sector perspective and support, such as from private service providers, developers, etc.

Finally, progress can be made through education and outreach to the general public, for these are the property owners, business entrepreneurs and managers, travelers, residents and visitors that make the region a living community. Providing them with information on how they can make personal and business decisions to support and sustain the economy and the environment appeal to the citizen's sense of community and civic pride. Empowering citizens to take action for themselves and their communities in coordination with local and regional leadership brings implementation back to the heart of the planning process – the public.

Annual Plan Review and Plan Updates

Amendments to the MPC (Section 302(d)) require municipal comprehensive plans to be reviewed every 10 years [Section 301(c)]. In rapidly growing planning areas, more frequent updates may be needed to maintain timely policies and priorities.

Indeed, the Eastern Adams County Joint Comprehensive Plan will only be useful if its recommendations are implemented, evaluated and updated. For this to occur, it is recommended that the Borough and Township Planning Commissions jointly perform the following actions:

- Annually evaluate the Joint Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful regarding the future growth and preservation decisions in the region.
- Prepare an annual written report summarizing this evaluation of the Joint Comprehensive Plan, the past year's implementation activities, upcoming implementation activities, and crucial issues that will, or may, impact the region. This report should be submitted to the governing bodies and shared with regional media for public awareness.

Appendix A Profiles of 2009 Conditions and Trends

*The Eastern Adams County Joint Comprehensive Plan
and Route 194 Corridor Study, 2012*



Population Profile

Population statistics were derived from the US Census Bureau and used to characterize the Eastern Adams County region resident population by age, race, ethnicity, density, and households. Population projections for 2010, 2020 and 2030 were collected from the Adams County Office of Planning and Development. These demographic conditions provide an indication of current resident needs for land, infrastructure, and services. Population projections enable an estimate of future resident needs for the same.

Findings of the Data

- The region's population at the turn of the 21st century was 15,992. Growth surged between 1990 and 2000, when the region added nearly 30% more residents; an average annual increase of 2.9%. This was due in large part to the fact that municipalities in this region had land zoned for development and available sewer capacity that other areas of the county did not have. Every municipality in the region grew with Abbottstown Borough growing the most (67.9%) and New Oxford Borough growing the least (4.89%) between 1990 and 2000. In real numbers, Oxford Township had the largest population increase, adding 1,439 residents, followed by Reading Township which increased by 1,278 residents. During this period, the region grew faster than Adams County and the State (**Table 1**).
- More detailed data at the census block group level shows that the population in Abbottstown Borough, adjacent areas of Hamilton Township, eastern New Oxford Borough and adjacent areas of Oxford Township saw the greatest rates of increase between 1990 and 2000 (60-80%). Population growth was also strong in the eastern half of Reading Township and the western portion of New Oxford Borough and adjacent areas of Oxford Township. The southwestern portion of Oxford Township was stable or lost population during this period (**Map 1**).
- Population growth in the region slowed to 14.41% between 2000 and 2007; an average annual increase of 2.1%. This growth rate was still higher than Adams County (13.7%) and significantly higher than the state (1.13%) over the same period. Every municipality in the region experienced a population increase, with Hamilton Township having the highest rate of growth (25.3%) and Abbottstown Borough, the lowest (5.3%) (**Table 1**).
- The region is younger on average than the county and the state. The median age within the region is 34.7 years, much lower in comparison to Adams County or Pennsylvania. The age demographics of the region indicate that there are many younger families with children. The largest age group in the region is the 0-14 year old age group (22.6%), followed by the 35-44 year old age group (17.4%). Oxford Township has the largest population of residents over age 75 (865), influenced by the presence of Cross Keys Village, the Brethren Home Community. If the 376 residents of the nursing homes, namely the Brethren Home, in Oxford Township are excluded, the median age for the remaining five municipalities is 34.3 years (**Table 2**).
- The region is less diverse racially and ethnically in comparison to the county and the state. The largest racial minority group is those who classify themselves as some other race (1.9%). People of Hispanic or Latino ethnicity are the largest ethnic group, with 576 residents or 3.6 percent of the total population. Oxford Township has the largest number of minority residents (**Table 3**).
- The region is more densely populated in comparison to the county or the state. In 2000, there were 308.1 residents per square mile in the 51.91 square mile region, or 0.48 residents per acre in the

Population Profile

33,222 acre region. Population density for Adams County in 2000 was 175.6 residents per square mile or 0.27 residents per acre (**Table 4**).

- Household type statistics for the region are similar to the county. The largest household type in the region is married couples (61.1%). Nearly 45% of families have children less than 18 years of age, and 9.4% of families are single women with children. One in five residents (20.5%) live alone, and nearly half of those living alone are over age 65. Approximately 75% of the households in the region are families and 25% are non-families (unrelated individuals living together). The average household size is 2.66 people, whereas the average family size is 3.07 (**Table 5**).
- The Adams County Office of Planning and Development projected future municipal populations based on the build out of planned residential developments. These projections indicated that the population in the region would increase by 804 residents by 2010, from the 2007 estimated population. Between 2010 and 2020, the region's population would increase by 24.7% which is slightly less than the region's 1990 to 2000 growth rate (29.43%), and much less than Adams County's projected growth rate (42.7%). Projected growth to 2030 could result in a regional population between 26,000 and nearly 31,000 residents—an increase of 10-30%--under current zoning and depending on the intensity of infill and redevelopment (**Table 6**).
- Abbottstown Borough had the lowest percentage of population below poverty level (0-2.8%) in 1999, while the western half of Reading Township had the highest percentage (11.3-14%) below poverty level (**Map 2**). For comparison, Adams County's poverty rate was 7.1%.

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Table 1: Population Change for Eastern Adams County Region, Adams County, and State, 2007

Area	Population						
	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2007 ACOPD Estimate	Estimated % Change 2000-2007
Pennsylvania	11,863,895	11,881,643	0.15	12,281,054	3.36	12,419,930	1.13
Adams County	68,292	78,274	14.62	91,292	16.63	103,759	13.70
EAC Region	10,318	12,356	19.75	15,992	29.43	18,296	14.41
Abbottstown borough	689	539	-21.77	905	67.90	953	5.30
East Berlin borough	1,054	1,175	11.48	1,365	16.17	1,552	13.70
Hamilton township	1,692	1,760	4.02	2,044	16.14	2,561	25.3
New Oxford borough	1,921	1,617	-15.83	1,696	4.89	1,829	7.8
Oxford township	2,302	3,437	49.30	4,876	41.87	5,635	15.60
Reading township	2,660	3,828	43.91	5,106	33.39	5,766	12.90

Table 2: Age, 2000

Area	Median Age	Age Groups							
		0-14 Yrs	15-19 Yrs	20-24 Yrs	25-34 Yrs	35-44 Yrs	45-59 Yrs	60-74 Yrs	75+ Yrs
Pennsylvania	38.0	16,911,794	850,986	746,086	1,560,486	1,948,076	2,325,001	1,480,928	949,893
Adams County	37.0	20,227	6,810	5,573	11,426	15,001	17,242	10,393	6,025
EAC Region	34.7	3,621	1,054	735	2,242	2,780	2,689	1,545	1,326
Abbottstown borough	31.9	229	58	49	154	175	144	69	27
East Berlin borough	34.6	313	81	77	219	218	208	157	92
Hamilton township	38	440	140	89	254	358	448	244	71
New Oxford borough	34.6	371	139	98	249	265	294	167	113
Oxford township*	39.6	984	300	188	606	746	706	481	865
Reading township	34.4	1284	336	234	760	1018	889	427	158

*The institutionalized population in nursing homes totals 376. The only nursing home facility in the region is the Brethren Home in Oxford Township.

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Table 3: Race and Hispanic Ethnicity, 2000

Geographic area	Total population	Percent of total population								
		Race							Ethnicity	
		One race							Two or more races	Hispanic or Latino (of any race)
		White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Some other race			
Pennsylvania	12,281,054	10,484,203	1,224,612	18,348	219,813	3,417	188,437	142,224	394,088	
Adams County	91,292	87,088	1,105	184	448	21	1,559	887	3,323	
EAC Region	15,992	96.4	0.4	0.2	0.3	0	1.9	0.8	3.6	
Abbottstown borough	905	862	2	1	0	1	35	4	50	
East Berlin borough	1,365	1,330	7	2	4	0	12	10	39	
Hamilton township	2,044	2,005	4	0	6	0	16	13	35	
New Oxford borough	1,696	1,568	23	4	3	3	75	20	152	
Oxford township	4,876	4,629	23	6	23	0	151	40	239	
Reading township	5,106	5,017	9	12	9	1	14	44	61	

Table 4: Population Density, 2000

Geographic area	Population	Land Area (Sq. Miles)	Density (Sq. Miles)	Land Area (Acres)	Density (Acres)
Pennsylvania	12,281,054	44,817	274	28,682,880	0.43
Adams County	91,292	520.01	175.6	332,806.4	0.27
EAC Region	15,992	51.91	308.10	33,222.4	0.48
Abbottstown borough	905	0.57	1,592.20	364.8	2.48
East Berlin borough	1,365	0.70	1,962.10	448.0	3.05
Hamilton township	2,044	13.71	149.10	8,774.4	0.23
New Oxford borough	1,696	0.63	2,700.70	403.2	4.21
Oxford township	4,876	9.74	500.7	6,233.6	0.78
Reading township	5,106	26.56	192.30	16,998.4	0.30
<i>Hampton CDP</i>	<i>633</i>	<i>0.63</i>	<i>1,010.20</i>	<i>403.2</i>	<i>1.57</i>
<i>Lake Meade CDP (portion in Reading township)*</i>	<i>1,447</i>	<i>0.75</i>	<i>1,933.20</i>	<i>480</i>	<i>3.01</i>
<i>Remainder of Reading twp</i>	<i>3,026</i>	<i>25.18</i>	<i>120.2</i>	<i>16,115.2</i>	<i>0.19</i>

*The total population of the Lake Meade CDP (Census designated place) was 1,832 in 2000. Reading Township was 79% of the total community.

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Table 5: Households, 2000

Geographic area	Total households	Percent of Total Households							Average residents per	
		Family households				Nonfamily households			Household	Family
		Total	Type of family			Total	Householder living alone			
			With own children under 18 years	Married-couple	Female householder, no husband		Living alone	65 years and over		
Pennsylvania	4,777,003	67.2	44.6	51.7	11.6	32.8	27.7	11.6	2.48	3.0
Adams County	33,652	73.6	33.7	61.1	8.5	26.4	21.3	9.2	2.61	3.0
EAC Region	5,795	74.7*	36.8*	61.1*	9.4*	25.3*	20.5*	9.2*	2.66	3.1
Abbottstown borough	323	78.9	43.7	64.4	10.2	21.1	15.5	6.8	2.8	3.2
East Berlin borough	557	69.5	34.1	56.0	10.4	30.5	26.0	11.5	2.5	3.0
Hamilton township	740	79.9	34.7	71.1	5.7	20.1	15.7	6.8	2.8	3.1
New Oxford borough	678	66.2	33.0	47.1	13.0	33.8	27.7	10.0	2.5	3.1
Oxford township	1,694	72.8	33.7	60.0	8.3	27.2	23.3	14.8	2.6	3.1
Reading township	1,803	80.8	41.6	67.8	8.9	19.2	14.6	5.2	2.8	3.1

* indicates number is the average of municipal percentages

Table 6: Population Projections, 2000

Geographic area	Census Count		Projection				
	1990	2000	2010	2020	2030 Low	2030 Mid	2030 High
Adams County	78,274	91,292	108,625	154,975	169,318	178,168	200,363
EAC Region	12,356	15,992	19,100	23,825	26,208	27,542	30,973
Abbottstown borough	539	905	975	1,075	1,183	1,243	1,398
East Berlin borough	1,175	1,365	1,600	1,700	1,870	1,965	2,210
Hamilton township	1,760	2,044	2,800	4,800	5,280	5,549	6,240
New Oxford borough	1,617	1,696	1,875	1,950	2,145	2,254	2,535
Oxford township	3,437	4,876	5,900	6,500	7,150	7,514	8,450
Reading township	3,828	5,106	5,950	7,800	8,580	9,017	10,140

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Housing Profile

Housing statistics were derived from the US Census Bureau and used to characterize housing conditions and trends in Eastern Adams County. These statistics provide an indication of current housing supply and diversity, and help to identify problems. Statistics for the municipalities in the region are combined and compared to the county and the state.

Findings of the Data

- In 2000 there were a total of 6,158 housing units in the six municipality region. Reading and Oxford Townships have the largest number of housing units in the region—1,982 units and 1,753 units, respectively. The other regional municipalities each have less than 800 units. The Lake Meade community spans Reading and Latimore Townships. 599 of the 760 housing units were located in Reading Township, though the majority of the community’s residents use Stoney Point Road as the primary access route to their community (**Table 1**).
- The region and the state have similar housing unit densities, but the region is nearly twice as dense as Adams County as a whole. The two municipalities with the smallest amount of land are the most dense, and New Oxford Borough is nearly twice as dense as Abbottstown Borough. Reading Township has the lowest density overall; however, the Lake Meade community has a density similar to East Berlin Borough (**Table 1**).
- The region’s housing stock is predominantly comprised of single family housing units (72.9%). Nearly 7% of the housing in the region is categorized as mobile homes, trailers or other. The remainder of units are attached or multi-family homes (20.2%)(**Figure 1**).
- Over three-quarters of the housing units in the region are owner occupied, while less than one-quarter are rental units. This trend holds true at the county and state level, as well. This suggests that housing is affordable enough for a majority of residents to purchase and that residents are financially invested in the region (**Table 2**).
- While the 1990s was the decade with the most housing development (30.2%) since 1940, a significant percentage of homes were built before 1939 (20.9%). New Oxford Borough had the largest number of homes built before 1940 in the region. Though fewer in number, homes in East Berlin have been recognized for their historic significance and integrity with the designation of a National Historic District. Housing development in all three townships accelerated in the 1970’s (**Table 3**).
- The region had a lower vacancy rate than the county and the state in 2000. Reading Township had the highest percent of vacant units (9.0%) and Hamilton Township, the lowest (3.1%) (**Table 4**).
- In 2000, the majority of owner occupied homes in the region were valued between \$70,000 and \$174,999, as self-reported on the census form. The median home value was highest in Hamilton Township (\$125,100) and lowest in New Oxford Borough (\$97,600)(**Table 5**). Two large developments have been constructed since 2000. Homes in these developments sold for \$350,000 to \$375,000 at peak. These homes and their values are not reflected in the 2000 census count.
- The average homeowner with a mortgage spent \$931 per month on housing costs¹ in 1999, while those without a mortgage spent \$298 per month. Abbottstown Borough, East Berlin Borough and

¹ The U.S. Census evaluates housing affordability by comparing a series of selected monthly owner costs to monthly household income. Selected monthly owner costs are the sum of payments for mortgages, deeds of

Housing Profile

Hamilton Township homeowners with mortgages spent more than the regional average, with homeowners in Hamilton Township spending the most. Oxford Township homeowners with and without mortgages spent the least (**Table 6**).

- The affordability² of housing in the region is further reflected in the fact that a majority of homeowners spend less than 30% of their income on housing costs. However, a sizeable portion of households (12.4.1%) paid more than 30% of their income on housing costs and were considered “cost-burdened” (**Table 7**).
- More detailed data at the census block group level shows that households in the southwestern portion of Oxford Township on average spent the lowest percentage of their incomes on housing costs, while those in the eastern portion of New Oxford Borough and adjacent areas of Oxford Township on average spent the highest percentages in the region (Map 3). At the time of this profile’s preparation, Adams County was in the process of reassessing property values to better balance the burden of taxation on county property owners.

Table 1: Housing Units and Housing Density, 2000

Geographic area	Housing units	Land Area (Sq. Mi.)	Housing Unit Density (Sq. Mi.)	Land Area (Acres)	Housing Unit Density (Acres)
Pennsylvania	5,249,750	44,817	117	28,682,880	5.5
Adams County	35,831	520.01	68.9	332,806.4	9.3
EAC Region	6,158	51.91	118.6	33,222.4	5.4
Abbottstown borough	346	0.57	608.7	364.8	1.1
East Berlin borough	588	0.7	845.2	448	0.8
Hamilton township	764	13.71	55.7	8,774.4	11.5
New Oxford borough	725	0.63	1,154.50	403.2	0.6
Oxford township	1,753	9.74	180	6,233.6	3.6
Reading township	1,982	26.56	74.6	16,998.4	8.6
<i>Hampton CDP</i>	<i>238</i>	<i>0.63</i>	<i>379.8</i>	<i>403.2</i>	<i>1.7</i>
<i>Lake Meade CDP (in Reading twp)</i>	<i>599</i>	<i>0.75</i>	<i>800.3</i>	<i>480</i>	<i>0.8</i>
<i>Remainder of Reading twp</i>	<i>1,145</i>	<i>25.18</i>	<i>45.5</i>	<i>16,115.2</i>	<i>14.1</i>

CDP: Census designated place

trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electric, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).

² Affordability is defined as housing costs that do not pose a cost burden to the homeowner or renter. The US Census Bureau defines the households that spend 30% more of their monthly household income on housing costs as cost burdened. Those households that spend more than 50% of monthly household income on housing costs are considered extremely cost burdened.

Housing Profile

Figure 1: Housing Units by Type, 2000

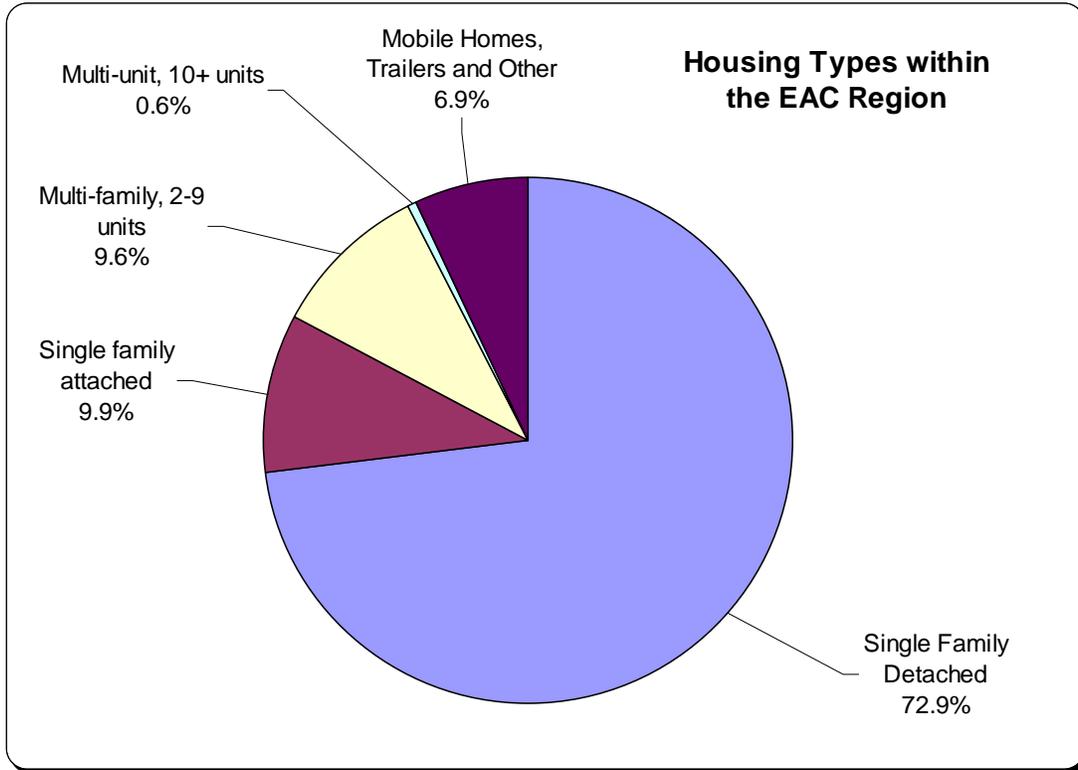


Table 2: Housing Units by Tenure, 2000

Geographic area	Occupied Housing Units	Occupied Housing Units			
		Owner	% Owner Occupied	Renter	% Renter Occupied
Pennsylvania	4,777,003	3,406,167	71.3	1,370,836	28.7
Adams County	33,652	25,861	76.8	7,791	23.2
EAC Region	5,795	4,565	78.8	1,230	21.2
Abbottstown borough	323	264	81.7	59	18.3
East Berlin borough	557	352	63.2	205	36.8
Hamilton township	740	658	88.9	82	11.1
New Oxford borough	678	354	52.2	324	47.8
Oxford township	1,694	1,358	80.2	336	19.8
Reading township	1,803	1,579	87.6	224	12.4

Housing Profile

Table 3 Housing Units by Age, 2000

Geography	Total	Built 1990 to March 2000	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Pennsylvania	5,249,750	546,277	531,986	709,768	595,897	752,400	522,749	1,590,673
Adams County	35,831	7,485	5,878	5,356	3,129	2,997	1,849	9,137
EAC Region	6,161	1,862	1,179	842	428	351	220	1,279
Percent Total	100.0	30.2	19.1	13.7	6.9	5.7	3.6	20.8
Abbottstown borough	338	137	14	24	13	29	15	106
East Berlin borough	588	120	44	53	40	57	34	240
Hamilton township	771	191	85	204	84	43	24	140
New Oxford borough	733	59	67	86	50	64	69	338
Oxford township	1,749	721	480	199	62	52	46	189
Reading township	1,982	634	489	276	179	106	32	266

Note: Total housing units shown in Table 1 are from Census Summary Tape File 1; total housing units in Table 5 are from Census Summary Tape File 3.

Table 4: Vacancy Rate, 2000

Geographic area	Total Housing Units	Vacant Housing Units	Percent of Total
Pennsylvania	5,249,750	472,747	9.0
Adams County	35,831	2,179	6.1
EAC Region	6,158	363	5.9
Abbottstown borough	346	23	6.6
East Berlin borough	588	31	5.3
Hamilton township	764	24	3.1
New Oxford borough	725	47	6.5
Oxford township	1,753	59	3.4
Reading township	1,982	179	9.0

Housing Profile

Table 5: Housing Units by (Self-Reported) Value, 2000

Value Owner Occupied Units	Municipality						EAC Region	Percent of Total
	Abbotstown	East Berlin	Hamilton	New Oxford	Oxford	Reading		
Less than \$10,000	0	0	0	0	0	0	0	0.0
\$10,000 to \$14,999	0	0	0	0	0	0	0	0.0
\$15,000 to \$19,999	2	0	0	0	0	0	2	0.1
\$20,000 to \$24,999	0	0	0	0	0	0	0	0.0
\$25,000 to \$29,999	0	2	0	2	0	0	4	0.1
\$30,000 to \$34,999	4	0	0	0	0	0	4	0.1
\$35,000 to \$39,999	4	2	0	2	7	0	15	0.4
\$40,000 to \$49,999	6	6	4	4	7	9	36	1.0
\$50,000 to \$59,999	6	4	10	9	27	16	72	2.0
\$60,000 to \$69,999	0	25	13	13	14	7	72	2.0
\$70,000 to \$79,999	18	10	33	32	127	46	266	7.3
\$80,000 to \$89,999	28	36	51	48	130	194	487	13.3
\$90,000 to \$99,999	31	29	23	55	299	261	698	19.1
\$100,000 to \$124,999	70	95	118	63	287	230	863	23.6
\$125,000 to \$149,999	19	50	124	40	136	208	577	15.8
\$150,000 to \$174,999	14	21	86	11	38	100	270	7.4
\$175,000 to \$199,999	0	7	16	12	9	75	119	3.3
\$200,000 to \$249,999	2	6	17	4	48	42	119	3.3
\$250,000 to \$299,999	2	7	6	5	0	0	20	0.5
\$300,000 to \$399,999	0	2	4	4	0	9	19	0.5
\$400,000 to \$499,999	0	0	0	0	0	7	7	0.2
\$500,000 to \$749,999	0	0	0	0	0	0	0	0.0
\$750,000 to \$999,999	0	0	0	0	0	0	0	0.0
\$1,000,000 or more	0	3	0	0	0	0	3	0.1
Median value	\$101,400	\$110,100	\$125,100	\$97,600	\$98,400	\$107,500	\$97,683	100.0
Values inflated to 2009*	\$126,330	\$137,169	\$155,732	\$121,596	\$122,593	\$133,930	\$121,699	

* The Bureau of Labor Statistics CPI inflation calculator uses the average Consumer Price Index for a given calendar year. This data represents changes in prices of all goods and services purchased for consumption by urban households.

Housing Profile

Table 6: Median Owner Costs, 1999

Geographic area	Median Owner Costs with a Mortgage	Median Owner Costs w/o a Mortgage
Pennsylvania	\$1,010	\$318
Adams County	\$1,014	\$302
EAC Region	\$931	\$298
Abbottstown borough	\$952	\$303
East Berlin borough	\$1,022	\$320
Hamilton township	\$1,064	\$293
New Oxford borough	\$910	\$282
Oxford township	\$886	\$260
Reading township	\$938	\$291

Table 7: Cost Burden, 2000

Geographic area	Owner Households	Percentage of Household Income spent on Owner Costs with a Mortgage (1999)						
		Less than 20%	20% to 24%	25% to 29%	30% to 34%	35% or more	Not computed	Median
Pennsylvania	4,777,003	796,338	316,912	211,142	130,381	335,185	8,444	21.6
Adams County	33,652	4,918	2,691	2,024	1,137	2,550	23	23.3
EAC Region	5,795	968	542	434	227	495	3	23.2
Percent of Owner Households	100.0	16.7	9.4	7.5	3.9	8.5	0.1	n/a
Abbottstown borough	323	67	27	20	10	33	0	22.1
East Berlin borough	557	63	39	25	25	35	0	23.9
Hamilton township	740	137	69	59	28	69	3	23.2
New Oxford borough	678	80	17	18	12	37	0	20.6
Oxford township	1,694	262	212	149	58	177	0	23.9
Reading township	1,803	359	178	163	94	144	0	23.1

Economic Profile

Economic statistics were derived from the US Census Bureau and used to characterize the Eastern Adams County labor force, employment and economy. This data is now nearly ten years old and must be looked at with the knowledge of regional and national economic changes that have occurred since 2000, including the closure of Tyco Electronics in East Berlin.

Findings of the Data

- Of the 12,203 residents of working age (16 years and older), 8,097 or 66.4% were employed in 2000. At that time, the unemployment rate in the region was 1.99%, compared to 2.87% for Adams County. The total civilian labor force in the region (employed and unemployed) was 8,341. As of January 2010 (preliminary), the Bureau of Labor Statistics reported an unemployment rate of 8.5% for Adams County (**Table 1**).
- The three highest occupational categories of residents were Production, Transportation, and Material Moving (2,245), Sales and Office (1,994), and Management, Professional and Related (1,670). Thirty-three persons or approximately 3% of the workforce was employed in Farming, Fishing, & Forestry (**Table 2**). The primary employment industry in the region was manufacturing, followed by educational, health and social services. Retail trade is the third highest employment industry (**Table 3**). Tyco Electronics, the largest manufacturer in the region, closed in 2007, removing 400 jobs from the local economy.
- The vast majority of residents in the region (over 95%) worked in Pennsylvania. However, more residents worked outside Adams County than worked inside the county. This indicates that jobs were not available locally that suit a majority of workers who lived in the region. Oxford Township had the highest number of residents leaving the state for work. New Oxford Borough had more residents working inside the county than outside (**Table 4**).
- Roughly one quarter of the residents worked locally and three quarters worked outside of the region. Residents of working age that worked in the region tended to have jobs in their home municipality, except Hamilton Township where more workers held jobs in New Oxford Borough (**Table 5**).
- Of residents who worked outside the region, 45% worked in York County – generally in the Hanover and York City areas – 23.0% worked elsewhere in Adams County, and 10% worked in the Capital Region (Cumberland and Dauphin Counties). Only a small number of the region’s residents commuted to Maryland for work (257) (**Table 6**).
- Most of the 6,895 inbound commuters came from other parts of Adams County (4,178 or 60.6%), with a lesser but still substantial amount from York County (2,228 or 32.3%) (**Table 7**).
- Based on the number of residents working locally and inbound commuters, there were a total of 8,878 jobs in the region in 2000. Reading Township had the highest percent of local jobs held by local residents (60.8%), followed by Hamilton Township (45.8%). Only 10.7% of jobs available in East Berlin were held by the region’s residents (**Tables 5 and 7**).
- In 2007, the largest employer in the region was the Lincoln Intermediate Unit, which employed 1,096 workers. The Lincoln Intermediate Unit is an educational organization that supports local schools, particularly in educating children with special needs. The Brethren Home Community,

Economic Profile

Conewago Valley School District, and Winter Gardens Quality Foods made up the other top four employers. The top 25 employers in the region were a diverse mix of business types which is important for maintaining a sustainable and healthy economy (Table 8).

Table 1: Labor Force, 2000

Geographic area	Total population	Population 16 years and over	Civilian Labor Force		Armed Forces	Not in Labor Force
			Employed	Unemployed		
Pennsylvania	12,281,054	9,693,040	5,653,500	339,386	7,626	3,692,528
Adams County	91,292	71,242	46,188	2,042	69	22,943
EAC Region	15,992	12,203	8,097	244	18	3,871
Abbottstown borough	905	653	514	11	0	128
East Berlin borough	1,365	1,040	684	30	2	324
Hamilton township	2,044	1,580	1,152	27	1	427
New Oxford borough	1,696	1,324	842	31	0	451
Oxford township	4,876	3,850	2,169	81	0	1,600
Reading township	5,106	3,756	2,736	64	15	941

Table 2: Employment by Occupation, 2000

Geographic Area	Occupation							Total by Geography
	Management, Professional, & related	Service	Sales and Office	Farming, Fishing, & Forestry	Construction, Extraction, & Maintenance	Production, Transportation & Material Moving		
Pennsylvania	1,841,175	9,693,040	5,653,500	339,386	7,626	3,692,528	21,227,255	
Adams County	11,490	71,242	46,188	2,042	69	22,943	153,974	
EAC Region	1,670	1,144	1,994	33	984	2,245	6,400	
Abbottstown borough	98	71	123	3	49	170	514	
East Berlin borough	161	83	195	0	83	162	684	
Hamilton township	232	130	280	8	168	307	1,125	
New Oxford borough	143	116	189	5	73	316	842	
Oxford township	274	455	493	17	179	751	2,169	
Reading township	762	289	714	0	432	539	2,736	

Economic Profile

Table 3: Employment by Industry, 2000

	Pennsylvania	Adams County	EAC Region	Abbotstown borough	East Berlin borough	Hamilton township	New Oxford borough	Oxford township	Reading township
Agriculture, forestry, fishing & hunting, mining	73,459	1,623	165	5	2	41	14	25	78
Construction	339,363	3,718	687	26	94	116	54	155	242
Manufacturing	906,398	10,439	2204	174	171	274	238	659	688
Wholesale trade	201,084	1,773	390	32	22	53	73	98	112
Retail trade	684,179	5,381	1193	78	128	162	120	292	413
Transportation & warehousing, utilities	304,335	1,954	247	13	19	45	35	53	82
Information	148,841	1,188	211	12	26	24	27	55	67
Finance, insurance, real estate, rental & leasing	372,148	1,719	276	23	26	28	21	64	114
Professional, scientific, management, admin, waste management services	478,937	2,272	344	23	27	42	31	98	123
Educational, health, social services	1,237,090	8,634	1244	64	93	185	123	315	464
Arts, entertainment, recreation, accommodation & food services	397,871	3,445	549	43	38	68	62	209	129
Other services (except public admin)	274,028	2,046	321	17	16	51	33	83	121
Public administration	235,767	1,996	239	4	22	36	11	63	103
Total	5,653,500	46,188	8,070	514	684	1125	842	2169	2736

Table 4: Relative Employment Location, 2000

Geographic area	Total Workers Age 16 and Over	Worked in State of Residence	Worked in County of Residence	Worked outside County of Residence	Worked outside State of Residence
Pennsylvania	5,556,311	5,298,536	4,023,014	1,275,522	257,775
Adams County	45,475	39,714	24,495	15,219	5,761
EAC Region	7,991	7,693	3,371	4,322	298
Abbotstown borough	504	471	179	292	33
East Berlin borough	672	662	278	384	10
Hamilton township	1,115	1,074	518	556	41
New Oxford borough	831	817	464	353	14
Oxford township	2,142	1,985	905	1,080	157
Reading township	2,727	2,684	1,027	1,657	43

Economic Profile

Table 5: Local Workers, 2000

	Place of Residence (Lives in)						
	Abbottstown	East Berlin	Hamilton	New Oxford	Oxford	Reading	EAC Region
Place of Work (Works In)							
Abbottstown	37	5	28	15	25	9	119
East Berlin	11	102	28	8	22	97	268
Hamilton	5	17	81	13	39	51	206
New Oxford	33	20	97	195	171	157	673
Oxford	31	21	59	45	224	91	471
Reading	0	6	4	0	0	236	246
Local Worker Subtotal	117	171	297	276	481	641	1,983
Workers Age 16 and Over	504	672	1,115	831	2,142	2,727	7,991
Percent of Workers that work locally	23.2	25.4	26.6	33.2	22.5	23.5	24.8

Table 6: Outbound Workers, 2000

	Place of Residence (Lives in)						
	Abbottstown	East Berlin	Hamilton	New Oxford	Oxford	Reading	EAC Region
Place of Work (Works In)							
Other Adams County	62	107	219	188	424	386	1,386
York County	270	317	485	337	1,002	1,189	3,600
Other PA County	22	67	73	16	78	468	724
Maryland	33	7	30	7	144	36	257
Other State	0	3	11	7	13	7	41
Outbound Worker Subtotal	387	501	818	555	1,661	2,086	6,008
Workers Age 16 and Over	504	672	1,115	831	2,142	2,727	7,991
Percent of Local Residents that work elsewhere	76.8	74.6	73.4	66.8	77.5	76.5	75.2

Table 7: Inbound Workers, 2000

	Place of Work (Works in)						
	Abbottstown	East Berlin	Hamilton	New Oxford	Oxford	Reading	EAC Region
Place of Residence (Lives in)							
Other Adams County	307	630	287	1,515	1,152	287	4,178
York County	222	712	56	412	797	29	2,228
Other PA County	51	77	9	88	88	85	398
Maryland	7	0	0	44	14	10	75
Other State	0	13	0	0	0	3	16
Inbound Worker subtotal	587	1,432	352	2,059	2,051	414	6,895
Local Worker Subtotal	117	171	297	276	481	641	1,983
Total Local and Inbound Workers (Total Jobs)	704	1,603	649	2,335	2,532	1,055	8,878
Percent of Local Jobs held by Local Residents	16.6	10.7	45.8	11.8	19	60.8	22.3

Economic Profile

Table 8: Top Employers, 2007

Company	Number of Employees	Line of Business	Year Established
Lincoln Intermediate Unit 12	1,096	Elementary/Secondary School	1971
Brethren Home Community	669	Skilled Nursing Facility; Residential Care Service; Intermediate Care Facility	1908
Conewago Valley School Dist	278	Elementary/Secondary School	n/a
Winter Gardens Quality Foods	250	Manufactures food preparations; manufactures canned specialties	1974
Timbar Packaging & Display	200	Manufactures corrugated display items made from purchased materials; manufactures signs & adv	n/a
Nell's Inc	200	Ret Groceries Photofinish Laboratory Ret Florist Ret Drugs/Sundries	n/a
Hart Center	175	Job Training/Related Services	1968
Penn Wood Products Inc	100	Wholesales rough, dressed & finished lumber; manufactures hardwood dimension lumber	1929
Aero Energy	80	Petroleum Dealer	1929
Altland House Catering	75	Eating Place	1954
Tucker Industrial Liquid Coatings	75	Manufacturer of liquid coatings	1993
Yazoo Mills Inc	70	Manufactures paper tubes	1902
Hanover Country Club	60	Private Club	1923
Zeigler Brothers	48	Animal Feed production	1935
G & S Foods Inc	47	Packaging & labeling services; manufactures snack chip products	1996
New Oxford Shurfine Market	45	Supermarket	n/a
McDonald's	42	Fast-Food Rest Chain	n/a
Hanover Toyota	40	Retailer of New/Used Automobiles	1990
Environmentally Safe Products	40	Manufactures metal foil & leaf	1990
Altland House of Abbottstown	40	Restaurant	1889
New Oxford Aluminum LLC	38	Manufactures aluminum castings	n/a
New Oxford Social & Athletic Club	38	Membership Sport/Recreation Club	1937
Abbottstown Industries Inc	37	Manufactures tools, dies, jigs & fixtures; welding service	1972
Multi Merchandising Action	36	Whole Service Merchandising/Fixture Installation	1985
Honey Locust Farms LLC	35	General Crop Farm Whole Farm Supplies	1996
Pilgrim's Pride (formerly New Oxford Foods)			

Source: Selectory® Business Database for Adams County, PA, Dun & Bradstreet, November 2007

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Natural Resources Profile

The natural resources of a region or place identify its unique location and present both opportunities and constraints to communities and their development. Some natural resources, like vegetation and wildlife renew quickly, while others are slow to recover from the impacts of disturbance. Understanding the location, connectivity, quality and function of all natural resources, but especially sensitive resources, is essential to sound, sustainable land use policy. Data from various state and federal agencies were compiled, in conjunction with analysis from previous resource planning studies, to characterize the sensitive natural resources in the Eastern Adams County region.

Findings of the Data

- Adams County falls entirely within two physiographic provinces: the Piedmont Province and the Blue Ridge Province. The Blue Ridge Province is defined by South Mountain, a part of the Blue Ridge Mountain range that occupies the western and north-western portion of the county and is characterized by ridges and deep valleys. The Piedmont Province is characterized by low rolling hills and valleys with common occurrences of karstic terrain, generally east of US 15 and including the Eastern Adams County region.³
- Shale, sandstone and limestone underlay the region. These rock types are commercially valuable mineral resources used for construction and masonry. Of the several quarries in the region, the largest is in Oxford Township, just west of Route 94. The New Oxford formation is a stable rock formation that underlies 44% of the region, including all three of the boroughs and most of Oxford and Hamilton Townships. Groundwater yield from this formation averages only 14 gallons per minute – very little for on lot wells. The Gettysburg formation and Diabase underlie Reading Township and also have good stability. The Diabase generates very little groundwater, while the Gettysburg formation averages 66 gallons per minute. The Antietam, Kinzers, Ledger, and Vintage formations underlie the southeastern portion of Oxford Township. Average groundwater yields in this area range from 20 gallons per minute from the Antietam formation to 100 gallons per minute from the Ledger formation). The geologic formations located beneath the region are listed in Table 1. Map 4 shows their spatial distribution.
- The majority of the region’s soils are classified by the Natural Resources Conservation Service (NRCS) as agricultural soils (Table 2). Prime agricultural soils are particularly valuable resources for food production. Farmland soils of statewide importance can also be very productive under appropriate management techniques. Adams County has a vibrant agricultural sector due in large part to its soil quality. Together prime agricultural soils and farmland of statewide importance cover a large portion of every municipality in the region and coincide with the Diabase, Gettysburg and New Oxford formations. The quartzite, dolomite and limestone formations in the southeastern corner of Oxford Township do not support highly productive agriculture (Map 5).
- Only 2% of the total region is steeply sloped (Map 6). Reading Township has the largest total acreage of steep slopes (329 acres) in the region. The largest concentration is found in an area along Roundhill Road in the western part of the township. Smaller areas of steep slopes are

³ Natural Areas Inventory, The Nature Conservancy, 2002.

Natural Resources Profile

found throughout all three townships. Steep slopes that have been disturbed by clearing or grading are susceptible to erosion (soil loss) and instability.

- There are no large contiguous blocks of forest cover in the region (Map 6). Forest cover is scattered throughout the municipalities in fragments, primarily along streams and property lines. Reading Township has the majority of forest cover in the region (Table 2). Local hardwood forests are composed chiefly of oaks, interspersed with maple, birch, dogwood, cedar and locust and provide habitat for white tail deer, rabbits, squirrels, pheasants, ruffed grouse, opossums, ground hogs, wild turkeys, beaver, muskrat, skunk, red fox, a variety of migratory and non-migratory birds, and other wildlife.
- The region is drained by tributaries to the Lower Susquehanna River basin, which flows into the Chesapeake Bay. The Pennsylvania Department of Environmental Protection (DEP) has developed water quality standards for all surface waters in the Commonwealth. Conewago Creek, the region's largest waterway and one of the largest subwatersheds within the Lower Susquehanna River basin, is classified as a "high quality" or HQ stream. Only limited water quality data on the County's other surface water streams is available. To address this shortcoming, the County Conservation District established the Adams County Citizens Water Monitoring Program, intended to train citizens to collect base line water quality throughout the County. This program is being reorganized under the Adams County Watershed Alliance.

The Conewago Creek is the largest waterway in the region and has the largest floodplain (Map 7). Its headwaters are located along the South Mountain ridge in northwestern Adams County. The creek enters and departs the Eastern Adams County region in Reading Township, defining the township's southern border. Hamilton Township and East Berlin Borough lie south of the creek. Major tributaries include South Branch, Pine Run, Markel Run, and Beaver Creek. Together, these waterways and their smaller tributaries drain the vast majority of the Eastern Adams County region. The Pennsylvania Environmental Council recently partnered with the Watershed Alliance of Adams County (WAAC) and the Watershed Alliance of York (WAY) to complete a Conewago River Conservation Plan. Other project sponsors include the Adams County Planning Commission, the Adams County Conservation District, the York County Planning Commission, and the York County Conservation District. The Plan is available online at <http://www.pecpa.org/conewago>.

- The water body of Lake Meade was formed by the obstruction of Mud Run by a private developer to create a focal point for this residential community. The 300-acre lake has six miles of shoreline and a depth of 30 feet. This relatively large water body attracts birds to region, including eagles recently sighted at lake.
- A total of 9% of the region is classified by the Federal Emergency Management Agency (FEMA) as floodplain (Table 2) (Map 7), according to 2009 FEMA floodplain mapping. Nearly surrounded by the Conewago and Beaver Creeks, East Berlin has a relatively large floodplain acreage (73 acres) for its size. Over half of the floodplain acres in the region are located in Reading Township, due in part to Lake Meade's classification as a floodplain. Similarly, the reservoirs in Oxford Township are classified as floodplains. New Oxford borough is the only municipality with no floodplain. Due to the common and natural occurrence of flooding, floodplains are considered a constraint to development. The Conewago Creek has experienced

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severe flooding in the past, i.e. following Hurricane Agnes in 1972. Since then, FEMA floodplain maps have been updated to reflect the impacts of additional development on stormwater generation and concentration and modernized from paper to digital formats for data sharing and analysis. The 2009 FEMA floodplain delineations in the Eastern Adams County region did not make any substantial changes to the previous 1996 floodplain delineations.

- According to the National Wetlands Inventory, wetlands scattered throughout the region vary from less than an acre to over 50 acres in size (Map 7). A total of 3% of the region is classified as wetland (Table 2). Riverine or river-based wetlands are located along Conewago Creek and its floodplains, while Freshwater Emergent and Freshwater Forested Shrub wetlands, including some farm ponds, are found in upland locations. The two most significant wetland areas in the region are located along Conewago Creek and in northeastern Reading Township near Red Run. Due to their function in flood control, water filtration, groundwater recharge, water supply, and wildlife habitat, wetlands are considered a constraint to development. Their protection is regulated by state and federal law.
- The Natural Areas Inventory (NAI) of Adams County, prepared by the Nature Conservancy, identifies sensitive habitats of county and state significance and recommends management techniques. Two of the three sites in the region, both located in Reading Township, have threatened or endangered plants and/or animals: Conewago Creek and King's Pasture (Excerpt 1). The third site is Green Ridge Bend, located in Hamilton Township. The acreages are shown in Table 2. There are no specific NAI designated sites in the region's boroughs, however, every municipality in the region has sensitive land. This includes woodlands, steep slopes, floodplains and wetlands. Just over 23% of the land in East Berlin is sensitive, in large part because of the floodplain and wetland area in the borough. Each of the townships is nearly 30% environmentally sensitive, and nearly 30% of the total region is considered sensitive land.
- Few resources are protected as public lands in the Eastern Adams County region. There are no federal lands, state parks, or state forests in the region. A few acres of State Game Lands No. 249 is located in Reading Township. The county owns no land for the purpose of resources protection in this region and only two of the municipal parks encompass natural areas. The expanded East Berlin Park will include an area along the Conewago Creek. East Berlin Borough also owns a wooded tract on the south end of the Borough, though it is not actively used for recreation at this time.
- Land conservation efforts are active in the Eastern Adams County region (Table 3 and Map 8). The Land Conservancy of Adams County is a member-supported nonprofit land trust with the mission of preserving the rural lands and character of Adams County. Formed in 1994, the conservancy now holds 93 conservation easements covering nearly 5,800 acres.⁴ It holds easements in nearly every municipality in the county, including 4 properties in Reading and Hamilton Townships. Thus, one percent of the region is held in conservation easements. Additionally, the Adams County Agricultural Land Preservation Program holds farmland easements in the same two municipalities; 6% of region has been preserved as farmland. Agricultural Security Areas (ASAs) cover 31% of the region and represent short-term land

⁴ Land Conservancy of Adams County website - lcacnet.org, 6-2-2009

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conservation. All three of the townships in the region have ASAs. A small area in the northern part of Reading Township is protected as state game land (SGL#249). Furthermore, 21,670 acres, or 65% of the region, are enrolled in the Act 319 Clean and Green Program, which allows owners of agricultural, agricultural reserve or forest reserve land to apply for preferential assessment of their land. If the application is approved, the land receives an assessment based upon its use value, rather than its market value. The vast majority of ASA parcels are simultaneously enrolled in the Clean and Green program. Many other parcels in the townships have enrolled in the program without application as an Agricultural Security Area.

- The majority of the natural resources in the region are held in private ownership; waterways, though not water bodies, are the primary exception. Locally determined protection of these resources is regulated and enforced by municipal zoning ordinances in each municipality. Adams County has designated Growth Areas to accommodate future development in planned locations while striving to protect natural resources in rural areas (Excerpt 2). The boroughs in the region, the adjacent land around them, and several crossroad villages in the townships are Designated Growth Areas (Excerpt 2).

Table 1: Geologic Formations

Geologic Formation	Abbotstown	East Berlin	New Oxford	Hamilton	Oxford	Reading	EAC Region	% of Region	Median Groundwater Yield (gallons/minute)
Antietam Formation – quartzite	0	0	0	0	77	0	77	0%	20
Diabase – dark crystalline rocks	0	0	0	0	0	7,103	7,103	21%	5
Gettysburg Formation – red sedimentary	0	0	0	959	0	8,992	9,951	30%	66
Kinzers Formation – limestone	0	0	0	0	540	0	540	2%	30
Ledger Formation – dolomite	0	0	0	0	676	0	676	2%	100
New Oxford Formation – red sedimentary	354	462	396	7,761	4,560	1,027	14,560	44%	14
Vintage Formation – dolomite	0	0	0	0	366	0	366	1%	30
Total Acres	354	462	396	8,720	6,219	17,122	33,273	100%	N/A

Source: Adams County

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Table 2: Sensitive Natural Resources

	Abbotstown	East Berlin	New Oxford	Hamilton	Oxford	Reading	EAC Region	% of Region
Forest Cover	43	60	30	2,008	1,468	4,046	7,655	23%
Wetlands	2	20	5	209	195	617*	1,048	3%
Floodplains	19	73	0	868	435	1,552	2,947	9%
Natural Areas Inventory Sites	0	0	0	50	51	240	341	1%
Steep Slopes (15% and greater)	1	0	0	124	157	329	611	2%
Agricultural Soils**	248	288	191	6,869	3,558	12,261	23,415	70%
Total Acres of Sensitive Resources	58	108	31	2,396	1,791	5,090	9,474	28.5%
Percent of Total land	16.4%	23.4%	7.8%	27.5%	28.8%	29.7%		

Source: Adams County

* The wetland acreage in Reading Township includes Lake Meade, which encompasses 141 acres.

**Agricultural Soils includes those classified by NRCS as Prime Farmland or Farmland of Statewide importance.

Table 3: Protected Land as of May 27, 2009

	Abbotstown	East Berlin	New Oxford	Hamilton	Oxford	Reading	EAC Region	% of Region
Preserved Farms (acres)	0	0	0	699	0	1,260	1,959	6%
Conservation Easements held by the Land Conservancy of Adams County	0	0	0	18	0	327	345	1%
Agricultural Security Areas (acres)	0	0	0	3,405	910	5,840	10,155	31%
Parcels enrolled in Clean and Green for tax benefits	10	0	0	6,115	2,011	13,534	21,670	65%

Source: Adams County

Excerpt 1: Natural Areas Inventory, The Nature Conservancy, 2002.

CONEWAGO CREEK/NEWCHESTER/SA509 (Reading & Straban Twps.) - An animal species that has been recommended for PA-Endangered status was discovered at this site in 1995. The stream flows over a series of cobbles and low ledges and supports common animals such as crayfish, freshwater clam (*Pisidium*), caddisflies, and several species of fish. Native plants such as lizard's tail (*Saururus cernuus*), rice cut-grass (*Leersia oryzoides*), box-elder (*Acer negundo*), pin oak, sycamore, and elm line the stream edges. Clean flowing water is important for the survival of **SP509**. Maintaining woodland buffers along the stream to minimize sedimentation and nutrient loading can help to protect both the rare animal (**SP509**) as well as the fisheries here.

SP501, SP506, SP507, & SP508 (Reading Twp.) - "King's Pasture" - This abandoned marshy pasture has a very diverse herbaceous flora. Wetter areas of the site are dominated by grasses, sedges, skunk cabbage (*Symplocarpus foetidus*), and sensitive fern (*Onoclea sensibilis*). Woody species such as eastern red cedar (*Juniperus virginiana*), silky dogwood (*Cornus amomum*), American elm (*Ulmus americana*),

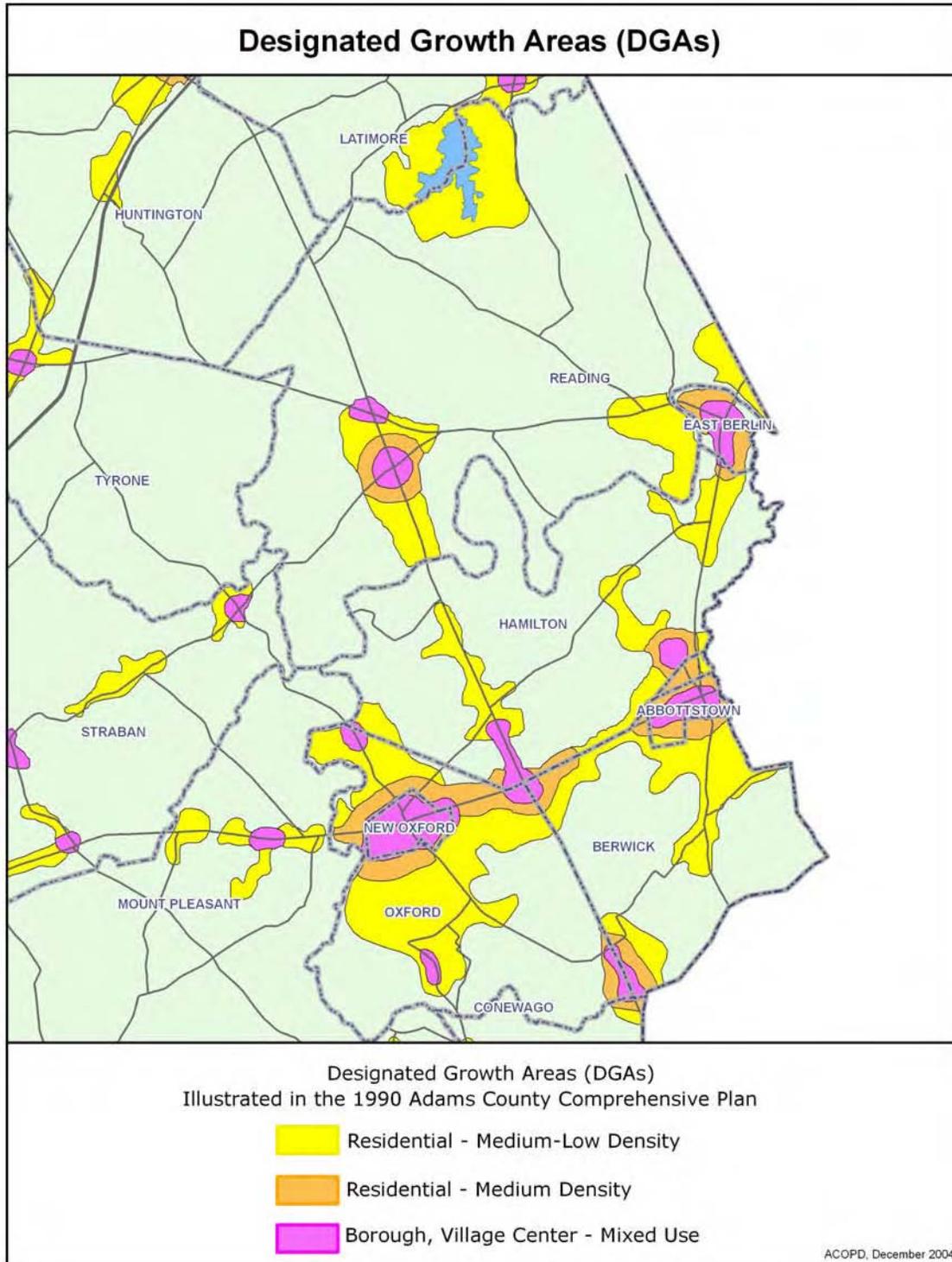
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and boxelder occur primarily in adjacent hedge rows though there is some scattered encroachment into the open wetland. Four species of special concern are found here. In 1992 several hundred stems of **SP506** were observed in the marshy areas, along with more than a hundred stems of PA-threatened plant, **SP507**. The wet meadow also supports a fair population of **SP508** and a poor population of **SP501**, a PA-Endangered plant. Although this site has received drainage manipulation in the past further alteration of its hydrology could decrease the diversity of wetland species and lead to the decline of these species of special concern.

GREEN RIDGE BEND (Hamilton Twp.) is a Locally Significant site along Conewago Creek that supports a diverse flora and fauna. The steep wooded slopes are dominated by chestnut oak, white oak, and flowering dogwood on the drier sections, and hemlock and sugar maple on the more mesic, north-facing slope. Rock outcrops support plants that are relatively uncommon in the county including rusty woodsia fern (*Woodsia ilvensis*), wild pink (*Silene carolina*), and others. The stream supports a diversity of freshwater mussels and fish. Great blue herons and osprey were also observed at the site. Maintaining a wooded buffer on both sides of the stream helps to maintain water quality for the benefit of both the fisheries and the shellfish here; the woodlands help to reduce run-off and siltation and the shade keeps water temperatures cool.

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Excerpt 2: Designated Growth Areas Map, Analysis of Designated Growth Areas, Adams County Comprehensive Plan, 1990.



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Historic and Cultural Resources Profile

Knowledge of historic and cultural resources increases our understanding and appreciation of the community's heritage, helps develop a local sense of place, and strengthens the overall quality of life in the community. Historic resources comprise the prehistoric and historic districts, sites, structures, artifacts, and other physical evidence of the past, while cultural resources include the organizations and events that celebrate the history, traditions, and values considered important by a community. Data from the Pennsylvania Historical and Museum Commission was compiled, in conjunction with analysis from previous resource planning studies done locally, to characterize the historic and cultural resources in the Eastern Adams County region.

Findings of the Data

- Until the early 1700s, Adams County's human inhabitants were transient Native Americans who fished in streams, hunted deer, bear and other small game in the native forest, and at times engaged in trade with each other. Conewago Creek gets its name from the Lenape, "meaning at the rapids."
- The first European settlers to the region were frontiersmen of German and Scotch-Irish origin who arrived in 1734.⁵ They settled and began to clear the forest between present day Littlestown and Hanover. Specifically, Hamilton, Oxford and Berwick Townships were settled by an ethnic mix of Abbotts, Wolfs, Shollases, Bittingsers, Hulls, and Potters (family names). Many of the place and road names in the region reflect the early settlers' legacy.
 - Abbottstown is named for its founder John Abbott.
 - East Berlin was founded by John Frankenberger, who in 1764 laid out a town with 85 lots, one main street, 4 cross streets and five alleys and named it "Berlin," after his native town in Prussia. "East" was added to the name in 1827 when the town post office was established to distinguish it from another Berlin in Somerset County.⁶
 - New Oxford was laid out by Henry Kuhn in 1792 as "Oxford Town"; "New" was added to make a distinction from the town of Oxford in Chester County.⁷
 - Adams County was named to honor John Adams President of the United States in 1800, the year of the county's establishment.
- The municipalities were formally organized in the early 1800s, as shown in Table 1.
- The Battle of Gettysburg (July 1-3, 1863) was the battle with the largest number of casualties of the Civil War—between 46,000 and 51,000. The Battle of Gettysburg, coupled with the Battle of Vicksburg, is often described as the major turning point of the Civil War because it is here that the Union defeated the Confederates in their first major victory, and the Confederates attempted no more strategic offensives. Some of the roadways in the County, particularly Route 30 and Route 234/394, were used by Confederate troops moving between York and Gettysburg prior to the battles. That November, President Lincoln's train passed through New Oxford and Oxford Townships on his way to deliver the Gettysburg Address. He used the dedication ceremony for the Gettysburg National Cemetery to honor the fallen and redefine the purpose of the war in his

⁵ 1990 Adams County Comprehensive Plan

⁶ Eastberlinboro.com

⁷ Newoxford.org

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historic Gettysburg Address.⁸ Gettysburg and the surrounding region hold much rich history, numerous museums (America Military Museum, the National Civil War Wax Museum, the Lincoln Train Museum, and the Soldiers National Museum) and many fascinating stories that attract thousands of tourists to the County every year.

- The historic Lincoln Way (Route 30) was the first paved transcontinental highway in the United States and the first national memorial to President Lincoln (Excerpt 2). Conceived in 1912 and officially dedicated in October 1913, construction of the improved concrete roadway in Adams County was completed in the early 1920s. The highway stretches from Times Square in New York City to Lincoln Park in San Francisco. Along the way, it passes through Abbottstown and New Oxford as well as Hamilton and Oxford Townships. An original Lincoln Highway stone marker remains in the square of New Oxford, and an antique gas pump at Aero Energy in New Oxford. Both are interpreted through heritage sign boards. Another sign board with audio is located at the Altland House Restaurant in Abbottstown. In 1995, former Governor Tom Ridge designated a 200-mile, six-county stretch of the Lincoln Highway in south-central Pennsylvania as an official heritage area, with the intent of increasing economic development through tourism.⁹ Abbottstown is the formal Eastern Gateway to the Lincoln Highway Heritage Park. Stretches of the Lincoln Highway have been re-signed with the old red, white, and blue striped shields with the large blue "L" on them. For a nominal fee of \$30, an individual can "adopt" one of these signs to be placed somewhere along the original Lincoln Highway within the corridor.¹⁰
- The same titled Lincoln Highway Heritage Corridor (LHHC) is a non-profit organization that works to preserve the history of the Lincoln Highway. The mission of the LHHC is to identify, conserve, promote and interpret the cultural, historic, natural, recreational, and economic resources along the Lincoln Highway in Westmoreland, Somerset, Bedford, Fulton, Franklin, and Adams counties, Pennsylvania. The LHHC has created driving guides, formed a "Friends of the Lincoln Highway" program, and created a Lincoln Highway museum in Ligonier, PA. It has also invited local artists to paint large murals depicting historic scenes along the highway on large easily visible blank walls, such as the mural of the Abbottstown square on the Abbottstown Fire Hall.¹¹ As documented in a 2000 study, the LHHC would like to interpret the highway and its history in the Abbottstown and New Oxford squares and is willing to coordinate interpretative events in those communities.¹²
- Other significant persons to pass through the region include Mira Lloyd Dock. She led the City Beautiful movement in Harrisburg, PA, studied botany, chemistry and geology at the University of Michigan, and was the first woman to be appointed to the State Forest Reservation Commission—in fact, the first woman to be appointed to any government post in the Commonwealth. After only two months of service, she moved to authorize the contract for the purchase of the Caledonia Mining and Manufacturing Company land in Franklin and Adams Counties for \$3.50 per acre, including an old brick hotel and its buildings. Her City Beautiful philosophy carried into her forestry work, as she introduced a resolution to instruct the foresters and forest rangers to see to it that all brooks and springs within the State Forest Reserves be kept free from garbage and refuse of

⁸ Wikipedia.com, accessed June 29, 2009

⁹ Lincoln Highway Heritage Corridor website, www.lhhc.org, Accessed June 29, 2009.

¹⁰ Pennsylvania Highways website, www.pahighways.com, accessed June 29, 2009.

¹¹ Lincoln Highway Heritage Corridor website, www.lhhc.org, Accessed June 15, 2009.

¹² Special Purpose Study: Linking Adams County to the Lincoln Highway Heritage Corridor, July 2000.

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any kind whatsoever. After serving the Commission for twelve years, she stepped down and helped to found the Pennsylvania State Forest Academy at Mont Alto, where she taught until 1929.

- Two historic resources in the region are nationally recognized for their historic significance. The East Berlin Historic District and the John Abbott house in Abbottstown are listed on the National Register of Historic Places (Table 2 and Map 9). The East Berlin Historic District includes several blocks of the borough. The buildings in the district are primarily Georgian, Late Victorian and Federal style buildings. The John Abbott house, a weatherboard and stone home built in 1740, was where the founder of Abbottstown resided.
- Eleven additional resources in the Eastern Adams County region are eligible for listing on the National Register of Historic Places (Table 2 and Map 9). By far, the predominant historic resource type is the nineteenth-century agricultural farmstead. Other historic resource types – mills, schoolhouses, churches, blacksmith shops, etc. – tend to be related to the peak development of the late-nineteenth-century farm economy in the region.⁵
- In the region, there are 26 historic resources deemed ineligible for the National Register and 558 resources that are undetermined (Table 3). Resources are deemed undetermined because the property owner has not had them inspected for eligibility on the National Register. For the most part, these resources are buildings or farmsteads. The oldest is an unnamed site built in 1600 in Oxford Township and the most recent is the Election House on Mill Road in Hamilton Township, built in 1909. Abbottstown, New Oxford and perhaps Hampton each have individual resources or clusters of resources that may meet the eligibility criteria for listing on the National Register of Historic Places. Some resources demonstrate historic character through architectural styles, visible or hidden under layers of clapboard and siding (Excerpt 3), while the value of others lies in the historic use or events that occurred there. Further investigation is needed to determine their local, state or national significance, their eligibility for the National Register, and/or their prioritization for historic preservation activities.
- There are two historic bridges in the Eastern Adams County region.
 - John's Burnt Mill Bridge, also known as Camelback Bridge and historically as Adams County Bridge No. 56, is one of two remaining stone arch bridges in Adams County. The bridge was built in 1820 to carry Storms Store Road (Township Road 428) over the South Conewago Creek between Mount Pleasant and Oxford Townships and was listed on the National Register of Historic Places in 1972. The bridge was rehabilitated in 2005-2006 by the Adams County Commissioners for which they received an Outstanding Rehabilitated Bridge award by the Association for Bridge Construction, Susquehanna Chapter.¹³
 - Kuhn's Fording Covered Bridge was built in 1897 spanning the Conewago Creek on Township Road 552 between Hamilton and Reading Townships. The bridge span stood at its original site until September 1975 when it was knocked from its piers by a mobile home carried downstream by flood waters caused by Hurricane Eloise. After seven years of attempts to fund restoration, relocate the bridge for restoration, or donate the bridge to an interested museum, the bridge was given to Lancaster County.¹⁴ The abutments remain.

¹³ "Bridge rehab wins engineering award," Gettysburg Times, Wednesday, May 3, 2006

¹⁴ Kuhn's Fording Bridge, Historic American Engineering Record, HAER No. PA-68.

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- There are also vestiges of railroads and trolley lines in this region. The most visible is the railroad connection between East Berlin and Abbottstown, now informally used as a rail trail by local residents, and the freight station, still standing in East Berlin.
- The Eastern Adams County municipalities have no ordinances regarding historic resources or their preservation. New Oxford citizens formed a historical society in 2008. The group was created out of a mutual desire to learn about the history of New Oxford. They work to preserve historical documents and articles that tell the town’s history and collect oral histories of older residents in the town. East Berlin is the other municipality in the region with a historical society. The East Berlin Historical Preservation Society is dedicated to historic resource preservation. This volunteer organization maintains five historic buildings in East Berlin, including Swigart’s Mill (1794), an 1832 log house, the Liberty #1 engine house (1892), the Church Schoolhouse and Red Men’s Hall. The society sponsors several annual events to raise funds for the maintenance of these properties. Events include the Historic East Berlin Antique Show, the Town and Country Christmas House Tour, and Colonial Day, a festival featuring craftspeople who work "in the olde way", a parade of the Army’s Old Guard Fife and Drum Corps, and lots of food, fun and shopping. A new education program shares the history and character of East Berlin with children from neighboring school districts and other interested groups. In addition, the Abbottstown Beautification Committee and the New Oxford Community Revitalization Committee have both taken an interest in local historic preservation as part of their missions.
- The Adams County Historical Society is a volunteer organization that is dedicated to preserving and sharing that history of the county. It is located in Gettysburg (Excerpt 2).
- Historic Gettysburg-Adams County, Inc. is a countywide volunteer organization that “spearheads and coordinates efforts to preserve and restore the historic heritage of Adams County's townships and boroughs.” Its mission is to foster and participate in the preservation, interpretation and welfare of the historic, architectural, scenic and culturally significant areas, districts, sites, structures, objects, and activities, and townscapes of the Borough of Gettysburg and Adams County, the Gettysburg National Cemetery and the Eisenhower National Historic Site, and to encourage their appreciation by the general public. HGAC has created an Adams County Barn Registry that is used to inventory and recognize historic barns within Adams County. In addition, HGAC holds an architectural salvage warehouse on certain Saturdays throughout the year. The warehouse allows the public to purchase architectural materials that have been salvaged from demolished or remodeled buildings.
- As a result of numerous antique shops along the Lincoln Highway, New Oxford is known as “The Antique Capitol of South Central PA”.

Table 1: Municipal Founding Dates

Municipality	Year of Formation	Year of Incorporation
Abbottstown		1835
East Berlin		1879
Hamilton	1810	1810
New Oxford		1874
Oxford	1847	1847
Reading	1746	Settled 1749, incorporated before 1800

Source: A History of Adams County 1700-1990, Robert L. Bloom, 1992.

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Excerpt 1: The Lincoln Highway Story¹⁵

In 1913, the automobile was still in its infancy. Those that had cars found road conditions were unsuitable for driving. City streets were often paved, but rural roads were primarily dirt tracks connecting farmlands. A group of visionary businessmen from the automotive industry led by Henry B. Joy and Carl Fisher, formed the Lincoln Highway Association (LHA). The LHA successfully spearheaded the creation of a publicly-funded road that stretched from New York City, NY to San Francisco, CA. The road would be the first transcontinental highway. The LHA engaged in very little actual road building, but it did fire the public's imagination and soon their project was under way. When it was complete, it stretched 3,389 miles.

In Pennsylvania, much of the Lincoln Highway was constructed by improving and linking up pre-existing roads, including the early turnpikes, like the Chambersburg and Bedford Turnpike and Forbes Road. It was a focal point of the Good Roads Movement, which would ultimately lead to the development of decent highways all over the nation.

The creation of the highway had a significant impact on how people traveled. No longer were they held to the schedules of railroads. Instead, more and more people chose to tour America by driving the Lincoln Highway. As automobiling became more popular, the face of the roadside changed. Filling stations, tourist cabins, motor courts, and restaurants lined the Lincoln Highway to service travelers. As competition for the travelers' business increased, entrepreneurs became creative in their attempts to solicit customers. They built unique structures, like the giant Coffee Pot in Bedford PA, in which to run their businesses.

The Lincoln Highway was also crucial to the development of commercial traffic. During World War I, railroads were unable to handle the amount of freight being sent to the eastern seaboard ports. The favored alternative to the railroad was the use of truck convoys over the Lincoln Highway. By 1925, the transcontinental route was completed. However, in that year, the United States instituted a system of numbered highways and eliminated name designations. In Pennsylvania, the Lincoln Highway became Route 30. In 1928, Boy Scouts from across the country erected concrete markers along the route, some of which still remain today, in order to preserve the identity of the Lincoln Highway.

Excerpt 2: Adams County Historical Society History

The first Adams County Historical Society was organized in 1888 and operated for almost one year. A second society was organized in 1934 and ceased to function when its president died two years later. The third and present society began meeting in 1939. A charter of incorporation was secured the following year. The county commissioners offered some space in the basement of the courthouse, which the officers used to create a library, archives, and museum. The Society now has its headquarters and museum located in Schmucker Hall or "Old Dorm" on the campus of the Lutheran Theological Seminary in Gettysburg and offers twenty-one hours of public operation utilizing paid and volunteer staff to serve researchers and visitors.¹⁶

¹⁵ Lincoln Highway Heritage Corridor website, www.lhhc.org, Accessed June 29, 2009.

¹⁶ Adams County Historical Society website, www.achs-pa.org, Accessed June 15, 2009.

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Table 2: Listed and Eligible Historic Resources as of June 15, 2009

Municipality	Address	Historic Name	National Register Status	Resource Category	Material	Date Built
Abbottstown Borough		Abbott, John, House	Listed	Building	Log/Stone/Brick/ Weatherboard	1740
East Berlin Borough		East Berlin Historic District	Listed	District	Log/Stone/Brownstone/ Sandstone/Weatherboard/ Brick	
Hamilton Township	6298 York Rd.	Miller, Daniel, Farmstead	Eligible	Building		1836
Hamilton Township	6370 York Rd.	Long, George, Farmstead	Eligible			1836
Reading Township	Wolf Rd.	Mark House	Eligible	Building	Stone	
Reading Township	Germany Rd.	Eden Farms	Eligible	Building	Sandstone/ Brownstone	
Reading Township	Hoover School Rd.	Weigand Farm	Eligible	Building	Sandstone/ Brownstone	
Reading Township	560 Hoover School Rd.	Dissinger House	Eligible		Brick	1836
Reading Township	Possom Hollow Rd.	Spahr Farm	Eligible	Building	Brick	1836
Reading Township		Sebright Farm	Eligible	District	Brick	1836
New Oxford Borough	W High St.	West High Street Bridge	Eligible	Structure	Stone	1900
New Oxford Borough	101 Berlin Rd.	New Oxford School	Eligible	Building		
Hamilton Township	York Rd.	Mile Marker, York- Gettysburg Turnpike	Eligible	Object		1819

Source: PHMC Cultural Resources Geographic Information System.

Excerpt 3: Lincoln Highway Special Purpose Study

One of Abbottstown's most significant features is the large concentration of log homes located within the borough. Unfortunately, only those knowledgeable of the region's history and architecture are currently able to appreciate this fact, as most buildings are clad with clapboards or other forms of sheathing. Without proper interpretation, this important facet of the community's history will continue to remain largely unrecognized.¹⁷

¹⁷ Special Purpose Study: Linking Adams County to the Lincoln Highway Heritage Corridor, July 2000.

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Table 3: Historic Resources of Undetermined Significance, as of June 15, 2009

Municipality	Historic Name	Resource Category	Resources Dates	Number of Resources of Undetermined Significance
Abbottstown	Wolf, Frederick, House 14 unnamed	Building – 1 Unknown - 14	1700s – 3 1800s - 12	15
East Berlin	Church School House Swigart/Jacobs Farmstead Studebaker, David, House 4 unnamed	Building – 3 Unknown – 4	1700s – 3 1800s – 3 Unknown – 1	7
Hamilton	Seven Hundred School Shady Maple Farm Pine Run School Pine Run Farm Tamarack Green Ridge School Mummerts Church Pleasant View Election House Breezie Acre Diamond Stables 111 unnamed	All Unknown	1700s – 4 1800s – 111 1900s – 7 Unknown – 1	122
New Oxford	Kuhn Gilbert Building 11 unnamed	Building – 2 Unknown – 10	1800s – 10 Unknown – 2	12
Oxford	Eden Farms Golden Horse Shoe Farm Church of God Robel Acres Clearview School Voorhees Property Brookside Farm Blue Ribbon Acres Red Hill School Adams Property 156 unnamed	All Unknown	1600s – 1 1700s – 4 1800s – 125 1900s – 34 Unknown – 2	166
Reading	1 – Clear View Farm 2 – Former Emanuel Reformed Church 3 – Borough Building of East Berlin 4 – Baker School 5 – Pleasant Vue Farm 6 – Hampton General Store 7 – Apostolic Church 8 – Morning Hour Brethren In Christ Church 9 – Pheasant Hill Farm 10 – Hoover School 11 – Mummert Farms 12 – Victory Schools 13 – Stauggers School 14 – Mummert Farms 15 – Neeley Cemetary 16 – Saint John's Lutheran School 17 – Baker's Watering Trough 219 unnamed	Building – 2 Unknown – 234	1700s – 8 1800s – 219 1900s – 9	236

Source: PHMC Cultural Resources Geographic Information System.

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Transportation Profile

The transportation system is critical to local circulation as well as travel for commerce, commuting, and tourism. This profile presents an understanding the location of transportation facilities for the most common modes of travel, their function and role in commerce, commuting, and tourism, their connectivity and needs for improvement as system, and planned improvements. Data were compiled from Adams County and PennDOT.

Findings of the Data

- There are sidewalks and crosswalks in the region's boroughs but the networks don't extend beyond borough borders. Some of the housing developments in the townships have sidewalks, but they are not connected to any larger, multi-municipal network. The sidewalks that do exist are not as functional as they could be because of the lack of connections between the local systems. This discourages walking as a means of transportation and promotes driving, even to destinations that are within walking distance. Only 2.5% of residents in the region walk to work (Table 1).
- There is a lack of bike lanes on the region's roads. Without a good network, inexperienced riders feel intimidated on riding roadways and as a result, less than 0.1% of residents bike to work (Table 1). For the less intimidated rider, the states longest bike route, Route S, runs 435 miles from Washington County (east of Wheeling, WV) to Washington Crossing Military Park on the Delaware River in Bucks County, and skirts the metropolitan areas of Pittsburgh, York, Lancaster, and Philadelphia. This route runs along PA 234 and goes through East Berlin (Map 12). Gradually the Route 234 Corridor is being improved for long distance cycling. The new bridge at the East Berlin/York County Line will be constructed with sidewalks and paved shoulders.
- In some locations, such as the Lake Meade community, low volume roads accommodate walkers and bicyclists. Some roads are signed to advise drivers to share the road. Following a serious crash, Lake Meade Drive was widened to more safely accommodate pedestrians and cyclists.
- The Adams County Transit Authority is the only transit provider in the county. It operates a non-profit shared ride bus service that provides transportation through Senior Shared Ride, Persons with Disabilities, Medical Assistance Transportation, Mental Health/Mental Retardation, and the Human Services Development Fund. These are state supported transportation programs. There are six cab companies operating in Adams County. Only 0.2% of the citizens in the region take transit to work (Table 1).
- There are no airports in the region. The closest airport is the York Airport (6 miles from Abbottstown), which has two runways and operates an average of 139 flights per day of mostly local general aviation. The Gettysburg and Hanover Airports are considered local to the region. Each has two runways and serves local flyers, averaging 26 and 39 flights per week, respectively.¹⁸ The Gettysburg Airport has been acquired by Susquehanna Area Regional Airport Authority (SARAA), which has announced plans to improve the facility. The Harrisburg International Airport (48 miles from Abbottstown) and the Hagerstown Regional Airport (52 miles from Abbottstown) are the two closest commercial airports with scheduled service.

¹⁸ Airnav.com, Accessed June 16, 2009

Transportation Profile

- The former East Berlin Railroad ran from East Berlin to Abbottstown to New Oxford and possibly to points south. The most visible section lies between East Berlin and Abbottstown.
- The sole operating rail line is a CSX freight rail line that runs through the region from the southwest corner of the county near Hanover to the Maryland line in the southwest corner of the county. Within Eastern Adams, the CSX line passes through Oxford Township and New Oxford Borough.
- The dominant transportation network in the region and the county is the roadway network. It is a well connected network. Some of the main routes date back to Indian paths and frontier roads. This old developed network has been filled in to create the pattern of today's roadway and development patterns, and has led to the auto dependent lifestyle of America. The vast majority of the region's residents (84%) drive alone to work and 10% carpool to work (Table 1).
- The heaviest traveled road in the region is Route 30, which carries 14,000 - 16,000 vehicles per day, followed by Route 94, which carries 9,000 - 14,000 vehicles per day (Table 2).
- The most common commute time in the region is between 15 and 29 minutes (40.9%) and the second most common is less than 15 minutes (24.1%). This is linked to fact that 24.8% of the regions residents work in the region. It takes 7.1% of residents over an hour to get to work. Oxford Township has the largest percentage of residents with long commute times. This is due to the fact that Oxford Township also has the highest percentage in the region, of residents (77.5%) that commute out of the area for work. New Oxford borough has the largest percentage of residents with short commutes (Table 3). This is due to the fact that New Oxford Borough also has the highest percentage in the region, of residents (33.2%) that work locally.
- Table 4 and Map 10 show the functional classifications for state roadways in the region. The four major roads in the region, in terms of function, are Routes 30, 94, 194, and 234. Route 30 and Route 94 south of Route 30 are the only principal arterials¹⁹ in the region. Route 94 north of Route 30, Route 194 and Route 234 are minor arterials. "Local roads" under the federal functional classification system are state-owned roads serving local traffic patterns.
- A Travel Demand Model (TDM) was developed by Adams County as part of an update to the Transportation Element of the County Comprehensive Plan and the preparation of a Long Range Transportation Plan for the Adams County Transportation Planning Organization (ACTPO). The TDM developed traffic projections by region for 2010-2035.
 - The East Region includes Abbottstown and New Oxford Boroughs, and Oxford and Hamilton Townships. Annual average daily traffic increases of 1.9-2.1% are projected with a cumulative effect of a 49-53% increase from 2010 to 2035.

¹⁹ Principal arterials serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel. Minor arterials link cities and larger towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and intercounty service. FHWA Functional Classification Guidelines, http://www.fhwa.dot.gov/planning/fcsec2_1.htm, accessed July 7, 2009.

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- The Northeast Region includes East Berlin Borough and Reading Township. Annual average daily traffic increases of 2.6-2.7% are projected with a cumulative effect of a 65-68% increase from 2010 to 2035.
- ACTPO also projected congested areas based on project traffic volume and roadway capacity. The traffic model projects:
 - Route 234 (West King Street) in East Berlin Borough will be just under capacity (volume/capacity ration of 0.9) by 2035.
 - Route 94 between Route 30 (Cross Keys) and Hanover Borough will be at capacity by 2020 and over capacity by 2035.
 - Route 30 through and west of Abbottstown Borough will be over capacity by 2035.
 - Route 30 from Route 94 (Cross Keys) west through New Oxford and Oxford will be over capacity (v/c ratio of 1.1) by 2010.
- Projects to be listed in the ACTPO Long Range Transportation Plan, 2010-2035 are currently being finalized. Candidate projects in the Eastern Adams County region include:
 - Adams County East-West Mobility Study
 - Route 30 and Hanover Street intersection (New Oxford)
 - Route 94 and Route 294 intersection (Hampton Village)
 - Route 94/Berlin Road/Pine Run Road intersection (Hamilton)
 - Route 30 and Route 94 intersection (Oxford, Hamilton)
 - Hunterstown-Hampton Road bridge (Reading)
- Table 4 shows the locally owned bridges in the region. There are a total of 13 locally owned bridges, 7 of which are either structurally deficient or functionally obsolete.
- There are six state owned bridges in the region. All are structurally deficient and four are functionally obsolete (Table 5). The bridge in East Berlin and the bridge in Reading Township on Harrisburg Street are currently being reconstructed. The Abbottstown bridge is on the 2009-2012 TIP for preliminary engineering.

Transportation Profile

Table 1: Journey to Work Mode Choice, 2000

Geography	Abbottstown	East Berlin	Hamilton	New Oxford	Oxford	Reading	EAC Region
Total Workers (age 16 and above)	504	672	1,115	831	2,142	2,727	7,991
Single Occupant car, truck or van	421 (84%)	552 (82%)	946 (85%)	636 (77%)	1,778 (83%)	2,348 (86%)	6,681 (84%)
Carpool	61 (12%)	83 (12%)	108 (10%)	70 (8%)	265 (12%)	213 (8%)	800 (10%)
Transit	2 (.4%)	0 (0%)	4 (.3%)	8 (1%)	0 (0%)	0 (0%)	14 (.2%)
Motorcycle	2 (.4%)	0 (0%)	2 (.2%)	0 (0%)	0 (0%)	0 (0%)	4 (<0.1%)
Bicycle	0 (0%)	0 (0%)	0 (0%)	1 (.1%)	0 (0%)	0 (0%)	1 (<0.1%)
Walked	13 (2%)	22 (3%)	15 (1%)	85 (10%)	18 (.8%)	46 (2%)	199 (2.5%)
Other means	0 (0%)	3 (.4%)	1 (<0.1%)	11 (1%)	30 (1%)	18 (.7%)	63 (.8%)
Worked at Home	5 (1%)	12 (2%)	39 (3%)	20 (2%)	51 (2%)	102 (4%)	229 (2.9%)

Table 2: Traffic Volumes, 2007

Geography	Roadway	AADT (2007)
Abbottstown borough	Route 30 (King Street)	13,000
East Berlin borough	Route 234 (King Street)	8,900
Hamilton township	Route 94 (Carlisle Pike)	11,000
	Route 30 (York Road)	14,000
New Oxford borough	Route 194	6,800
	Route 30(Lincoln Way West)	14,000
Oxford township	Route 30 (York Road)	16,000
	Hanover Street	7,900
	Irishtown Road	3,600
Reading township	Route 94 (Carlisle Pike)	11,000
	Lake Meade Road	1,300
	Route 234 (East Berlin Road)	4,800

Source: PennDOT 2007 Traffic Volume Map

Transportation Profile

Table 3: Travel Time to Work, 2000

Geography	Abbottstown borough	East Berlin borough	Hamilton township	New Oxford borough	Oxford township	Reading township	Total
Total Commuters	499	660	1,076	811	2,091	2,625	7,762
Less than 15 min	178	150	299	336	646	264	1,873
% of total	35.7	22.7	27.8	41.4	30.9	10.1	24.1
15 to 29 min	173	249	442	326	842	1,144	3,176
% of total	34.7	37.7	41.1	40.2	40.3	43.6	40.9
30 to 44 min	82	169	171	64	248	741	1,475
% of total	16.4	25.6	15.9	7.9	11.9	28.2	19.0
45 to 59 min	20	66	92	53	150	305	686
% of total	4.0	10.0	8.6	6.5	7.2	11.6	8.8
60 to 89 min	24	15	39	13	97	50	238
% of total	4.8	2.3	3.6	1.6	4.6	1.9	3.1
90 or more min	22	11	33	19	108	121	314
% of total	4.4	1.7	3.1	2.3	5.2	4.6	4.0

Source: US Census Bureau

Transportation Profile

Table 4: Functional Classification

Street Name	Street Type	Ownership	Functional Classification
CARLISLE	Pike	State	Other Principal Arterial
KING	Street	State	Other Principal Arterial
LINCOLNWAY		State	Other Principal Arterial
YORK	Road	State	Other Principal Arterial
ABBOTTSTOWN	Street	State	Minor Arterial
CARLISLE	Pike	State	Minor Arterial
EAST BERLIN	Road	State	Minor Arterial
HARRISBURG	Street	State	Minor Arterial
KING	Street	State	Minor Arterial
QUEEN	Street	State	Minor Arterial
ROUTE 194		State	Minor Arterial
RT 234		State	Minor Arterial
ALLEY		State	Rural Major Collector
APPLER	Road	State	Rural Major Collector
BERLIN	Road	State	Rural Major Collector
BIRCH	Lane	Township	Rural Major Collector
BLACK	Lane	State	Rural Major Collector
CARLISLE	Street	State	Rural Major Collector
HANOVER	Street	State	Rural Major Collector
IRISHTOWN	Road	State	Rural Major Collector
LAKE MEADE	Road	State	Rural Major Collector
OXFORD	Road	State	Rural Major Collector
BERLIN	Road	State	Rural Minor Collector
GERMANY	Road	State	Rural Minor Collector
HUNTERSTOWN-HAMPTON	Road	State	Rural Minor Collector
OXFORD	Road	State	Rural Minor Collector
PINE RUN	Road	State	Rural Minor Collector
STONE POINT	Road	State	Rural Minor Collector
STORM STORE	Road	Township	Other Important Road
BROUGH	Road	State	Local Road
DICKS DAM	Road	State	Local Road
FISH AND GAME	Road	State	Local Road
GREEN SPRINGS	Road	State	Local Road
GROUP MILL	Road	Township	Local Road
MOUNT MISERY	Road	State	Local Road
PEEPTOWN	Road	State	Local Road
STONE POINT	Road	State	Local Road

Source: Adams County

Transportation Profile

Table 5: Locally Owned Bridges

Structure Name/Location	Feature Carried	Feature Intersected	Length (ft)	Year Built	Structurally Deficient (SD)/ Functionally Obsolete (FO)	Sufficiency Rating
ABBOTTSTOWN						
Bridge over Beaver Creek/East end of Abbottstown	COUNTRY CLUB ROAD	Branch of Beaver Creek	30	1925	FO	67
HAMILTON						
Beaver Creek at York/Adams border	TWP.RTE. T-551	Beaver Creek	21	1973	SD	49
1 E.HMPTN RDG/HMLTN CONWG	GREEN RIDGE ROAD	Conewago Creek	185	1957	FO	65
Beaver Creek at York/Adams border	TWP.RTE. T-554	Beaver Creek	22	1960	--	72
1 SE Berlin/Beaver Creek	JACOBS MILL ROAD	Beaver Creek	53	1954	FO	76
1 NE Abbottstown/Pine Run	WOODS ROAD	Pine Run	22	1986	FO	79
2 W Abbottstown/Pine Run	FOREST DRIVE	Pine Run	23	1993	--	99
1.5 NE Abbottstown/Pine Run	MILL RD.; T-546	Pine Run	25	1993	--	100
NEW OXFORD						
HIGH ST.W MD RRN OXF BOR	W.HIGH STREET	CSX Transportation	25	1920	FO	40
OXFORD						
0.7 NW New Oxford/ Conewago Creek	FLEISHMAN MILL RD	Conewago Creek	105	1958	--	79
0.5SW New Oxford/ Trib. to Conewago Creek	KOHLER MILL ROAD	Trib. to Conewago Creek	27	1996	--	86
READING						
1.5 NE Hampton/Markel Run	STONE POINT ROAD	Markel Run	31	1940	SD	51
2 SW East Berlin/Markel Run	MARKEL RUN ROAD	Markel Run	50	1970	--	98

Source: Source: PennDOT, Report B for Internet, PA Highway Bridges, Bridges on Local Route System, Length 20' or Greater, 8/30/07

Transportation Profile

Table 6: State Owned Bridges

Municipality	ABBOTTSTOWN	EAST BERLIN	HAMILTON	OXFORD	READING	READING
State Route	0030	0234	1019	2009	0194	0394
AADT	13006	7891	1636	3366	4472	1022
Street Name	KING ST	KING ST	PINE RUN RD 2.25 MI.N. NEW OXFORD	BLACK LN	HARRISBURG ST	HUNTERSTOWN HAMPTON RD
Location	ABBOTTSTOWN	EAST BERLIN BORO		1.5 MI N OF EDGE GROVE	EAST BERLIN	.75 MI. NE OF NEW CHESTER
Functional Classification	Urban Other Principal Arterial	Rural Minor Arterial	Rural Minor Collector	Urban Collector	Rural Minor Arterial	Rural Minor Collector
Feature Intersected	BEAVER CREEK	BEAVER CREEK	TRIB PINE RUN	TRIB TO CONEWAGO CREEK	CONEWAGO CREEK	CONEWAGO CREEK
Length (ft)	35	85	13	66	215	118
Year Built	1926	1941	1918	1929	1933	1935
Structurally Deficient	SD	SD	SD	SD	SD	SD
Functionally Obsolete	FO	FO	--	FO	FO	--
Sufficiency Rating	36.8	33.1	54.6	49.5	2	59.8
Improvement Status	Listed on the 2009-2012 TIP for preliminary engineering	Listed on the 2009-2012 TIP for reconstruction	-	-	Listed on the 2009-2012 TIP for reconstruction	-

Source: Source: PennDOT Report A for Internet, PA Highway Bridges, Bridges on State Route System, Length 8' or Greater, 8/24/07

Land Use Profile

Every region has a land use pattern – a unique arrangement of residential, agricultural, commercial, industrial, and public/institutional uses. This arrangement reflects historic and contemporary settlement patterns, transportation routes, economic drivers, and development policies. This profile characterizes land use and development potential based on the Land Use map (Map 16), the composite zoning map (Map 15), and current (2009) municipal zoning ordinances. Land use classifications were prepared by the Adams County Office of Planning and Development.

Findings of the Data

- Overall, Adams County’s landscape still reflects a predominantly 19th century agricultural land use pattern, including large agricultural areas and small to mid-size community centers where commerce and services are located.
- Similarly, the Eastern Adams County region still largely retains its historic agricultural landscapes, especially in northern Hamilton and Reading Townships. Abbottstown, East Berlin, New Oxford and Hampton Village are the region’s historic residential and community centers, though some commercial services relocated to or developed along the commercial corridors of Routes 30 and 94 during the later part of the 20th century. Residential subdivisions of former farms are another relatively recent pattern for the region. Some are located adjacent to the boroughs and village, while others are not. Both residential and commercial patterns of the 20th century are larger in scale than previous development patterns. New Oxford and adjacent portions of Oxford Township contain some manufacturing/industrial uses. The region does not contain a large scale, modern, business park.
- The distribution of the region’s 33,273 acres by land use type upholds this characterization. Distributions among four major land use classifications and their subcategories are provided below.(Table 1)
 - 23,937 acres or 72% of the region is occupied by open space either as working farms, very low density residential, outdoor recreation land or passive open space.
 - 22,936 acres or 69% of the region is used for agriculture, open land, and large lot residential (10+ acres) – more than half in Reading Township. Patches of woodlands are included, particularly on steep slopes and along waterways.
 - Another 181 acres or 1% including parks, ballfields, and recreational club properties, whether owned publicly or privately, is classified as outdoor recreation; at least one site is found in each municipality.
 - 820 acres or 2% is classified as vacant, which reflects approved development, mostly residential, that have not yet been constructed.
 - 7,724 acres or 17% supports residential uses, namely the majority of the region’s more than 6,100 housing units, as well as public facilities and utilities.
 - 4,942 acres or 15% of the region is used for residential purposes. Moderate to high density uses are concentrated in and around the three boroughs, while

Land Use Profile

low to moderate residential are found in single and multi-lot subdivisions in the townships. The Lake Meade community is the largest residential development outside of the boroughs and extends into adjacent Latimore Township. The small lots in this community justify its moderate density residential classification.

- 642 acres or 2% of the region is used for public service facilities or utilities. This use is present in each municipality and includes municipal and municipal authority property, schools and libraries, fire companies, etc.
- 2,140 acres or 6% of the region supports business and employment with mixed use, commercial, industrial/quarry uses.
 - 428 acres or 1% of the region is devoted to commercial development, concentrated along portions of Routes 30, 94 and 194 and in the borough centers.
 - 391 acres, also 1% of the region, is classified as mixed use development, generally a combination of commercial and residential uses on a single site. The largest example of mixed use development is the Brethren Village at Cross Keys. Mixed use parcels in Reading Township and the boroughs represent many individual structures housing either office/residence or store/residence combinations.
 - 1,321 acres or 4% of the region hosts industrial or extraction uses. Small to moderate sized manufacturing uses are found in each of the boroughs, while the largest area of this land use type is the Vulcan Materials Company limestone quarry in the southern portion of Oxford Township just west of Route 94.
- The remaining 1,611 acres or 5% of the region is either covered by surface waters or owned as right-of-way for streets, roads and highways.
- Few land use conflicts exist in the Eastern Adams County for two reasons: 1) the overall amount of development is relatively small; residential, commercial, industrial, and institutional uses total 23%; and 2) community centers are well established with long standing land use patterns. However, if not well planned, new intensive uses in rural areas and redevelopment in community centers may increase the potential for conflicts.

Development since 1970 has largely occurred near community centers where services and infrastructure were available. The designated growth areas in the County's 1991 Comprehensive Plan emphasized and reinforced this principle. Uses and densities, therefore, have been generally consistent and compatible with existing patterns and caused few, if any, new conflicts.

Development planned, approved, and constructed in relatively rural areas of the region has begun to change the character of these rural areas from an almost exclusively agricultural

Land Use Profile

landscape to one that includes pockets of residential countryside. Where minor subdivisions were created for farm family members, there have been few problems in the short term. Once the property is sold to new owners, who may not have come from an agricultural area, conflicts could arise between the residents and adjacent farmers. Larger residential subdivisions, particularly those not adjacent to existing residential neighborhoods, can create a more substantial change in landscape character and pose greater potential for conflicts with adjacent working lands, as well as increased need for public services such as police patrol, required bussing for student safety, and, if not sited on suitable soils, the required extension of public water and sewerage systems.

- As of July 2009, there were 17 residential development proposals in the process of review, approval, and construction. Eight of the proposals are approved and can begin construction with the appropriate permits. The other nine are at various stages of submission and review. In total, these proposals represent 1,486 lots proposed for residential development on 982 acres of land; the Buttercup Farm plan includes six commercial properties totaling less than 10 acres. The majority of approved lots (441 or 55%) are multi-family units such as townhomes; the balance is single family detached units. Of all approved and proposed plan, most are single family detached units. (Table 2)
- Each municipality in the region has its own zoning ordinance. Zoning Ordinance adoption and amendment dates range from 1991 in East Berlin to 2008 in Oxford Township. No review period is specified by the Pennsylvania Municipalities Planning Code for an established zoning ordinance, so zoning ordinances are not judged as “out-of-date” by their dates of adoption. However, land uses, infrastructure availability, growth management goals and best practices for zoning do change over time. Therefore zoning ordinances, including zoning district maps, should be reviewed and where appropriate revised or updated for contemporary standards and language. Abbottstown and Reading Township have revised their ordinances since adoption.
- Current zoning policy suggests that the municipalities of the region aim to retain most of the rural and agricultural landscape while allowing for a very limited amount of community development that will expand or increase historic and walkable mixed use development patterns, and business growth. (Table 3)
 - 22,932 acres or 69% of the Eastern Adams County region is zoned as agricultural preservation or rural conservation. A portion of this area has already been developed for non-agricultural and non-rural uses, but most remains as working farms and woodlots, or passive open lands
 - 793 acres or 3% of the region is zoned as village core or mixed use. These areas are mixed uses on a single site, or within a given area, such as the historic community square or town centers. More than 500 acres under such zoning have already been developed. Another 34 are proposed for residential development, leaving 192 acres available—161 acres within the designated growth area, where water and sewer are readily available.

Land Use Profile

- 2,517 acres or 8% of the region is zoned for business uses. These areas accommodate moderate to large sized office, retail, service, and industrial facilities. Capacity for additional business uses is available on 863 acres, though proposed residential development may absorb 130 acres. 733 acres may remain with 470 acres located within the designated growth area.
- 6,928 acres or 21% of the region is zoned for residential uses – mostly moderate density residential development averaging 0.93 acres per lot. Slightly more than half of lands under such zoning have been developed. Nearly 600 acres is already proposed for residential development, leaving another 2,773 acres zoned for additional residential development—1,422 acres located with the designated growth area. Just over 100 acres of land zoned for high density residential remains in New Oxford and Oxford Township. Capacity for low density residential development (separate from agricultural and rural uses) exists in the Irishtown area of Oxford Township, where 266 available acres remains; additional capacity for large lot, countryside-style residential among agricultural and rural uses exists in Hamilton and Reading Townships. The balance of residential capacity is zoned as moderate density in the townships.
- The townships have been supportive of farmland conservation, specifically incentives for continued farming, through the establishment of Agricultural Security Areas. Pennsylvania’s ASA program protects farmers from ordinances that unreasonably restrict farming operations nor may municipalities deem normal farming operations as a nuisance, requires review and ruling by the State Agricultural Lands Condemnation Approval Board if land is to be acquired for public infrastructure projects, such as sewer lines, water lines, and roadway improvements, and makes landowners eligible to participate in the Pennsylvania Agricultural Conservation Easement Purchase Program. Program enrollment is reviewed by municipal officials every seven years. If 10% or more of the land is converted to development before the enrollment period expires, or upon request of the landowner, termination of the ASA designation may occur. Because development rights are not removed from the property in this program, ASA enrollment does not constitute farmland preservation. A total of 10,055 acres of farmland in the Eastern Adams County region is enrolled in the ASA program—of which more than 400 acres is zoned for moderate density residential development, reducing the amount of readily marketable, residentially zoned land, though these lands could be removed from the program upon request.
- The majority of the region, 21,670 acres or 65%, is enrolled in the Act 319 Clean and Green Program, which allows owners of agricultural, agricultural reserve or forest reserve land to apply for preferential assessment of their land. If the application is approved, the land receives an assessment based upon its use value, rather than its market value. Portions of parcels enrolled in this program are located in the designated growth areas surrounding Lake Meade, Hampton village, East Berlin, Abbottstown and New Oxford, as well as designated growth areas along Route 94. This obstacle to readily marketable land zoned for development is more challenging, as all back tax reductions must be paid in full before development can proceed.
- Hamilton and Reading Townships have been supportive of permanent farmland preservation. Development rights on 1,959 acres or 6% of the region have been purchased, protecting these

Land Use Profile

lands from development (Map#). Portions of preserved farmland parcels span the designated growth area boundaries west of East Berlin and west of Abbottstown.

Table 1 July 2009 Land Use

Use	Abbottstown		East Berlin		New Oxford		Hamilton		Oxford		Reading		EAC Region	
	Acres	% of Area	Acres	% of Area	Acres	% of Area	Acres	% of Area	Acres	% of Area	Acres	% of Area	Acres	% of Area
Mixed Use	19	5%	18	4%	18	5%	26	0%	185	3%	124	1%	391	1%
Commercial	36	10%	14	3%	45	11%	114	1%	187	3%	32	0%	428	1%
Industrial/ Quarry	28	8%	58	13%	63	16%	n/a	0%	1,170	19%	1	0%	1,321	4%
Subtotal of Lands Supporting Employment													2,140	6%
Residential	161	46%	196	42%	134	34%	1,382	16%	1,155	19%	1,914	11%	4,942	15%
Public/ Institutional/ Utility	8	2%	73	16%	63	16%	139	2%	206	3%	153	1%	642	2%
Total of Intensively Developed Lands (Employment, Residential, and Public)													7,724	17%
Agricultural/ Open Land/ Residential (10 ac+)	25	7%	13	3%	n/a	0%	6,522	75%	2,752	44%	13,624	80%	22,936	69%
Outdoor Recreation	9	3%	10	2%	1	0%	23	0%	76	1%	61	0%	181	1%
Vacant (less than 10 acres)	31	9%	7	2%	17	4%	177	2%	200	3%	387	2%	820	2%
Total of Open Space Lands													23,937	72%
Water/ Road Right-of-Way	36	10%	72	16%	55	14%	338	4%	287	5%	824	5%	1,611	5%
Total	354	100%	462	100%	396	100%	8,720	100%	6,219	100%	17,122	100%	33,273	100%

Source: Adams County Office of Planning and Development

Land Use Profile

Table 2 Approved and Proposed Development

Development/Proposal	Acres	Total Lots	Single Family Detached	Single family Attached	Multi-family, 2-9 units	Multi-unit, 10+ units	Mobile Homes, Trailers and Other	Comments
Final Plan Approved								
Alwine Meadows	73	59	59					
Hampton Heights, Phase I	25	37	37					
Lake Meade (as estimated by Lake Meade Manager)	40	80	80					
Oxford Commons	29	166	0		166			Townhouses
Oxford Glen	13	96	96					
R. Faloon	15	37	0		37			Townhouses
Stonehaven	18	20	20					
Summerfield	123	315	77		238			Townhouses
Subtotal	336	808	367	0	441	0	0	
Preliminary Plan Approved, Final Plan Submitted								
Buttercup Farm	109	204	120	84				
Chesterfield	40	70	70					
Hampton Heights, Ph. II-IV	97	107	107					
Evan Batts	13	17	17					
Subtotal	259	398	314	84	0	0	0	
Preliminary Plan Submitted								
Garvick	66	100	100					
Huffman Estates	12	59	0		59			Townhouses
Sutton Run Estates	24	45	45					
Shemon Cluster	120	183	183					
Subtotal	222	387	328	0	59	0		
Concept Submitted								
Hamilton Hills	73	n/a						
Pleasant View Estates	176	n/a						
Pine Run Estates Ph III	13							
Subtotal	262	n/a						
Total	982	1486	902	84	500	0	0	
Submitted, denied								
Appalachian Realty	127	227						

Source: Adams County Office of Planning and Development; Lake Meade.

Land Use Profile

Table 3 Use and Currency of Municipal Planning Tools

Municipality	Planning Tool	Adopted	Last Amended
Abbottstown	Zoning Ordinance	1/21/1996	7/17/1997
	Subdivision and Land Development Ordinance	9/13/1990	
East Berlin	Zoning Ordinance	1/7/2002	
	Subdivision and Land Development Ordinance	1/7/2002	
Hamilton	Zoning Ordinance	1/3/2001	
	Subdivision and Land Development Ordinance	2001	
New Oxford	Zoning Ordinance	12/21/1998	
	Subdivision and Land Development Ordinance	7/13/1979	
Oxford	Zoning Ordinance	11/13/2008	
	Subdivision and Land Development Ordinance	4/21/1980	4/6/1990
Reading	Zoning Ordinance	1/10/2000	4/20/2009
	Subdivision and Land Development Ordinance	1/11/1999	7/21/2008

Source: Governor's Center for Local Government Services eLibrary.

Excerpt 1: Composite Zoning Category Descriptions, Adams County Office of Planning and Development, 2009.

1. **Employment / Industrial** - These zoning districts typically permit the development of industrial, manufacturing, or employment related businesses. Some may authorize the development of commercial businesses as well. Where required, the average minimum lot size requirement is approximately one acre. These districts typically allow an average maximum impervious coverage of 50% to 75% or more.
2. **Commercial** - These zoning districts typically permit a range of retail, service, or similar commercial businesses. Most of these districts are oriented to those types of businesses often described as "automobile" or "highway" oriented. Minimum lot sizes are typically 20,000 square feet to 1 acre in size, and maximum lot coverage standards are typically in the range of 65% to 75% or more.
3. **Village Core** - These zoning districts include those districts designed to be applied in traditionally designed, often historic, town settings. These districts typically permit a range of residential, commercial, professional office, and institutional uses. Minimum lot sizes are typically 5,000 square feet or less in size, and maximum lot coverage standards are typically in the range of 65%. For buildout analysis purposes, it may be safe to assume that 50% of available properties would be improved with residential uses and 50% of available properties would be improved with nonresidential uses.

Land Use Profile

4. **Mixed Use** – These zoning districts are applied either where a mixture of land uses exists or where such mixtures or land use are desirable. They are often oriented to linear features such as transportation corridors, but can also be applied where the expansion of existing mixed-use villages may be appropriate. Residential, commercial, professional office, and institutional uses are often encouraged in these settings. Minimum lot sizes are typically in the 20,000 square feet to 1 acre range for nonresidential uses and perhaps as small as 10,000 to 20,000 square feet for residential uses. Impervious lot coverage standards are typically in the 50% to 60% range. For buildout analysis purposes, it may be safe to assume that 65% of available properties would be improved with residential uses and 35% of available properties would be improved with nonresidential uses.
5. **Low Density Residential** – These zoning districts include those that allow residential development at densities of up to 1 dwelling unit to the acre using conventional subdivision designs. This category also includes zoning districts that allow residential development of up to 2 dwelling units to the acre through the use of design techniques that result in substantial land conservation. Dwelling unit types would be primarily single-family detached.
6. **Moderate Density Residential** – These zoning districts include those that allow residential development at between 1 dwelling unit and 5 dwelling units to the acre. Dwelling unit types would typically include single-family detached, single-family semi-detached, two family, or single family attached.
7. **High Density Residential** – These zoning districts include those that allow residential development at densities exceeding 5 dwelling units to the acre. The full range of dwelling unit types, including mobile home parks and multi-family dwellings, are typically associated with this zoning district category.
8. **Rural Conservation** – These districts are focused on conserving rural lands and uses, and typically limit residential development density to no more than one dwelling unit for every two or three acres. This category includes those districts that employ “Conservation by Design” as the permitted development technique in rural settings.
9. **Agricultural Preservation** – These districts employ the Shrewsbury, York County agricultural preservation model. The districts are characterized by a sliding-scale that determines how many lots, based on parent parcel size, may be subdivided from the parent parcel. These districts also employ a maximum lot size from lots used for non-agricultural purposes.

Land Use Profile

Table 4 EAC Zoning Capacity based on 2009 Land Use and Composite Zoning Types

Composite Zoning Type	Total Acres	Intensive Development Acreage (Business, Residential, or Public)	Non-Intensive Development Acreage	Absorption Acreage by Proposed Residential Development	Projected Balance	Projected Balance within DGA
Ag Preservation	13,907	544	13,363	0	13,363	479
Rural Conservation	9,025	1,368	7,657	161	7,496	1,198
Working/Open Space Subtotal	22,932	1,912	21,020	161	20,859	1,677
Village Core	328	265	63		63	61
Mixed Use	465	302	163	34	129	100
Mixed Use Subtotal	793	567	226	34	192	161
Commercial	706	254	452	117	335	268
Employment / Industrial	1,811	1,400	411	13	398	202
Business Subtotal	2,517	1,654	863	130	733	470
High Density Residential	483	380	103	0	103	101
Moderate Density Residential	6,060	3,057	3,003	598	2404	1,163
Low Density Residential	385	119	266	0	266	158
Residential Subtotal	6,928	3,556	3,372	598	2773	1,422
Total	33,168	7,688	25,480	922	24,557	4,469
<i>Percent of Total</i>		23.18%	76.82%	2.78%	74.04%	13.47%

Note: Non-Intensive Development Acreage refers to areas that may or may not be occupied by the highest and best use based on the respective zoning type.

Source: Adams County Office of Planning and Development; Gannett Fleming, Inc.

Land Use Profile

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Community Facilities and Services Profile

There are a variety of services that a community provides to protect the health, safety and welfare of its citizens. The quality and cost of these services, in addition to affordable housing and job opportunities, influence the overall quality of life and desirability of a given community. This profile characterizes the medical, safety, educational, and recreational services available in the Eastern Adams County region.

Findings of the Data

- Each municipality has a municipal office for local government administration and municipal services. **Table 1** lists the location and offices at each building.
- There are no hospitals or major health care facilities in the Eastern Adams County region. The nearest hospital is Hanover Hospital located at 300 Highland Avenue in Hanover; 5.23 miles from Cross Keys. Gettysburg Hospital, a division of WellSpan Health, is located at 147 Gettys Street in Gettysburg, 19 miles from Cross Keys. The affiliated WellSpan Adams Health Center is located at the Adams County Business Park, about 9 miles from Cross Keys. Both hospitals are full service, private not-for-profit facilities. There are three additional hospitals in the York area, about 20 miles from Cross Keys (**Table 2**).
- There is one elder care, including but not limited to “nursing homes”, in the region: Cross Keys Village, a Brethren Home facility. Seven other nursing homes are located nearby in the Hanover and Gettysburg areas, including Adams County’s “Green Acres”, all within about 12 miles (**Table 3**).
- Solid waste (trash) collection is managed in the interest of public health. Services are managed by municipal contracts in the boroughs. Abbottstown has a joint waste hauler contract, in conjunction with Cumberland and Straban Townships, with IESI trash service; collection is not mandatory. East Berlin is under contract with York Waste Disposal; collection is mandatory and the borough handles service billing. New Oxford is under contract with Waste Management; collection is mandatory. New solid waste contracts were finalized in December for 2010-12. Residents of the townships contract privately with solid waste haulers.²⁰ (**Table 4**)
- Most solid waste haulers offer curbside collection of recyclables for an additional charge; Stonesifer and Sons collect recyclables at no charge. Adams Rescue Mission (ARM) collects recyclables as a revenue source for its non-profit homeless shelter. ARM sponsors 7 collection points across the county and limited monthly curbside collection. East Berlin is the only municipality in the region where the ARM provides monthly curbside collection on the third Thursday of the month. A wide variety of recyclables are accepted (**Table 5**). Adams County applies for reimbursement funding from the state through the 904 performance grant program for ARM’s efforts. None of the municipalities in the region are required to provide curbside recycling per Act 101, Pennsylvania’s Municipal Waste Planning and Waste Reduction Act, 1988, which states that municipalities with populations of at least 10,000 and municipalities with populations between 5,000 and 10,000 and more than 300 persons per square mile are required to provide curbside programs. Some of the municipalities may be required to establish or formalize their recycling programs, based on future

²⁰ Becky Redman, County Solid waste and recycling coordinator, phone interview 24 July 2009

Community Facilities and Services Profile

population and population density increases.²⁰ Additional information on household recycling is available on the county's website.²¹

- Three municipal police departments serve the region (**Table 6 and Map 11**). Three municipalities in the region - Abbottstown and New Oxford, and Oxford Township - are served by the Eastern Adams Regional Police Department. The department is located on Route 30 between Abbottstown and New Oxford and also serves Berwick Township. East Berlin and Reading Township have small police departments supported by state police. Hamilton Township relies exclusively on state police services. Property crimes, domestic violence, and drug crimes are the most commonly reported problems in the region. Property crime, including theft and vandalism, is the biggest problem.²²
- State Police Troop H based in Harrisburg serves Adams, Cumberland, Dauphin, Franklin, Perry, and York Counties. The nearest barracks is located at 3033 Old Harrisburg Road, Gettysburg. The barracks staffs 25 full-time State Police officers on a staggered three-shift schedule. Officers assist East Berlin and Reading Police Departments on a part-time basis and serve Hamilton Township full-time. Support services are available to municipal police departments upon request.
- Six community-based fire companies representing more than 100 volunteers serve the region and its surroundings. United Hook & Ladder was recently consolidated from companies in Abbottstown and New Oxford; both stations remain in operation. Four of the six companies provide EMS services (**Table 6**). Station locations and service areas are shown on **Map 11**.
- 911 calls are dispatched from the Gettysburg Emergency Management Services / 911 Call Center in Straban Township.
- Two public school districts, Conewago Valley and Bermudian Springs, serve the region and surrounding municipalities (**Table 9**). The Conewago Valley school district educates 3900 students (2009). Its campus is located on Berlin Road along the border of New Oxford and Oxford Township. The campus includes the junior and senior high schools, the intermediate school (accessed by Gun Club Road). The New Oxford Elementary School is located across the street on Berlin Avenue. Students from New Oxford and nearby areas of Oxford Township walk to school, while students from outlying areas of Oxford Township, Hamilton Township, and Abbottstown are bussed to school. One additional elementary school, Conewago Township Elementary, is located just outside of Hanover Borough along Elm Street. The Bermudian Springs campus for its elementary, middle and high school, is located at 7335 Carlisle Pike, York Springs. It serves approximately 2100 students (2009). All students are bussed.
- Two private schools, the Oxford Christian Academy and the Immaculate Conception BVM School, are located in New Oxford.
- There are no dedicated vocational technology schools in the county. The Adams County Tech Prep Consortium, a partnership of four school districts formed in 1996, offers career and technical

²¹ http://www.adamscounty.us/adams/lib/adams/Brochure_-_Recycling.pdf

²² Telephone correspondence and in-person interview with Eastern Adams Regional Police Dept. Chief.

Community Facilities and Services Profile

education classes through Gettysburg High School in consort with Conewago Valley, Fairfield and Littlestown School Districts. Career and technical programs are available to high school juniors and seniors with interests in: allied health; building trades, culinary arts; diesel mechanics; early learning; and law enforcement/police science. Additional programs are considered based upon student interest and community needs in the workforce, largely demonstrated through the high priority occupations list for our region developed by the PA Department of Labor & Industry and the Governor's office. Programs are equally popular and past enrollments have increased by 50% with the addition of diesel mechanics and the opening of Gettysburg-based early learning and building trades programs to all consortium students. The Bermudian Springs School District has been invited to join the consortium, but as of the 2009-2010 school year has not accepted the invitation, largely due to budget constraints.²³

- The Lincoln Intermediate Unit #12 (LIU) provides educational services to local schools and communities, local businesses and nonprofit organizations, and libraries in York, Franklin, and Adams counties. Services include: Adult Education, Nonpublic School Services, Business Services, Migrant & ESL (English as a Second Language), Instructional Services, Special Education, Management Services, and Technology Services. The LIU offices are located in New Oxford, though most services are provided on-site at local schools and businesses.²⁴
- There are institutions of higher education within approximately 35 miles of Cross Keys: Gettysburg College, HACC - Gettysburg campus, Lutheran Theological Seminary, York College, YTI Career Institute, Penn State - York, Mount Saint Mary's University, Dickinson College, Messiah College, McDaniel College, Penn State - Mont Alto campus, and Harrisburg Area Community College (main campus) (Table 8). These educational institutions offer liberal arts, professional, and technical instruction. In addition, HACC has offered non-credit courses at the East Berlin Area Community Center and Education Center, and the New Oxford High School, the Hanover Hospital Community Health in recent years.
- There are two libraries in the region - the East Berlin Community Library and the New Oxford Area Library. Each of the libraries offers a number of children's programs, book clubs, and classes for adults. The Adams County Bookmobile also provides service to the region.²⁵
- There are 17 recreational sites in the region (**Table 9 and Map 12**). There is a recreational site in close proximity to the population centers in each municipality, with the exception of the village of Hampton, where there are two ballfields but no true park. Parks in East Berlin and Oxford Township have been masterplanned and are in the process of phased development. There has also been informal discussion of parkland to be dedicated from Pleasant View Estates, a proposed development along Route 94 and Cedar Ridge in Hamilton Township. Even with these additions, the total amount of parkland falls short of recommended acreages for local parkland (**Table 9 and Excerpt 1**).

²³ Correspondence with Consortium Director James Cramer, February 4, 2010.

²⁴ Lincoln Intermediate Unit #12 website, <http://www.iu12.org>, accessed February 3, 2010.

²⁵ <http://www.adamslibrary.org/locations.asp>

Community Facilities and Services Profile

- There is no state or county park located in the region. The former Adams County Fairgrounds is located along Route 194 in Hamilton Township; the site is currently in private ownership with no public recreation facilities. The nearest state park is Codorus State Park in the rolling hills of southern York County. The 1,275-acre Lake Marburg has 26 miles of shoreline and is a reststop for migrating waterfowl and shorebirds. The lake is also popular with sailboaters and motorboaters. Anglers love the lake for warm water fishing and can also fish Codorus Creek for trout. Picnicking, swimming in the pool and camping are popular activities.²⁶
- Softball fields and basketball courts are the most common outdoor recreation facilities in the region today. Football/soccer fields, tennis courts, playgrounds and baseball fields are also available in multiple locations and in reasonable proximity to the population centers. The East Berlin Community Park hosts the only skate park; the East Berlin Community Center, the only volleyball court; and the New Oxford school campus, the only track and field facility. Recreation site amenities, such as picnic tables, benches, restrooms and water and electric supply are relatively sparse, though they may be provided for special events. The future development of the East Berlin Community Park and the Feeser Memorial Park in Oxford Township will increase the number, diversity and distribution of recreation facilities, including walking and bicycling trails, available in the region. However, there are no existing or planned off-road trails of any distance in the region (**Table 10**).
- The Conewago Valley school district campus in New Oxford is the primary recreational hub in this portion of the region. Little League, soccer, track, and tennis leagues, among others use the school's outdoor recreation facilities. Future development of additional academic facilities on the campus may impact the number and type of sports facilities on the campus, though no plans have been made. Indoor recreation facilities are not typically made available for community sports leagues. The Bermudian Springs school district also makes facilities available for community use; facilities include three indoor gymnasiums, one stadium, six practice fields, and one baseball, one softball, and one field hockey field.
- Private recreation facilities, where use is permitted by membership or use fees, offer few but very diverse recreation opportunities: the indoor gym at the Immaculate Conception School, ballfields at the Hampton Fire Company, the lake, pool, tennis courts, ballfield and play equipment at Lake Meade, Speedway 94, the Hanover Country Club, and three outdoor/sportsmen's camps and clubs. Charges may apply.
- A variety of recreation programs are available to residents of the Eastern Adams County region, largely through the volunteer efforts of the East Berlin Area Community Center and local youth sports organizations. Little League and Junior Baseball are available locally, while soccer leagues are based in Gettysburg, Hanover and Spring Grove (**Table 11**).
- Community-based, volunteers and non-profit entities have filled some of the need for local recreation facilities and programs. The East Berlin Area Community Center hosts a variety of programs year-round for children, youth, adults, and senior citizens. Programs and classes include arts and crafts, cooking, fitness, and travel clubs, among others. EBACC was organized in 1988

²⁶ PA DCNR website, <http://www.dcnr.state.pa.us>, accessed February 3, 2010.

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with support from Abbottstown, East Berlin, Hamilton Township and Reading Township, as well as Paradise and Washington Townships, York County. Participants come from as far as Dillsburg, Hanover and Gettysburg. EBACC hosts a senior center, sponsored by the Adams County Office of Aging, offering meals, social activities, exercise and guest speakers to participants 60 years and older, as well as special events, e.g. public meetings, community college classes, and shows and exhibitions. Financial support for EBACC from the municipal partners has been declining in recent years. Adams and York Counties both contribute CDBG funds to EBACC. Little League and Junior American Baseball Leagues serve the Eastern Adams region locally. Soccer leagues in Gettysburg, Hanover, and Spring Grove (approximately 12 miles east of Cross Keys) are open to players from the Eastern Adams region²⁷ (Table 12).

- Regarding recreation planning, none of the municipalities have comprehensive parks, recreation and open space plans nor policies or tools for parkland acquisition, such as mandatory dedication of parkland provisions. County planning documents recommend local plans and tools for acquiring and developing local and county parkland in the eastern portion of Adams County.
- The Recreation/Pool Committee of Lake Meade (LMPOA) recently reviewed the results of a late 2009, community-specific survey of its membership. This survey was intended to solicit member response on many topics, including suggestions for recreational opportunities within Lake Meade. The top three suggestions made by several Lake Meade residents/members were:
 1. Walking trails and walking groups
 2. More teen and youth activities
 3. Driving range/mini golf

Survey responses were provided as community-specific suggestions. Lake Meade residents' willingness to "travel" outside the lake to access these is, therefore, unknown.

- The disbursed development pattern that has occurred since the 1970s, including both residential and commercial development, has increased the demand for public and community services such as police, fire, and EMS services, and the respective operating costs. Continued growth in the region will impact future demand and operating budgets. The land use policy can minimize these impacts with concentrated development locations and well-connected circulation patterns, or maximize these fiscal impacts with dispersed, low density development and minimal road network connections.

²⁷ Adams County Vision for Parks, Recreation and Open Space Plan, Dec. 1997.

Community Facilities and Services Profile

Table 1: Municipal Buildings

Municipality	Street Address	Offices
Abbottstown	4 West Water Street, Abbottstown	Secretary/Treasurer, Zoning Officer
East Berlin	128 Water Street, East Berlin	Secretary/Treasurer, General Maintenance and Labor, Borough Police
Hamilton	272 Mummerts Church Road, Abbottstown	Secretary, Public Works, Zoning and Building Codes
New Oxford	124 North Peters Street, New Oxford	Borough Office; also Library, Food Pantry, Chamber of Commerce, United Cerebral Palsy of SC PA
Oxford	780 Hanover Street, New Oxford	Secretary/Treasurer, Zoning Officer, Code Enforcement, Road Master, Sewer Dept., Administrator
Reading	50 Church Road, East Berlin	Secretary, Zoning and Code Enforcement, Township Police, Public Works Road Crew

Table 2: Hospitals

Name	Address	Type of Facility	Miles from Cross Keys ¹
Gettysburg Hospital	147 GETTYS STREET GETTYSBURG, PA 17325	Hospital	12.10 miles
Hanover Hospital	300 HIGHLAND AVENUE HANOVER, PA 17331	Hospital	5.23 miles
HealthSouth Rehabilitation Hospital of York	104 1850 NORMANDIE DRIVE YORK, PA 17404	Hospital	17.95 miles
Memorial Hospital	325 S Belmont St, York, PA 17403	Hospital	21.59 miles
York Hospital	1001 SOUTH GEORGE STREET YORK, PA 17403	Hospital	19.80 miles

¹ Based on search at Mapquest.com

Table 3: Nursing Homes

Name/Address/Phone	Type of Ownership	Last Inspection	Size of Facility	Number of Beds	Payment Options	Miles from Cross Keys ¹
(The Brethren Home) CROSS KEYS VILLAGE - THE BRETHREN HOME COMMUNITY 2990 CARLISLE PIKE NEW OXFORD PA 17350	NON- PROFIT	12/23/2009	Large	270	Private Payment Medicare Medicaid	0 miles
(Adams County Home) (Green Acres) GREEN ACRES, ADAMS COUNTY NURSING AND REHAB CTR 595 BIGLERVILLE ROAD GETTYSBURG PA 17325	COUNTY	12/18/2009	Medium	135	Private Payment Medicare Medicaid	12.14 miles

Community Facilities and Services Profile

Table 3: Nursing Homes

Name/Address/Phone	Type of Ownership	Last Inspection	Size of Facility	Number of Beds	Payment Options	Miles from Cross Keys ¹
HANOVER HALL 267 FREDERICK STREET HANOVER PA 17331	PROFIT	11/13/2009	Medium	152	Private Payment Medicare Medicaid	5.78 miles
HOMEWOOD AT PLUM CREEK 425 WESTMINSTER AVENUE HANOVER PA 17331	NON- PROFIT	9/11/2009	Medium	120	Private Payment Medicare Medicaid	6.68 miles
(Gettysburg Village Green) GETTYSBURG CENTER 867 YORK ROAD GETTYSBURG PA 17325	PROFIT	8/20/2009	Small	118	Private Payment Medicare Medicaid	10.35 miles
The GETTYSBURG LUTHERAN NURSING AND REHABILITATION CENTER 1075 OLD HARRISBURG ROAD GETTYSBURG PA 17325	NON- PROFIT	12/16/2009	Small	100	Private Payment Medicare Medicaid	10.91 miles
GOLDEN LIVING CENTER- GETTYSBURG 741 CHAMBERSBURG ROAD GETTYSBURG PA 17325	PROFIT	12/16/2009	Small	102	Private Payment Medicare Medicaid	13.05 miles
SKILLED CARE CENTER AT UTZ TERRACE 300 SUNSET DRIVE HANOVER PA 17331	NON- PROFIT	5/1/2009	Small	40	Private Payment Medicare Medicaid	8.76 miles

¹ Based on search at Mapquest.com

Source: PA Department of Health, <http://www.portal.health.state.pa.us>, accessed February 2, 2009

Table 4: Waste Collection Services

Municipality	Service Type	Contract Type <i>circle one</i>	Current Providers	Contract Period	Other Services
Abbottstown	Weekly Curbside collection	Municipal Contract	IESI Trash Services	2010-2012	Optional weekly curbside recycling (for fee)
East Berlin	Weekly Curbside collection	Municipal Contract	York Waste Disposal		Spring Cleanup
Hamilton	Weekly Curbside collection	Resident Contract	Waste Management		
New Oxford	Weekly Curbside collection	Municipal Contract	Waste Management	10-1-07 to 9-30-10	Spring/Fall Cleanup, Christmas tree collection
Oxford	Weekly Curbside collection	Resident Contract	Waste Management/ Neidegers Sanitation		
Reading	Weekly Curbside collection	Resident Contract	Waste Management/ Neidegers Sanitation		Spring Clean-up as approved annually by BOS

Community Facilities and Services Profile

Table 5: Recycling Services

Municipality	Recycling Service Location	Materials	Availability
Abbottstown	Drop-off site at Hanover Recycling	aluminum, bi-metal cans, cardboard (corrugated and pressed), clothing and textiles, furniture and appliances, glass, magazines, newspaper, paper and plastic bags, plastic, office paper	Optional weekly curbside pick-up with solid waste collection
East Berlin	Monthly curbside pick-up by ARM	Same as above	Third Thursday
Hamilton	Drop-off site at Municipal Building - ARM	aluminum, bi-metal, glass, and plastic containers	Any time
New Oxford	No service offered; previously conducted by local Boy Scout troop		
Oxford	Drop off site at Municipal Building	Newspaper only	
Reading Township	Drop-off site (trailer) at Municipal Building - ARM	aluminum, bi-metal cans, cardboard (corrugated and pressed), glass, paper, plastic; clothing	Mon-Fri 6:30 am – 2:30 pm, 1st & 3rd Sat 9:00 am - 4:00 pm

Note: ARM = Adams Rescue Mission

Table 6: Emergency Services

Name	Location	Primary Response Area	Officers/ Volunteers
Police			
Eastern Adams Regional Police Department	New Oxford	Abbottstown and New Oxford Boroughs, Berwick and Oxford Townships	11 full time, 4 part time
Reading Township PD	Reading	Reading Township	3 full time, assisted by state police
East Berlin PD	East Berlin	East Berlin Borough	1 part time assisted by state police
State Police Gettysburg	Gettysburg	Hamilton Township in region, and Countywide	25 full time
Fire Companies/ Emergency Medical Services			
Lake Meade Fire and Rescue, Inc.	East Berlin	Latimore and Reading Townships	Fire and EMS 11
Liberty Fire Company	East Berlin	East Berlin Borough, Hamilton, Paradise, Reading, and Washington Townships (York County)	Fire and EMS n/a
Hampton Volunteer Fire Company	New Oxford	Hamilton, Huntington, Reading, and Tyrone Townships	Fire Rescue 10
United Hook and Ladder Company # 33	Abbottstown and New Oxford	Abbottstown, Mt. Pleasant, and New Oxford Boroughs, Berwick, Hamilton, Oxford, Paradise, Reading, Straban, and Tyrone Townships	Fire and EMS 40-50
Irishtown Fire Company	New Oxford	Oxford Township	Fire Rescue 8
York Springs Volunteer Fire Company # 1	York Springs	Huntington, Latimore and Reading Townships, York Springs Borough	Fire and EMS 11
Emergency Management Services			
Gettysburg Emergency Management Services / 911 Call Center	Straban Township	Adams County	n/a

Community Facilities and Services Profile

Table 7: Public and Private Educational Facilities, PreK-12

Name	Facility	Location	Grades Taught	Enrollment
Public Schools – Conewago Valley School District¹				
Conewago Elementary	Public	1189 West Elm Ave, Hanover	K-3	550
New Oxford Elementary	Public	116 Berlin Ave, New Oxford	K-3	570
Conewago Valley Intermediate	Public	175 700 Road, New Oxford	4-6	900
New Oxford Middle School	Public	130 Berlin Rd, New Oxford	7-8	600
New Oxford High School	Public	130 Berlin Rd, New Oxford	9-12	1,300
Public Schools – Bermudian Springs School District²				
Bermudian Springs Elementary	Public	7335 Carlisle Pike, York Springs	K-4	774
Bermudian Springs Middle School	Public	7335 Carlisle Pike, York Springs	5-8	665
Bermudian Springs High School	Public	7335 Carlisle Pike, York Springs	9-12	693
Private Schools				
Oxford Christian Academy	Christian	29 Center Sq., New Oxford	5-12	41
Immaculate Conception BVM School	Roman Catholic	101 North Peter St., New Oxford	PK-8	171

¹ July 2009 Telephone correspondence with District Secretary

² July 2009 Telephone correspondence with Administrative Assistant for Child Accounting

³ <http://www.privateschoolreview.com>

Table 8: Institutions of Higher Education

Name	Facility	Location	Miles from Cross Keys*
Gettysburg College	Private, Liberal Arts	300 N Washington St, Gettysburg	11.86 miles
HACC – Gettysburg campus	Community College	731 Old Harrisburg Rd, Gettysburg	11.79 miles
Lutheran Theological Seminary	Private, Religious	61 Seminary Rdg, Gettysburg, PA	12.45 miles
York College	Private	441 Country Club Rd, York, PA 17403	19.45 miles
YTI Career Institute	Technical College	1405 Williams Rd, York, PA 17402	22.88 miles
Penn State – York	Branch Campus	1031 Edgecomb Ave, York, PA	23.83 miles
Messiah College	Private, Liberal Arts & Sciences	1 S College Ave, Grantham, PA	23.88 miles
Mount Saint Mary's University	Private, Liberal Arts	16300 Old Emmitsburg Rd., Emmitsburg, MD 21727	25.00 miles
McDaniel College	Private, Liberal Arts & Sciences	2 College Hill, Westminster, MD	25.02 miles
Dickinson College	Private, Liberal Arts	584 W. Louthier St., Carlisle, PA 17013	25.85 miles
Penn State – Mont Alto campus	University	1 Campus Dr, Mont Alto, PA	33.56 miles
Harrisburg Area Community College	Community College	1 HACC Dr, Harrisburg, PA 17110	36.45 miles

* Based on search at Mapquest.com

Community Facilities and Services Profile

Table 9: Recreational Sites by Owner Type

Name	Type	Outdoor Recreation Area (acres)	Active, Passive, Both	Development Status
Public				
Abbottstown Community Park	Community Park	9.46	Active	Used for community recreation and sports since the 1930's; became Borough property in 1961
East Berlin Community Center	Non-Profit center/ Neighborhood Park	9.03	Active	Established in the former East Berlin High School in 1990
East Berlin Community Park	Community Park	17.40	Both	Master plan completed in 2005
Kuhns Woods, East Berlin	Undeveloped Tract	31.30	Passive	Includes abandoned rail segment
Oxford Township Ball field	Special Purpose Neighborhood Park	1.89	Active	Constructed in 1977
Larry B. Feeser Memorial Park, Oxford Township	Community Park	15	Active	Master plan completed in 2009
Total Local Parkland		84.08		
Local Parkland Analysis				
<i>Total Neighborhood Parkland (typically 5-15 acres)</i>		10.92	<i>Adams County standard</i>	<i>1 acre per 1,000 residents x 18296 residents = 18.30 acres 7.38 acres deficient</i>
<i>Total Community Parkland (typically 25-50 acres)</i>		41.86	<i>Adams County standard</i>	<i>9 acres per 1,000 residents x 18296 residents = 164.66 acres 123.2 acres deficient</i>
School				
New Oxford Elementary	School Athletic Facilities	7.0	Both	
New Oxford school campus	School Athletic Facilities	17	Both	
Private				
Immaculate Conception BVM School, New Oxford	Private/School	0.68		Indoor gymnasium; no outdoor facilities
Hampton Fire Company Ballfields	Private	3		2 ballfields
Lake Meade, Reading Township	Private/ Neighborhood Park	13.5	Both	10 small recreation areas, pool / tennis court complex, ballfield / playground, and marina / lake access
Nu-Ox Rod and Gun Club	Private Club	8.5	Passive	
Boy Scout Camp	Private Club	22.33	Passive	
East Berlin Fish & Game Club	Private Club	82.84	Passive	
Martino Property	Private	39.82	Both	Small ballfield. Properties are under conservation easement with Land Conservancy of Adams County (LCAC).
Speedway 94, S. Hanover Street, Oxford Township	Private Commercial (open to public)	16.71	Active	
Hanover Country Club, Abbottstown and Hamilton Township	Private Commercial	141	Active	Constructed in 1923
Total		328.38		

Community Facilities and Services Profile

Sources: Parkland recommendation: Adams County Vision for Parks, Recreation, and Open Space, Adams County Planning Commission, 1997; calculations: Gannett Fleming, Inc.

Table 10: Recreational Facilities²⁸

Facility	Abbotstown Comm Park	East Berlin Comm Center	East Berlin Comm Park	Lake Meade	New Oxford Comm Center	Oxford Twp Ball Field	Feeser Memorial Park	New Oxford Elementary	New Oxford school campus	TOTAL
All-purpose Fields			1				1 prop			1
Baseball Fields	1					1		1	1	4
Softball Fields	1	1	1		2			1	5	11
Football/Soccer Fields		1	1					1	4	7
Basketball Courts	1	1; ½	2		1		1 prop	1; ½	4	10; 2 ½ courts
Playground	Yes	1	Yes	Yes			1 prop	Yes		5
Tennis Courts			2						4	6
Track/Field Facilities									Yes	1
Volleyball Court (sand)		1					1 prop			1
Skate Park			1							1
Passive open space					Yes	Yes		Yes	Yes	4
Walking/Biking Trails		Yes	Yes				Yes prop			2
Disk golf course							Yes prop			
Horseshoe pit(s)							1 set prop			
Park Amenities/Support Facilities			Number of parks with listed amenities							
Pavilions		1					Yes prop			1
Picnic Tables	2	Yes								2
Benches	Yes	Yes					Yes prop	Yes		3
Restrooms	Yes						Yes prop			1
Water and Electric	2						Yes			2

Note: prop=proposed but not yet constructed

Sources: Parkland recommendation: Adams County Vision for Parks, Recreation, and Open Space, Adams County Planning Commission, 1997; municipal review, 2010.

²⁸ Adams County Vision for Parks, Recreation, and Open Space, Adams County Planning Commission, 1997.

Community Facilities and Services Profile

Table 11: Recreational Programs

Recreation Program	Location / Service Area	Season / Duration	Participation Ages, Levels (#), and Trends	Fields/Facilities Used
Youth Sports Clinics Adult Sports Leagues Fitness Classes Arts & Crafts Dance First Aid	East Berlin Area Community Center	Year round	Age and participation varies by program EBACC averages 100 participants per day	Indoor gymnasium Classrooms Outdoor fields, etc. at center
Eastern Adams Little League	Bermudian Springs and Conewago Valley school districts, Franklin, Washington, and Paradise Townships; Franklintown Borough; part of Dover and Jackson Townships in York County	Spring	No data available	No data available
New Oxford Jr. American Legion Baseball			No data available	No data available
Spring Grove Soccer Association	Spring Grove school district; open to other interested players		300 annual participants Children ages 4-19	Spring Grove Elementary, for training only and use is limited to good weather North Codorus municipal park, for training only; conditions are better. SGSA complex on Route 116.
Gettysburg Youth Soccer Club			100-130 participants children under 9-18 GYSC participation has declined in recent years	Gettysburg Area School fields GYSC is developing its own fields
Hanover Soccer Club		Spring and Fall, 3 month season	Under 6- under 10	Utz Fields/Soccer Complex 100 Kindig Lane Hanover, PA 17331

Sources: Project correspondence with each organization.

Community Facilities and Services Profile

Excerpt 1: Adams County Green Ribbon Commission Report, 2004.

In the 1997 Adams County Vision for Parks, Recreation and Open Space plan, the amount of existing parklands in the county was compared to national recreation guidelines. These guidelines provide estimates for the necessary level of designated parkland within a community to meet the basic recreation needs of its residents. Applying these guidelines to Adams County identifies a significant gap between existing parkland and the recreational needs of county residents. The greatest gap in developed parkland in the county is in the area of community and sub-regional parks. Community parks are typically multi-use parks of between 25 and 50 acres in size which provide suitable facilities for individual and organized active recreation, picnic events, and other community oriented activities. These parks are generally within a short drive or bike ride to a community. Adams County communities currently have 483 acres devoted to community parks, but based on the 2000 population of the county should have 819 acres of community parks. Sub-regional parks are generally large parks of around 200 acres which serve residents of a large area of a county. These types of parks may provide similar active recreational facilities as a community park, only on a larger scale, and could contain special facilities such as passive recreation lands, water resources, or cultural heritage elements. Based on the 2000 population, Adams County should have 546 acres in at least two sub-regional parks. Today, the county has no sub-regional park facilities.

Since the completion of the vision plan, the county has continued to experience substantial population growth with virtually no additional public recreational or open space lands preserved. While many municipalities have land available or have some funds set aside for recreation facilities, advancement on the development of parks and recreation facilities in the county is seriously lacking. Often, those municipalities with suitable lands have not been able to secure adequate funds for development of facilities. Other municipalities with funding have either inadequate funding or have not been able to find suitable land at an affordable price. Most distressing, county municipalities have not taken advantage of available grant monies at the state level. Adams County has been a “donor county” to Pennsylvania’s recreation grant programs. Our tax monies have literally helped to pay for recreation development in other counties in the state while we have failed to address the needs of our own community.

Excerpt 2: Adams County Vision for Parks, Recreation and Open Space Plan, Dec. 1997.

Recreation programs in Adams County are provided by some municipalities, private nonprofit organizations, and private entities. Several cooperative efforts have produced outstanding community resources, such as the East Berlin Area Community Center, Oakside Park, the Gettysburg Area Recreation Park, and the Littlestown Park and Community Center.

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A community relies on utilities to provide water, power and telecommunications services to its citizens. Both public and private sector utilities serve the Eastern Adams County region. Data for this profile was compiled from the Pennsylvania Public Utilities Commission (PUC) and the providers.

Findings of the Data

- Columbia Gas of Pennsylvania supplies natural gas to homes and businesses in the Eastern Adams County region. The Texas Eastern Interstate Pipeline traverses the region, but does not provide local service (Map 13).
- The Pennsylvania Electric Company (Penelec) and Adams Electric Cooperative are the local electric service providers to the region. Two high voltage power transmission lines run through the southern half of the region (Map 13).
- Columbia Gas of Pennsylvania and Adams Electric Cooperative offer grants and in-kind services for community assistance.
- The 2008 Customer Service Performance Report on Pennsylvania Electric & Natural Gas Distribution Companies, issued by the Pennsylvania Public Utility Commission (PUC), indicates that, for the most part, customers are satisfied with the service they receive from Columbia Gas and Penelec. Nevertheless, the company-reported performance data indicates there is room for improvement on the part of Pennsylvania's major electric and gas companies. For example, the number of accounts not billed, meters not read and disputes not responded to within 30 days represent infractions of the Chapter 56 regulations. Although some companies have improved their telephone access statistics, access remains at a less than desirable level.
- The Electric Power Outlook for Pennsylvania 2008-2013 (Executive Summary), issued by the Pennsylvania Public Utility Commission in 2009, indicates there is sufficient generation, transmission and distribution capacity to reasonably meet the needs of Pennsylvania consumers through 2013. Due to steadily increasing demand, additional generating capacity from traditional and alternative energy technologies will likely be needed by 2013.
- Public water utilities are provided by two public authorities, the East Berlin Municipal Authority and the New Oxford Municipal Authority, and by two private entities, the Lake Meade Municipal Authority and the York Water Company. In total, these water providers serve 3,164 acres or 10% of the region. Water supply capacity is good, based on average daily withdrawals from source waters being below permitted volumes. Water quality from the providers is also safe and meets federal and state requirements. Source water assessments for the New Oxford Municipal Authority and York Water Company indicate that land use activities in the water supply area pose potential threats of contamination, though no contamination issues to date have required intervention. Future water service is planned for another 6,319 acres, bringing the total service area to 29% of the region; the largest portion of the future service area will be served by York Water Company.
- Public sewerage collection and conveyance are planned by each municipality with treatment service provided by municipal and joint municipal authorities. A total of 4,994 acres or 15% of the Eastern Adams County region is served by public sewerage utilities. Upon completion of the

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treatment plant expansion in East Berlin, more than 3,600 equivalent dwelling units of capacity will be available in the various systems across the region. With 1,451 units in the residential development pipeline, there appears to be sufficient treatment capacity. Since most of these development locations are not shown in existing or planned service areas, collection and conveyance service would need to be extended to most developments requesting service. Future service is already planned for another 289 acres in Reading Township, southwest of East Berlin along the Conewago Creek.

- There are five private sewage systems serving mobile home parks in the region.
- Land-based telephone service is provided by CenturyLink and Verizon. Additional communications services, such as wireless telephone and cable and satellite television and internet access, are supplied by various competitive commercial providers: Time Warner Cable®, Comcast, Dish Network, Direct TV, and HughesNet.
- Radio and television/news corporations, are based in larger nearby markets, including Gettysburg, Hanover, Carlisle, and York, as well as Harrisburg, Lancaster, Baltimore, and Washington DC.

Excerpt 1: Columbia Gas of Pennsylvania website²⁹

Columbia Gas of Pennsylvania is a subsidiary of NiSource Inc., the second largest natural gas distributor in the U.S. Columbia Gas serves more than 413,000 customers in 26 counties in Pennsylvania. The company is investing in its infrastructure with a 20-year initiative to expand, rebuild and install 2,400 miles of state-of-the-art gas lines serving more than 414,000 customers in 27 counties, in more than 450 communities throughout Pennsylvania. This investment in a steady, reliable, safe flow of natural gas is projected to spur hundreds of new jobs, economic impact, and community revitalization.

Columbia Gas actively supports organizations that are working to make a difference in the communities it serves through its Corporate Contributions Program. Every year, Columbia Gas awards grants that help improve the quality of life for its customers, its employees, and its neighbors in the communities where it delivers safe and reliable natural gas service. Program focus areas are education in the arts and humanities, community development and public safety, and human services. Grant applications are available online at www.columbiagaspa.com.

Excerpt 2: Adams Electric Cooperative³⁰

Adams Electric serves 30,000 homes, farms and businesses in south-central Pennsylvania, including all or portions of Abbottstown, Hamilton, Oxford, and Reading townships. The cooperative was organized primarily by farmers in 1940 to provide electric service to rural areas of Adams, Cumberland, Franklin and York Counties. Its offices are located in Gettysburg, Shippensburg and York.

²⁹ <http://www.columbiagaspa.com>, accessed March 4, 2010 and paraphrased.

³⁰ Accessed at <http://www.adamsec.com> on March 4, 2010.

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Projects that create or improve community facilities which in turn affect education, health, economic conditions, or public safety services are eligible for the Community Development Loan Fund. These include public and non-profit organizations such as emergency services, municipal authorities, and educational organizations that enhance community, infrastructure or life quality.

Adams Electric's program offers dry hydrant kits to approved non-profit organizations. The cooperative has also created a Dry Hydrant Manual to facilitate proper installation. Adams Electric assists fire companies and other civic organizations by digging holes and setting poles for fire sirens, signs, lights for athletic fields, and other projects.

Adams Electric will donate one free street light to townships and boroughs in its service territory to help them illuminate dark intersections near Adams Electric lines. Adams installs the light, and maintains and provides electricity to it free of charge for five years.

Excerpt 3: 2008 Customer Service Performance Report, Pennsylvania Electric & Natural Gas Distribution Companies, Pennsylvania Public Utility Commission

This comprehensive report of the Public Utility Commission (Commission) presents quality of service data for both the Electric Distribution Companies (EDCs) and the major Natural Gas Distribution Companies (NGDCs).

The Commission uses three sources of data to obtain as complete a picture as possible of the quality of customer service experienced by customers of the major electric and gas companies. The first source is the company itself, reporting telephone access statistics, the number of bills not rendered monthly to residential and commercial customers, meters not read according to Chapter 56 regulations, and disputes not handled within 30 days. The Commission uses consumer complaints and payment arrangement requests filed with the Commission by the customers of the EDCs and NGDCs as a second source of data. Finally, the Commission uses the results of the surveys of the companies' customers who have had customer-initiated contacts with the companies. This latter source of information tells the Commission about the ease of contacting the companies, the consumers' view of the knowledge and courtesy of the companies' customer service representatives, as well as the consumers' overall satisfaction with the way the company handled the contacts.

The quality of service reporting requirements for both the EDCs and the NGDCs include telephone access to a company, because customers must be able to readily contact their EDC or NGDC with questions, complaints and requests for service, and to report service outages and other problems. The Commission's regulations at § 54.153(b)(1)(ii) require that the EDCs are to report to the Commission the average busy-out rate for each call center or business office, as well as a 12-month cumulative average for the company. Similarly, § 62.33(b)(1)(ii) requires the NGDCs to report the average busy-out rate. Each regulation defines busy-out rate as the number of calls to a call center that receive a busy signal divided by the total number of calls received at a call center.

Consistent with the regulations, the EDCs and NGDCs are to report to the Commission the average call abandonment rate for each call center, business office, or both. The call abandonment rate is the

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number of calls to a company's call center that were abandoned divided by the total number of calls that the company received at its call center or business office (§ 54.152 and § 67.32).

Pursuant to the quality of service reporting requirements at § 54.153(b) and § 62.33(b), each EDC and major NGDC is to "take measures necessary and keep sufficient records" to report the percent of calls answered within 30 seconds or less at the company's call center. The section specifies that "answered" means a company representative is ready to render assistance to the caller.

Columbia's rate of calls answered within 30 seconds dropped from 74 percent in 2007 to 69 percent in 2008. Columbia attributes this decrease to a significant increase in incoming calls that occurred toward the end of the third and fourth quarters of 2008. During this timeframe, Columbia reports handling an additional 24,065 calls, or a 14 percent increase when compared to 2007. Columbia goes on to explain that the majority of the calls dealt with the higher gas costs, in place at that time, which affected customer budget payment plan amounts.

Regular meter reading is important in order to produce accurate bills for customers who expect to receive bills based on the amount of service they have used. The quality of service reporting requirements include three measures of meter-reading performance that correspond with the meter-reading requirements of the Chapter 56 regulations at §56.12(4)(ii), §56.12(4)(iii) and §56.12(5)(i):

1. Number and Percent of Residential Meters Not Read By Company or Customer in Six Months
2. Number and Percent of Residential Meters Not Read In 12 Months - Pursuant to § 56.12(4)(iii), a company may estimate the bill of a residential ratepayer if company personnel are unable to gain access to obtain an actual meter reading. However, at least once every 12 months, the company must obtain an actual meter reading to verify the accuracy of either the estimated or ratepayer supplied readings.
3. Number and Percent of Residential Remote Meters Not Read in Five Years

When a ratepayer registers a dispute with a utility about any matter covered by Chapter 56 regulations, each utility covered by the regulations must issue its report to the complaining party within 30 days of the initiation of the dispute pursuant to § 56.151(5). A complaint or dispute filed with a company is not necessarily a negative indicator of service quality. However, a company's failure to promptly respond to the customer's complaint may be an indication of poor service. Further, to respond beyond the 30-day limit is an infraction of §56.151(5) and a cause of complaints to the Commission.

In conformance with the Reporting Requirements for Quality of Service Benchmarks and Standards at §54.154 for the EDCs and §62.34 for the major NGDCs, the companies are to report to the Commission the results of telephone transaction surveys of customers who have had interactions with the company.

The purpose of the transaction surveys is to assess the customer's perception regarding this recent interaction. The regulations specify that the survey questions are to measure access to the company, employee courtesy, employee knowledge, promptness of the EDC or NGDC response or visit, timeliness of the company response or visit, and satisfaction with the handling of the interaction.

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The survey results show, for the most part, customers are satisfied with the service they receive from their companies. Nevertheless, the company-reported performance data indicates there is room for improvement on the part of Pennsylvania's major electric and gas companies. For example, the number of accounts not billed, meters not read and disputes not responded to within 30 days represent infractions of the Chapter 56 regulations. Although some companies have improved their telephone access statistics, access remains at a less than desirable level.

Table 1: 2008 Customer Service Performance Report, Pennsylvania Electric & Natural Gas Distribution Companies, Pennsylvania Public Utility Commission

	Columbia Gas	Pennsylvania Electric Company (Penelec)*
Company-Reported Performance Data, 2006-2008 Average		
Busy-out Rate <i>Percent of calls that received as busy signal</i>	0%	<1%
Call Abandonment Rate <i>Percent of calls abandoned before connection to Company</i>	4.3%	2%
Percent of Calls Answered Within 30 Seconds	71%	80%
Percent of Residential Meters Not Read By Company or Customer in Six Months	.21%	.06%
Percent of Residential Meters Not Read in 12 Months	.06%	.01%
Number of Residential Disputes that Did Not Receive a Response Within 30 Days	61	1
Customer Transaction Survey 2008		
Satisfaction with the Ease of Reaching the Company	74%	91%
Satisfaction with Using a Company's Automated Phone System	67%	80%
Satisfaction with the Company Representative's Handling of the Contact	88%	96%
Overall Satisfaction with Company's Quality of Service During Recent Contact	83%	93%

* Rates shown are composite rates for the FirstEnergy Call Center, which receives customer calls from and Met-Ed, Penelec and Penn Power customers.

Excerpt 4: Electric Power Outlook for Pennsylvania 2008-2013 (Executive Summary), PUC, 2009.

There is sufficient generation, transmission and distribution capacity to reasonably meet the needs of Pennsylvania consumers for the near future. Additional generating capacity will likely be needed by 2013. The transmission system in the Mid-Atlantic Region has sufficient capacity to meet demand. Transmission expansions and upgrades are being planned for the next five years to reinforce the bulk power grid.

Electricity demand in Pennsylvania has grown at a rate of 1.5 percent annually in the past 15 years. This is an aggregate figure for all sectors, including industrial, commercial and residential. Average total sales growth from 2003 to 2008 was 1.4 percent.

Aggregate sales in 2008 totaled approximately 148 billion kilowatt hours, a 0.5 percent decrease from that of 2007. The current projections for 2008-13 show electricity demand growth at 1.2 percent

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annually. This includes a residential growth rate of 1.0 percent, a commercial growth rate of 1.5 percent and an industrial growth rate of 1.0 percent.

Regionally,³¹ generating resources are projected to be adequate for the next several years. ReliabilityFirst’s net internal demand forecast shows it increasing from 177,200 MW in 2008 to 201,700 MW in 2017 at an average annual growth rate of 1.5 percent. The need for additional capacity resources ranges from 300 MW in 2013 to about 11,800 MW in 2017 to maintain an adequate reserve margin. Net capacity resources are projected to be 219,632 MW by 2017, resulting in a reserve margin of 8.2 percent, not including uncommitted resources.

Pennsylvania must maintain its commitment to the basics of energy production and to encourage new initiatives in demand side response, energy efficiency, renewable energy, and other new technologies so we can continue as a national leader in these areas. We also need to continue providing assistance to low-income customers to reduce their energy consumption.

Act 213 requires that an annually increasing percentage of electricity sold to retail customers be derived from alternative energy resources, including solar, wind, low-impact hydropower, geothermal, biologically derived methane gas, fuel cells, biomass, coal mine methane, waste coal, demand side management, distributed generation, largescale hydropower, by-products of wood pulping and wood manufacturing, municipal solid waste, and integrated combined coal gasification technology. The amount of electricity to be supplied by alternative resources increases to a total of 18 percent by 2021.

Table 2: Areas served by Water and Sewerage Providers

	Acres served by Water	Future Acres to be served by Water	Acres served by Sewer	Future Acres to be served by Sewer
Berwick Township Municipal Authority	0	0	410.7	0
East Berlin Municipal Authority	389.4	0	389.4	0
Lake Meade Municipal Authority	584.4	0	584.4	0
New Oxford Municipal Authority	1,272.5	297.1	1,407.6	0
Oxford Township	0	0	461.6	0
Reading Township Municipal Authority	0	0	992.6	288.8
Abbottstown-Paradise Sewer Authority	0	0	747.5	0
York Water Company	918.2	6,021.5	0	0
Total area served/to be served	3,164.4	6,318.6	4,993.8	288.8
Percent of EAC Region	10%	19%	15%	1%

Source: Adams County Office of Planning and Development; Gannett Fleming, Inc.

³¹ Reliability First Corporation is the regional reliability council responsible for developing, promoting, and enforcing reliability standards in Pennsylvania as well as Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, Ohio, Virginia, West Virginia, Wisconsin and the District of Columbia

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Excerpt 5: East Berlin Area Joint Authority³²

The East Berlin Area Joint Authority was established in 2007 to provide public water and sewer service to properties in East Berlin and adjacent Hamilton Township. The authority's customers total about 745 in its 389.4 acre service area.

Its system includes one instream intake, four wells with pumphouses, a water treatment plant at 128 Water Street, two storage tanks and several miles of distribution lines. The Conewago Creek intake drains approximately 66.4 square miles in Adams and York Counties, PA and Carroll County, MD, though the authority currently relies exclusively on the wells for source water. Two wells are located in the borough and two, in Reading Township. Average withdrawal is 100K gallons per day. Regular water quality testing is performed by East Berlin Area Joint Authority.

The current plant was built in the mid 1950s. Due to its age and condition, additional capacity needed to serve the Buttercup Farm development in Hamilton Township, and the current requirement to meet the denitrification standards of the PA DEP Chesapeake Bay Strategy, a new plant is under construction. The plant's treatment capacity will be increased from 150K gpd to 243K gpd. In order to accommodate the return of used water from the Buttercup Farm development, the project also includes an upgrade to one of the Authority's sewerage interceptors. The approximate \$8.0 million project is being funded by grants and loans from PennVest and the H2O PA grant program. Construction is expected to be complete by the end of 2010.³³

Excerpt 6: New Oxford Municipal Authority³⁴

The New Oxford Municipal Authority (NOMA) was created in 1958. Today, NOMA provides water to Oxford Township, Hamilton Township, Berwick Township, and the Borough of New Oxford. Its water treatment plant was originally built in 1913. Source water is drawn from the South Branch of the Conewago Creek at a maximum limit of 1.2 million gallons per day.

Maintenance projects planned for 2010-2012 include:

Berlin Road - water main replacement	November 2010
Impounding Dam Rehabilitation	November 2011
New source development	November 2012

Excerpt 7: Source Water Assessment Public Summary: New Oxford Municipal Authority, South Branch Conewago Creek Intake, (no date).³⁵

South Branch Conewago Creek is the source of water for NOMA's intake in the South Branch Conewago Creek Watershed. The intake drains approximately 66.4 square miles in Adams and York Counties, Pa. and Carroll County, Md. An average of 925,000 gallons of water per day is withdrawn from the intake. Approximately 76.5 percent of the watershed is agriculture land use, 14.6 percent is forested, 6.4 percent is developed land, and the remaining 2.5 percent is water and disturbed land.

³² Correspondence with East Berlin Area Joint Authority on March 31, 2010 and April 28, 2010.

³³ Authority Engineer, Bruce Hulshizer, Buchhart Horn, April 28, 2010.

³⁴ Access at <http://www.nomaoffice.com/> on March 4, 2010.

³⁵ Accessed at <http://www.elibrary.dep.state.pa.us> on February 11, 2010.

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Water withdrawn from the South Branch Conewago Creek intake is filtered and disinfected before distribution to customers. Water quality testing is continuously performed by NOMA.

This assessment evaluates contaminants that may enter the water drawn from the South Branch Conewago Creek intake. The highest susceptibility ratings were received by categories of contaminant sources that are associated with development and commercialization. Auto repair shops and gas/service stations are a concern due to the possibility of spills and the nature of the contaminants. Industrial discharges, waste water treatment plants, transportation corridors, pipelines, and urban/storm water runoff received a “B” susceptibility rating due to the large amount of commercial development in parts of the assessment area. Agriculture also has received a “B” susceptibility rating because a majority of the land use is for row crops and pasture. To this date, no contaminants have been found in concentrations that have required NOMA to alter their treatment procedures.

The core assessment issues of the South Branch Conewago Creek Watershed include contamination from agricultural activities, urban runoff, and industrial point sources. Urban runoff is a concern due to an increase in developed areas throughout the watershed. Contamination from point sources is less of a threat because the discharges are regulated. However, there are five National Pollutant Discharge Elimination System (NPDES) sites within the 5-hour time-of-travel for the intake. The possible contaminants include bacteria, nutrients, metals, disinfectants, and an increase in turbidity.

The South Branch Conewago Creek Watershed would benefit from a watershed plan. A key component of the plan could be studying the effects of various land uses on stream water quality and plans to mitigate possible impacts due to an increase in development. The watershed plan could also highlight projects that would help to protect, and possibly improve, the stream water quality.

Excerpt 8: 2008 Annual Report, York Water Company³⁶

The [York Water] Company is the oldest investor-owned water utility in the United States and is duly organized under the laws of the Commonwealth of Pennsylvania. The Company has operated continuously since 1816. The business of the Company is to impound, purify to meet or exceed safe drinking water standards and distribute water. The Company operates within its franchised territory, which covers 39 municipalities within York County, Pennsylvania and seven municipalities within Adams County, Pennsylvania. The Company is regulated by the Pennsylvania Public Utility Commission, or PPUC, in the areas of billing, payment procedures, dispute processing, terminations, service territory, debt and equity financing and rate setting. The Company must obtain PPUC approval before changing any practices associated with the aforementioned areas. Water service is supplied through the Company’s own distribution system. The Company obtains its water supply from both the South Branch and East Branch of the Codorus Creek, which together have an average daily flow of 73.0 million gallons per day. This combined watershed area is approximately 117 square miles. The Company has two reservoirs, Lake Williams and Lake Redman, which together hold up to approximately 2.2 billion gallons of water. The Company has a 15-mile pipeline from the Susquehanna River to Lake Redman which provides access to an additional supply of 12.0 million gallons untreated water per day. As of December 31, 2008, the Company’s average daily availability was 35.0 million gallons, and daily consumption was approximately 18.3 million gallons. The

³⁶ Access at <http://www.yorkwater.com> on March 30, 2010.

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Company's service territory had an estimated population of 176,000 as of December 31, 2008. Industry within the Company's service territory is diversified, manufacturing such items as fixtures and furniture, electrical machinery, food products, paper, ordnance units, textile products, air conditioning systems, barbells and motorcycles.

During the five-year period ended December 31, 2008, the Company has maintained an increasing growth in number of customers and distribution facilities as demonstrated by the following chart:

	2008	2007	2006	2005	2004
Average daily consumption (gallons per day)	18,298,000	19,058,000	18,769,000	18,657,000	18,116,000
Miles of mains at year-end	884	845	817	786	752
Additional distribution mains installed/acquired (ft.)	206,140	147,803	159,330	212,702	114,658
Number of customers at year-end	61,527	58,890	57,578	55,731	53,134
Population served at year-end	176,000	171,000	166,000	161,000	158,000

On January 5, 2007, the Company closed the acquisition of the water system of Abbottstown Borough which served approximately 400 customers in Adams County, Pennsylvania. The purchase price of approximately \$900,000 was less than the depreciated original cost of these assets. The Company has recorded a negative acquisition adjustment of approximately \$131,000 and is amortizing this credit over the remaining life of the acquired assets. The purchase was funded through internally-generated funds and short-term borrowings. The Company began serving the customers of Abbottstown Borough in January 2007.

Excerpt 9: 2008 Annual Drinking Water Quality Report, York Water Company

[The York Water Company] water source is the combined flow of the South and East Branches of the Codorus Creek. The Company's two lakes, Lake Williams and Lake Redman (William H. Kain County Park), are located on the East Branch of the Codorus Creek and are both used to release water into the Creek during periods of drought or other low-flow conditions. Water can also be transferred from the Susquehanna River to the head of Lake Redman during drought. Our raw water pumping station is located in Spring Garden Township, York County. The raw water is pumped approximately 2.2 miles to our purification plant which is also located in Spring Garden Township. We are pleased to report that our drinking water is safe and meets Federal and State requirements.

Excerpt 10: Source Water Assessment Public Summary: York Water Company, South Branch Codorus Creek Intake (no date)³⁷

The South Branch Codorus is the source of water for the York Water Company. The intake drains approximately 117 square miles in York County. An average of 18 million gallons of water per day is withdrawn from the intake. Approximately, 68 percent of the assessment area is agricultural land, 30 percent is forested, two percent is developed land, and the remaining one percent is water. Water

³⁷ Accessed at <http://www.elibrary.dep.state.pa.us> on February 11, 2010.

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withdrawn from the intakes is filtered and disinfected before distribution to customers. Water quality testing is continuously performed by the York Water Company.

Agricultural activities, urban runoff and transportation corridors are significant potential nonpoint sources of contamination to the assessment area. Agricultural activities may contribute a fairly significant amount of nutrients and sediment to the watershed. Future increases in development may lead to an increase in urban/stormwater runoff. Interstate and other road crossings near the intake pose a concern due to the possibility of spills. Point sources such as wastewater treatment facilities may pose a threat due to the quantity of sites and their proximity to the intake.

There are numerous restoration initiatives underway in the assessment area. Several citizen groups, as well as the York County Conservation District have been working to address important issues within this watershed. Current projects in the watershed include streambank restoration, manure storage systems, stormwater management controls, and treatment of barnyard runoff. Some of these projects have been funded by the Growing Greener and Section 319 Programs. Future restoration plans for the watershed include the development of a Rivers Conservation Plan.

Excerpt 11: Act 537 - Planning Authorizations

On January 24, 1966, the Pennsylvania Sewage Facilities Act (Act 537, as amended) was enacted to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 sewage facilities program. Municipalities are required to develop and implement comprehensive official plans that provide for the resolution of existing sewage disposal problems, provide for the future sewage disposal needs of new land development; and provide for future sewage disposal needs of the municipality. This official plan is sometimes called the "base" plan or the "Act 537 plan." When a new land development project is proposed, municipalities are required to revise their official plan (unless the project is exempt from planning).

Table 3: Age Status of Act 537 Plans

Municipality	Plan Approval Date	Plan Age
Abbottstown Borough	12/06/2000	Plan between 5 and 10 years
East Berlin Borough	09/05/2007	Plan less than 5 years old
Hamilton Township	12/06/2000	Plan between 5 and 10 years
New Oxford Borough	10/24/2008	Plan less than 5 years old
Oxford Township	04/28/1999	Plan between 5 and 10 years
Reading Township	03/30/2009	Plan less than 5 years old

Source: PA DEP website, accessed February 11, 2020.

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Table 4: Summary and Review of Act 537 Sewage Facilities Plan

Abbottstown-Paradise Joint Sewer Authority

The Abbottstown-Paradise Joint Sewer Authority was incorporated in 1973 to oversee the design, funding and construction of a sewage collection and wastewater treatment facility and to manage facility operations thereafter. The system services portions of four municipalities: Abbottstown Borough, Berwick and Hamilton Townships in Adams County; and Paradise Township, York County. The collection system in the Eastern Adams County region consists of approximately thirteen miles of sewer main and five lift stations. In March 1990, the 0.210 mgd Sequencing Batch Reactor and Low Solids Transport System, located along Route 194, was placed into operation. Sludge is land applied or transported to another wastewater treatment facility for disposal. The current Act 537 Sewage Facilities Plan (2000) projected a need for 0.350 mgd to serve planned growth in its service area and recommended two sequencing batch reactors plus aerobic digestors to increase treatment capacity. The treatment facility underwent an expansion in 2002 increasing the design flow to .350 mgd, utilizing the treatment process provided by Aqua Aerobic Systems.

Currently, there are 863 customers (1,205.4 equivalent dwelling units) connected to the system. There are 584 EDUs remaining of which 351 are secured for various residential developments throughout the service area and 233 are unsecured. The treatment facility itself is in good condition, since expanded seven years ago. Annual rehabilitation projects on the lift stations and conveyance system continue to improve the overall condition.

Source: Act 537 Plan, 2000; correspondence with Amy Perry, Abbottstown-Paradise Joint Sewer Authority Manager

Berwick Township

The Berwick Township serves a portion of Hamilton Township along Route 94 north of Route 30 with Sewage treatment services through an intermunicipal agreement. Hamilton Township customers total 172 in this 410.7 acre service area. Its most recent Act 537 Sewage Facilities plan amendment, which called for the construction of a wastewater treatment plant, was completed in 1997.

The treatment plant is located along Route 30 just east of Cross Keys and is rated at a design capacity of 300,000 gpd. 1200 EDUs were originally available in the system. Eight hundred were allocated to Berwick Township; approximately 360 remain. Four hundred EDUs were originally allocated to Hamilton Township; 228 remain. Approximately 90-100 have been reserved by Hamilton Township or developers of property in Hamilton Township.

Source: Correspondence with John O'Brien, Hamilton Township; KCI Engineering, Berwick Township Sewage Engineer

East Berlin Area Joint Authority

The East Berlin Area Joint Authority serves nearly all properties in the borough and completed its most recent update to its Act 537 Sewage Facilities Plan in 2007. The authority's customers total 745 in its 389.4 acre service area. Its system includes several miles of collection lines, three pumping stations at Beaver Colony, West King Street, and Park Avenue, and a treatment plant on Water Street. The 2007 plan update listed the borough's treatment plant design capacity at 0.15 million gallons per day (mgd). It also noted need for equipment upgrades and repairs.

The update coincided with the Buttercup Farm land development proposal in Hamilton Township and interest from its developer in sewer service to the future residential and commercial neighborhood. The update recommended expansion of the treatment plant to 0.243 mgd, installation of a new interceptor to re-route flows from the Harrisburg Street sewer, a new pumping station to be constructed by the Buttercup Farm developer,

Utilities and Infrastructure Profile

and a northwest trunk to service the remaining 19.8 acres in the northwest portion of the borough and replace the West King Street pump station with a gravity sewer to the treatment plant.

Reading Township expressed interest in service to 30 or so homes along Conewago Park Drive just north of East Berlin.

Financing for the authority's improvements was awarded in July 2009 and improvements are scheduled to be completed by December 2010. Treatment capacity in the system after the planned expansion is expected to be 446 EDUs with no reservations by developers or local industries. The Buttercup Farm developer has since withdrawn from the planned sewer expansion.

Source: Act 537 Plan, 2007; correspondence with East Berlin Municipal Authority

Hamilton Township

The Hamilton Township Act 537 Sewage Facilities Plan was amended in 1997 with a special study of the Route 94 corridor where on-lot system malfunctions had been reported. The study recommended that the areas of Berlin Road, Forest Drive and Cherry Lane be served with public sewer and connected by gravity conveyance to the Abbottstown-Paradise Joint Sewer Authority system. These Forest Drive and Cherry Lane service expansions were completed in 1996.

The 537 Plan was amended again in 2000 to study and recommend sewer service along Route 94 from Route 30 north to Gun Club Road.

Source: Act 537 Plan, 1997; correspondence with Hamilton Township

New Oxford Municipal Authority

New Oxford Municipal Authority (NOMA) most recently updated the New Oxford Borough Act 537 Sewage Facilities Plan in 1996 to address the need for additional wastewater treatment capacity at NOMA's wastewater treatment plant located at 106 Tracy Avenue in Oxford Township. NOMA's sewer service area includes nearly all of New Oxford Borough and portions of Oxford Township. NOMA owns and operates the sewer collection system in New Oxford Borough while Oxford Township owns and operates the sewer collection system in Oxford Township. NOMA's sewer service area currently includes 1,775 residential customers and totals approximately 2,750 acres.

The wastewater treatment plant was completed in 1977 at a design capacity of 0.825 million gallons per day (mgd). It was improved in 1988 to meet nitrogen permit limitations and re-rated at 1.016 mgd. At the direction of the plan update, the treatment plant was expanded in 1999 to a design capacity of 1.788 mgd and improvements made to increase organic design capacity. The Conewago Creek pumping station was also replaced. Sludge is currently dewatered with a centrifuge and land applied or landfilled offsite, depending on the season, by a contracted sludge disposal firm.

A special study was completed in 2008 to evaluate treatment alternatives to meet the nutrient reduction requirements of the PA DEP Chesapeake Bay Tributary Strategy by September 2012 and other operational issues. The study recommended that NOMA convert the existing aeration/clarifier to solely an aeration basin and then construct, in sequence, a new clarifier. This retrofit is to be completed by December 2010. In accordance with NOMA's NPDES permit, the wastewater treatment plant must comply with their Total Nitrogen and Total Phosphorus loadings by September 2012. The study also projected future capacity needs. Given the nearly built-out condition of New Oxford Borough and the moderate rate of growth in Oxford Township, another 0.3 mgd is likely to be needed by 2028. Since current treatment rates are more than 0.3 mgd

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below the design capacity, no further plant expansion was recommended.

NOMA's remaining share of allocated capacity in the wastewater treatment plant, specifically the Borough's share, is about 0.500 MGD. Based on the latest Act 57 tapping fee study, NOMA's EDU capacity is 235 gpd, which equates to more than 2,000 EDUs. Two developments have requested a total of 14 EDUs. Since New Oxford Borough is essentially built out, it will never use all of these EDUs for residential service, but may utilize a portion of this available capacity if requested by any of the industrial facilities within the Borough. Therefore, some EDUs are available to Oxford Township should it want to purchase additional allocation in NOMA's wastewater treatment plant.

Source: Act 537 Plan, 1996; Plan Update/Special Study, 2008

Oxford Township

Oxford Township last updated its Act 537 Sewage Facilities Plan in 1999. The plan notes that the soils in the township are generally not suitable for on-lot disposal systems and that the western half of the township, which drains toward the South Branch of the Conewago Creek and includes Oxford Meadow, Mount Misery, and Irishtown, is the area of most immediate need based on the rate of system malfunctions, well sampling, and unsuitability of soils. The plan recommended low pressure sewer collectors to the NOMA Conewago Creek interceptor, with the township to contribute to associated expansion at the NOMA wastewater treatment plant and replacement of its Conewago Creek pumping station. This 461.6 acre service installation was completed in 2001; the associated NOMA expansions in 2003. As a result of the expansion, system capacity is available to serve future development in the township. Per its ongoing agreement with NOMA, Oxford Township is participating in the system upgrades required by the PA DEP Chesapeake Bay Strategy for nitrogen and phosphorus discharges.

Source: Act 537 Plan, 1990; correspondence with Bill McMaster, Oxford Township

Lake Meade Municipal Authority

In 1969, the Lake Meade Municipal Authority (LMMA) was organized and a sewage treatment plant was completed in 1977. The Municipal Authority is run as an organization separate from the Lake Meade Property Owners Association (LMPOA). In 1983, at the request of LMPOA, LMMA purchased the water company from American Utilities. LMMA's service area includes 584.4 acres and 1,065 water and wastewater customers.

LMMA draws approximately 225K gallons of groundwater per day from two wells within the Lake Meade community. Water from a third well has high levels of uranium and is not currently used. The treatment plant provides chlorination and directs water to the distribution system or one of two storage tanks.

The water system is in good condition. The active wells were rehabilitated in 1999 and are protected from incompatible land uses by Reading Township's zoning regulations. The plant was built in 1967. The distribution lines are cement asbestos and show no signs of deterioration. Both storage tanks are less than 10 years old.

LMMA used a 2006 Source Water Protection Grant from PA DEP to develop a source water protection program. Since completion of the study, LMMA has installed spill response signs along roadways and coordinated the recycling of pesticides and other household chemicals. One of its major recommendations, to extend well casings deeper into the bedrock, requires taking wells #1 and #2 offline. This improvement will be made when well #3 or other sources are available.

Operating two wells, LMMA can supply water for about 100 additional properties. If the uranium levels in well #3 can be mitigated, additional capacity would be available.

The wastewater treatment plant processes approximately 150K gallons per day and was built in 2008. Its

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sequencing batch reactor is rated for 350,000 gpd. The wastewater system has slightly more capacity for future service from further development in the Lake Meade community than the water system.

Source: Ben Leas, Lead Operator, Lake Meade Property Municipal Authority, April 28, 2010

Reading Township Municipal Authority

The Reading Township Municipal Authority owns and operates the wastewater treatment plant on Browns Dam Road and associated conveyance system. The authority serves the Hampton village area between Route 94, Route 234, Route 394, and the Conewago Creek – 306 customers over approximately 992.6 acres. The treatment plant was built in 1974 at a treatment capacity of 130,000 gallons per day (gpd) and expanded to 330,000 gpd in 2000 after a 1990 Sewage Facilities Plan update to accommodate additional demand from community growth. The expanded plant uses two sequencing batch reactor units and reed beds. Biosolids are disposed by Peck’s Septic Service. The township’s Act 537 Sewage Facilities Plan was updated in 2009 to address a problem area at Lochman’s Bottom and Conewago Park. Short term concerns with the conveyance system include inflow and infiltration (I&I) issues and age and capacity of the Brown’s Dam pumping station. The authority plans to investigate the source or sources of I&I in the spring of 2010. The treatment plant is in good condition and is well maintained.

Approximately 500 EDUs of treatment capacity are available in the system; 43 EDUs have been reserved by developers to serve for future development projects.

Source: Act 537 Plan, 1990 and 2009; correspondence with Ben Leas, Municipal Authority plant manager

Table 4: Sewerage Capacity in Systems Serving the Eastern Adams County region

System	Current Capacity in EDUs	Reserved/Secured EDUs	Available EDUs
Abbottstown-Paradise Joint Sewer Authority	584	351	233
Berwick Township	540	100	440
East Berlin Area Joint Authority	446	0	446
New Oxford Municipal Authority	2,000	14	1,986
Lake Meade Municipal Authority	100	0	100
Reading Township Municipal Authority	500	43	457
Total	3,630	408	3,222

Source: Provider data; Gannett Fleming

Excerpt 12: Radio and Television Stations³⁸

Strongest AM radio stations in Abbottstown:

- WHVR (1280 AM; 5 kW; HANOVER, PA)
- WGET (1320 AM, 1kW, GETTYSBURG, PA)
- WCBM (680 AM; 50 kW; BALTIMORE, MD; Owner: WCBM MARYLAND, INC.)
- WOYK (1350 AM; 5 kW; YORK, PA; Owner: WOYK, INC.)
- WBAL (1090 AM; 50 kW; BALTIMORE, MD; Owner: HEARST RADIO, INC.)

³⁸ Accessed at <http://www.city-data.com/city/Abbottstown-Pennsylvania.html> on March 4, 2010.

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- WGOP (700 AM; daytime; 25 kW; WALKERSVILLE, MD; Owner: BIRACH BROADCASTING CORPORATION)
- WSBA (910 AM; 5 kW; YORK, PA; Owner: WSBA LICO, INC.)
- WMET (1150 AM; 50 kW; GAITHERSBURG, MD; Owner: BELTWAY ACQUISITION CORPORATION)
- WWLG (1370 AM; 50 kW; BALTIMORE, MD; Owner: M-10 BROADCASTING, INC.)
- WTEM (980 AM; 50 kW; WASHINGTON, DC; Owner: AMFM RADIO LICENSES, L.L.C.)
- WTOP (1500 AM; 50 kW; WASHINGTON, DC; Owner: BONNEVILLE HOLDING COMPANY)
- WHP (580 AM; 5 kW; HARRISBURG, PA; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)
- WHYL (960 AM; 5 kW; CARLISLE, PA; Owner: CITADEL BROADCASTING COMPANY)
- WVCH (740 AM; 50 kW; CHESTER, PA; Owner: WVCH COMMUNICATIONS, INC.)

Strongest FM radio stations in Abbottstown:

- WYCR (98.5 FM; YORK-HANOVER, PA; Owner: RADIO HANOVER, INC.)
- WGTY (107.7 FM; GETTYSBURG, PA; Owner: TIMES AND NEWS PUBLISHING COMPANY)
- WHBO (92.7 FM; STARVIEW, PA; Owner: HALL COMMUNICATIONS, INC.)
- WROZ (101.3 FM; LANCASTER, PA; Owner: HALL COMMUNICATIONS, INC.)
- WARM-FM (103.3 FM; YORK, PA; Owner: WSBA LICO, INC.)
- WSOX (96.1 FM; RED LION, PA; Owner: LANCASTER-YORK BROADCASTING, LLC)
- WQXA-FM (105.7 FM; YORK, PA; Owner: CITADEL BROADCASTING COMPANY)
- WAYZ-FM (104.7 FM; HAGERSTOWN, MD; Owner: HJV LIMITED PARTNERSHIP)
- WETH (89.1 FM; HAGERSTOWN, MD; Owner: GREATER WASHINGTON EDUCATIONAL TELECOMMUNICATIONS ASSN.)
- WITF-FM (89.5 FM; HARRISBURG, PA; Owner: WITF, INC.)
- WTPA (93.5 FM; MECHANICSBURG, PA; Owner: CUMULUS LICENSING CORP.)
- WZBT (91.1 FM; GETTYSBURG, PA; Owner: GETTYSBURG COLLEGE)
- WCAT-FM (106.7 FM; HERSHEY, PA; Owner: CITADEL BROADCASTING COMPANY)
- W220BX (91.9 FM; MARIETTA, PA; Owner: CALVARY CHAPEL OF TWIN FALLS, INC.)
- WFRE (99.9 FM; FREDERICK, MD; Owner: CAPSTAR TX LIMITED PARTNERSHIP)
- W219BX (91.7 FM; FREDERICK, MD; Owner: CEDAR RIDGE CHILDREN'S HOME & SCHOOL, INC)
- WHKF (99.3 FM; HARRISBURG, PA; Owner: CLEAR CHANNEL BROADCASTING LICENSES, INC.)
- W219BE (91.7 FM; WAYNESBORO, PA; Owner: MARANATHA BIBLE INSTITUTE, NDBA)
- WZBA (100.7 FM; WESTMINSTER, MD; Owner: SHAMROCK COMMUNICATIONS, INC.)
- WWMX (106.5 FM; BALTIMORE, MD; Owner: INFINITY RADIO OPERATIONS INC.)

TV broadcast stations around Abbottstown:

- WPMT (Channel 43; YORK, PA; Owner: TRIBUNE TELEVISION COMPANY)
- WGAL (Channel 8; LANCASTER, PA; Owner: WGAL HEARST-ARGYLE TELEVISION, INC.)
- WMPB (Channel 67; BALTIMORE, MD; Owner: MARYLAND PUBLIC BROADCASTING COMMISSION)
- WBAL-TV (Channel 11; BALTIMORE, MD; Owner: WBAL HEARST-ARGYLE TV, INC. (CA CORP.))
- WMAR-TV (Channel 2; BALTIMORE, MD; Owner: SCRIPPS HOWARD BROADCASTING COMPANY)
- WBFF (Channel 45; BALTIMORE, MD; Owner: CHESAPEAKE TELEVISION LICENSEE, LLC)
- WNUV (Channel 54; BALTIMORE, MD; Owner: BALTIMORE (WNUV-TV) LICENSEE, INC.)
- WLYH-TV (Channel 15; LANCASTER, PA; Owner: TELEVISION STATION GROUP LICENSE SUBSIDIARY, LLC)

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- WITF-TV (Channel 33; HARRISBURG, PA; Owner: WITF, INC.)
- WJZ-TV (Channel 13; BALTIMORE, MD; Owner: VIACOM INC.)
- WHTM-TV (Channel 27; HARRISBURG, PA; Owner: HARRISBURG TELEVISION, INC.)
- WGCB-TV (Channel 49; RED LION, PA; Owner: RED LION BROADCASTING CO., INC.)
- W23AY (Channel 23; YORK, PA; Owner: WIRELESS CABLE TV OF PA, INC.)

Data on home heating sources were derived from the US Census Bureau and used to characterize the heating fuels used in Eastern Adams County. Additionally community development patterns in the region were analyzed for the energy demands they suggest for residents, workers, and public services.

Findings of the Data

- The region's seasonal climate impacts residents and businesses in their energy use for necessary heating and cooling.
- The homes in the region are primarily heated with utility gas (34.6%). Electric heat is the next most common source (24.9%), and is largely generated from coal (Table 1).
- Adams Electric Cooperative serves Abbottstown Borough and Hamilton, Oxford and Reading Townships in the region, as well as numerous other municipalities in Adams, Cumberland, Franklin and York Counties. Adams Electric has a long and deeply-rooted history in the region and maintains an active and aggressive rural electric program. The firm's economic development activities focus on rural development, agriculture industry assistance, and community development for its service area.
- Renewable fuel sources such as solar, geothermal, and wind, are not widely used for home heating.
- The siting and construction of early homes predated the energy conservation principles of the 1970s that promoted building orientation to maximize solar heating in winter, minimize such heating in summer, and landscaping to create summer shade and winter wind breaks. Therefore many older homes have higher heating and cooling expenses. Home improvements, such as window replacement and insulation, can reduce energy consumption in older homes.
- The boroughs in the region were historically laid out in a gridded pattern that facilitated low-energy, low pollutant travel on foot, on bicycle, and by carriage. More recent development patterns outside of the boroughs are much less dense, associated with transportation by private auto and delivery of goods by truck, and less suitable for modes considered alternative modes today, such as walking, biking and transit. Increases in chronic illness in the 20th century have suggested that transportation and development patterns have led to a decline in healthful transportation modes, such as walking and biking.
- The region has good sidewalk networks in the boroughs, but few sidewalk systems or walking paths in townships. The modern separation of commercial and public uses from residential neighborhoods discourages walking as a safe travel or recreational option. Newer developments with wider streets tend to lack sidewalk systems. If energy use is to be reduced, careful attention should be paid to future land use-transportation relationships, including residential and commercial densities that promote walking and industrial lands that have access to freight lines for shipping.
- Transit in the region is limited to the shared-ride bus service operated by the Adams County Transit Authority (ACTA) which is a public, non-profit shared-ride transportation provider.
- Many residents commute out of the region for work. This has a significant impact on energy use, namely fuel consumption, and the air quality through carbon emissions. For example, the distance from East Berlin Borough to the Gettysburg area is about 18 miles, or 36 miles round-trip.

Energy Profile

Assuming that the 107 outbound workers from East Berlin are traveling to the Gettysburg area for work each day, together they travel 3,852 miles per day or 19,260 miles in a 5 day work week. With an average fuel efficiency of 20 miles per gallon, together they consume 963 gallons of fuel for the journey to work each week. Using the same method, the 1,189 commuters from Reading Township working in the York City area³⁹ (25 miles one way) travel 59,450 round trip miles and consume 2,973 gallons of gasoline each week. As a final example, the 144 residents traveling from Oxford Township to Frederick, MD (44 miles one way) for work travel 12,672 miles and consume 634 gallons of gasoline each week. Using the US EPA's calculation⁴⁰ where one gallon of gasoline produces 19.4 pounds of CO₂ emission, the carbon footprint of the workers' commute to Gettysburg is 18,682 pounds CO₂, to York is 57,676 pounds CO₂, and to Frederick is 12,300 pounds CO₂ in only one week.

- With a heavy dependence on vehicular travel by roadways, the region's climate also requires energy use for snow removal.

Table 1: Home Heating Fuel, 2000

Geographic area	Utility Gas	Bottled, Tank, or LP Gas	Electricity	Fuel Oil, Kerosene, etc.	Coal or Coke	Wood	Solar Energy	Other Fuel	No Fuel Used
Pennsylvania	51.3%	3.0%	16.5%	25.5%	1.4%	1.6%	0.0%	0.4%	0.2%
Adams County	32.1%	11.5%	21.8%	27.1%	1.5%	5.4%	0.0%	0.5%	0.2%
EAC Region	34.6%	12.0%	24.9%	22.8%	1.2%	4.2%	0.2%	0.1%	0.2%
Abbottstown borough	59.4%	13.0%	16.5%	8.3%	1.6%	1.3%	0.0%	0.0%	0.0%
East Berlin borough	70.6%	1.8%	16.9%	8.8%	0.4%	1.3%	0.0%	0.0%	0.4%
Hamilton township	15.3%	11.8%	22.0%	41.8%	2.8%	5.8%	0.0%	0.7%	0.0%
New Oxford borough	62.5%	0.4%	26.0%	10.8%	0.0%	0.3%	0.0%	0.0%	0.0%
Oxford township	41.1%	8.2%	28.3%	19.6%	0.9%	1.4%	0.0%	0.0%	0.5%
Reading township	10.4%	22.9%	26.5%	29.2%	1.4%	9.1%	0.5%	0.0%	0.0%

³⁹ The York City area is given as an example. Data shows that both the York City and Hanover areas are commuter destinations for workers from the Eastern Adams County region. The commuting distance to the Hanover area from Reading Township is similar to that of the East Berlin Borough to Gettysburg area commute.

⁴⁰ US EPA Emissions Facts, <http://www.epa.gov/OMS/climate/420f05001.htm#calculating>, accessed on June 3, 2009.

Addendum - Population Profile

Population Change 1990 - 2010

	Population			Population Change %		
	1990	2000	2010	1990 - 2000	2000 - 2010	1990 - 2010
Pennsylvania	11,881,643	12,281,054	12,702,379	3.4%	3.4%	7%
Adams County	78,274	91,292	101,407	16.6%	11.1%	30%
EAC Region	12,356	15,992	18,142	29.43%	13.44%	46.83%
Abbottstown borough	539	905	1,011	67.9%	11.7%	88%
East Berlin borough	1,175	1,365	1,521	16.2%	11.4%	29%
New Oxford borough	1,617	1,696	1,783	4.9%	5.1%	10%
Hamilton township	1,760	2,044	2,530	16.1%	23.8%	44%
Oxford township	3,437	4,876	5,517	41.9%	13.1%	61%
Reading township	3,828	5,106	5,780	33.4%	13.2%	51%
Hampton	~	633	632	~	-0.2%	~

Housing Units, 2010

Geographic area	Housing Units				
	Total	Occupied		Vacant	
		#	%	#	%
Adams County	40,820	38,013	93%	2,807	7%
EAC Region	7,188	6,750	94%	438	6%
Abbottstown borough	388	371	96%	17	4%
East Berlin borough	677	642	95%	35	5%
Hamilton township	989	934	94%	55	6%
New Oxford borough	784	737	94%	47	6%
Oxford township	2,106	1,993	95%	113	5%
Reading township	2,244	2,073	92%	171	8%
Hampton CDP	235	231	98%	4	2%

Race & Ethnicity, 2010

Geographic area	Race									
	Total	One race							Two or More Races	Hispanic or Latino (of any race)
		White	Black or African American	American Indian and AK Native	Asian	Native HA & Other Pacific Islander	Some Other Race			
Adams County	100,063	94,979	1,561	213	746	20	2,544	1,344	6,115	
EAC Region	17,943	17,154	152	33	94	10	500	199	1,207	
Abbottstown borough	999	937	14	1	10	0	37	12	95	
East Berlin borough	1,508	1,463	11	2	11	3	18	13	39	
Hamilton township	2,501	2,456	9	1	10	1	24	29	66	
New Oxford borough	1,763	1,618	32	13	7	1	92	20	275	
Oxford township	5,448	5,164	71	9	21	2	181	69	423	
Reading township	5,724	5,516	15	7	35	3	148	56	309	
Hampton CDP	628	583	0	2	9	0	34	4	47	

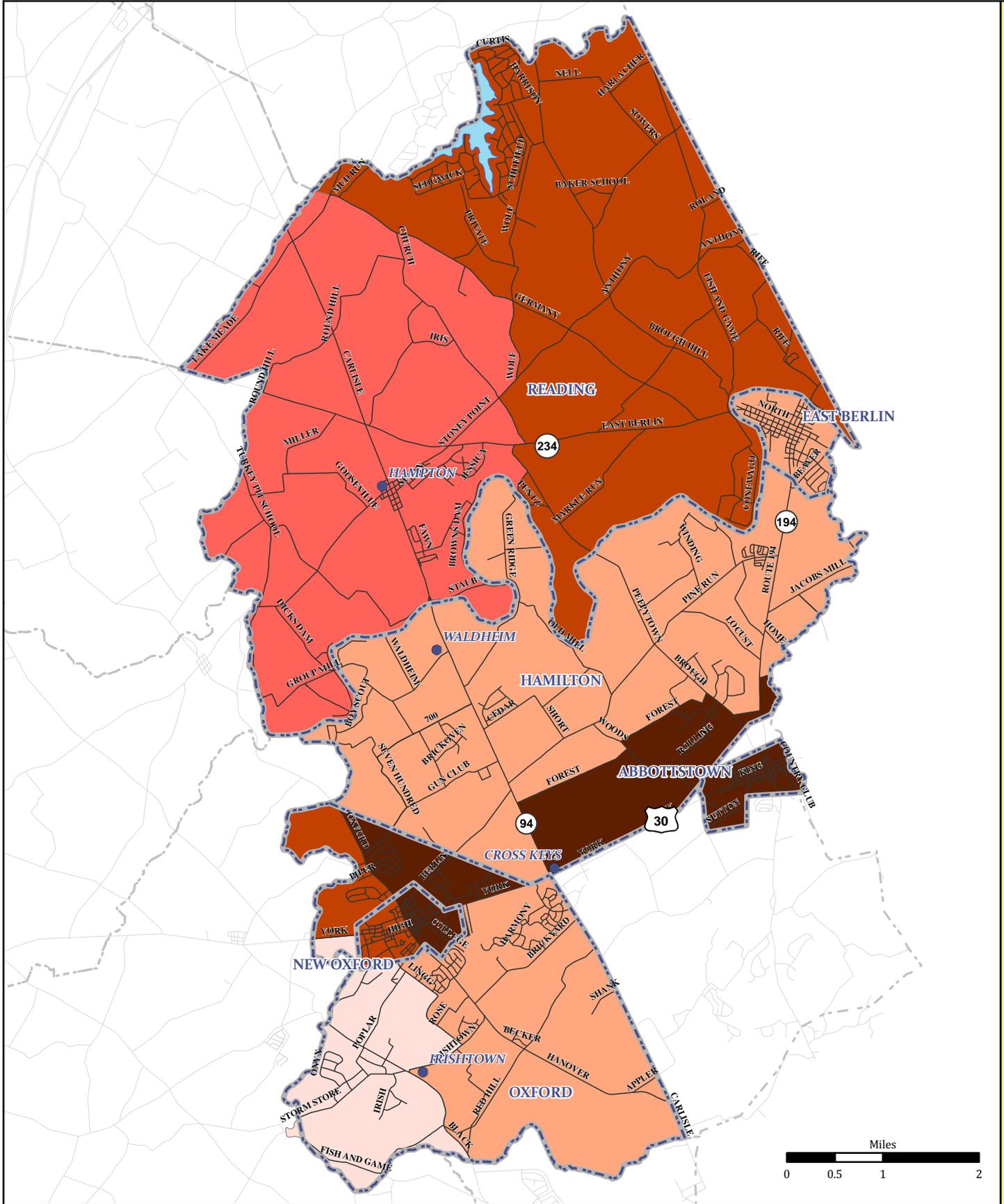
Source: U.S. Census Bureau, 2010 Census Redistricting Data (Public Law 94-171) Summary File

Appendix B Maps

The Eastern Adams County Joint Comprehensive Plan and Route 194 Corridor Study, 2012

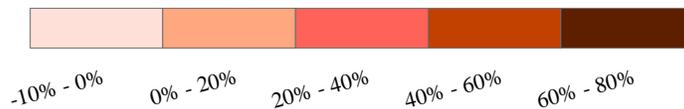


MAP 1: POPULATION CHANGE 1990 - 2000



LEGEND

Percentage Change in Block Group Population 1990 - 2000



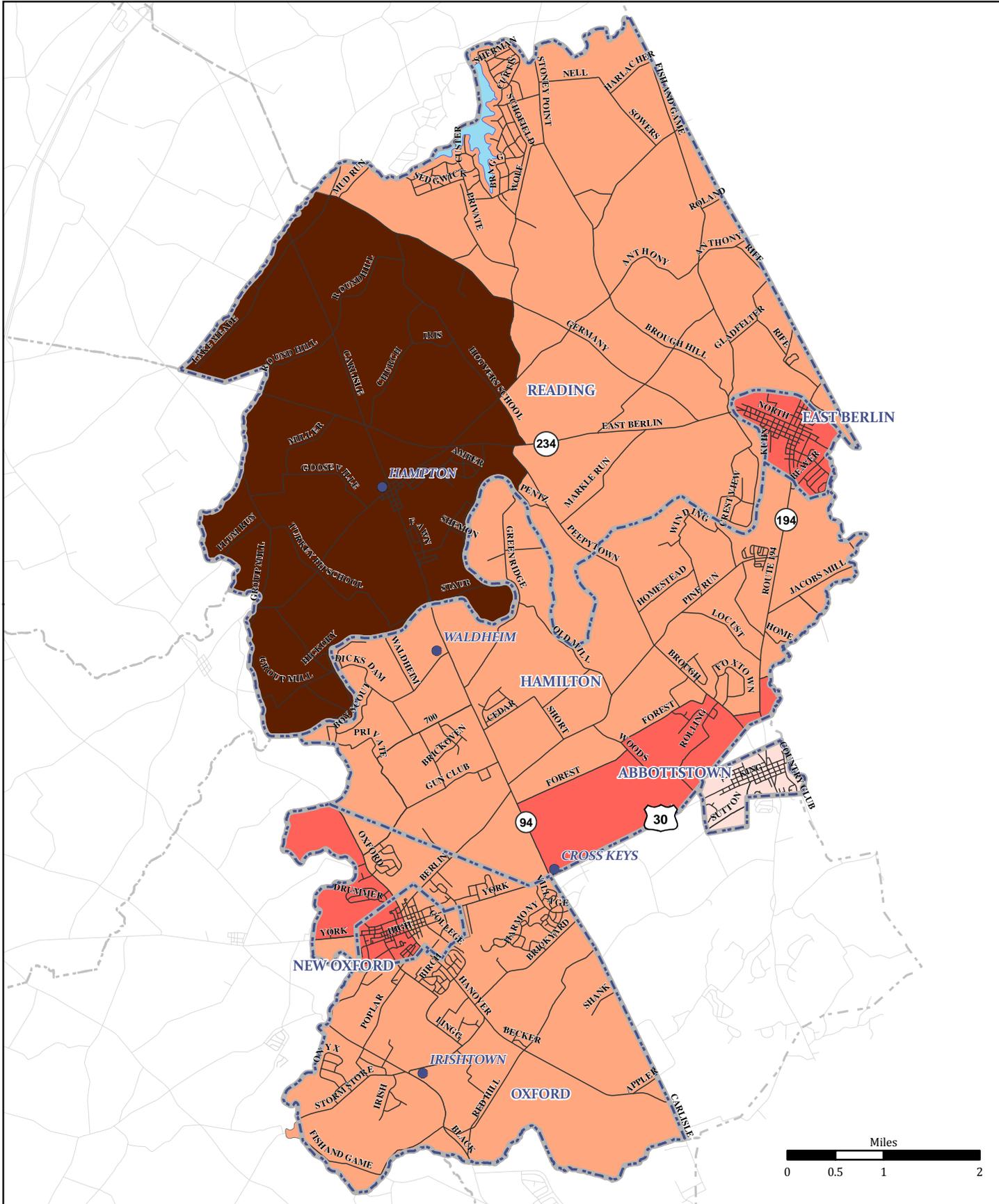
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Adams Co. GIS/ Mapping,
US Census Bureau

Prepared By:
Adams Co. Office of
Planning & Development



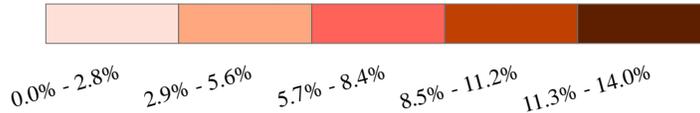
May 5, 2009

MAP 2: POPULATION BELOW POVERTY LEVEL



LEGEND

Percentage of Population Below Poverty Level (1999)



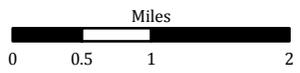
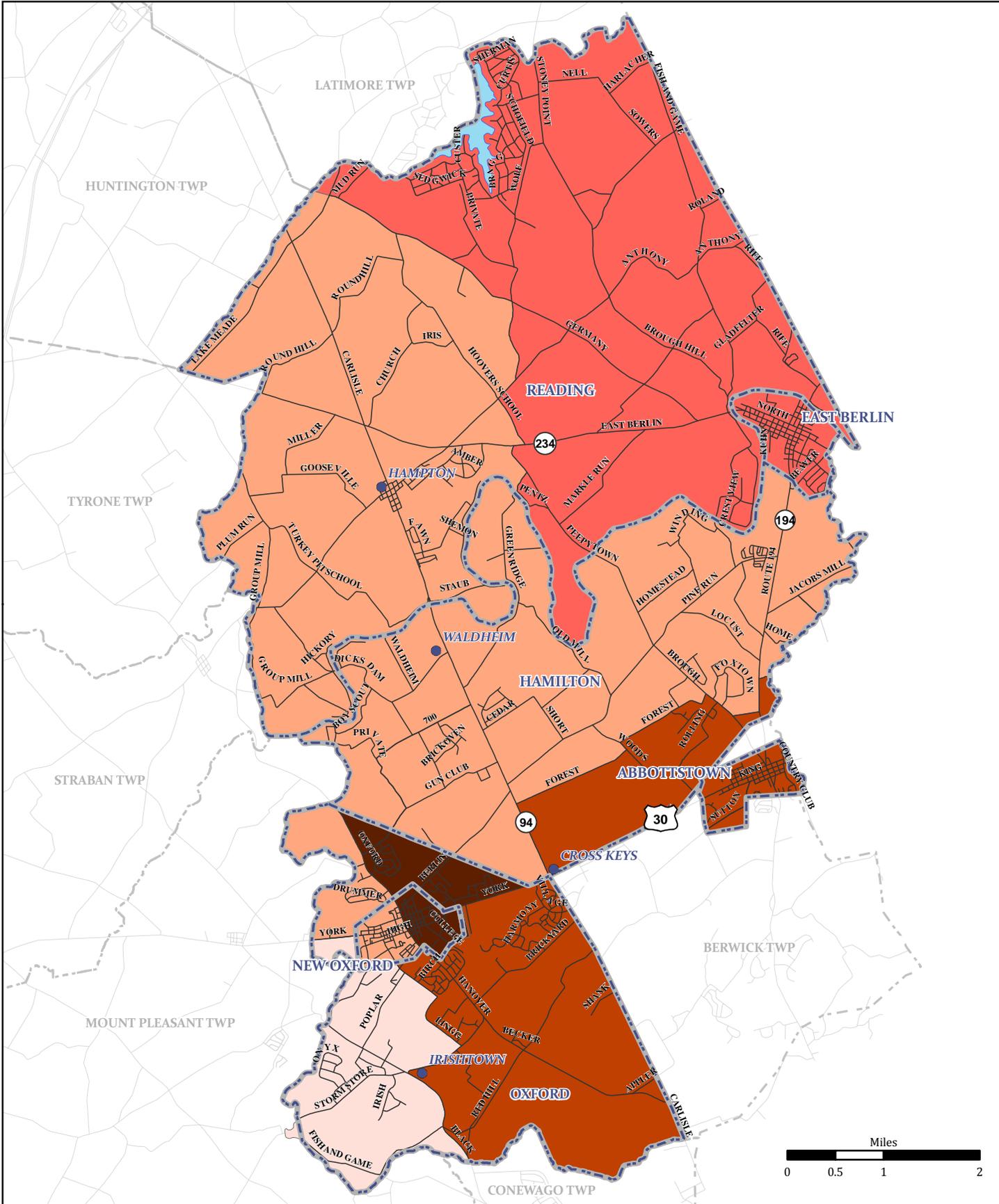

 Data Source:
 Adams Co. GIS/ Mapping,
 US Census Bureau

 Prepared By:
 Adams Co. Office of
 Planning & Development




 May 6, 2009

MAP 3: COST BURDENED POPULATION



LEGEND

Monthly Home Owner Costs as a Percentage of Household Income (1999)



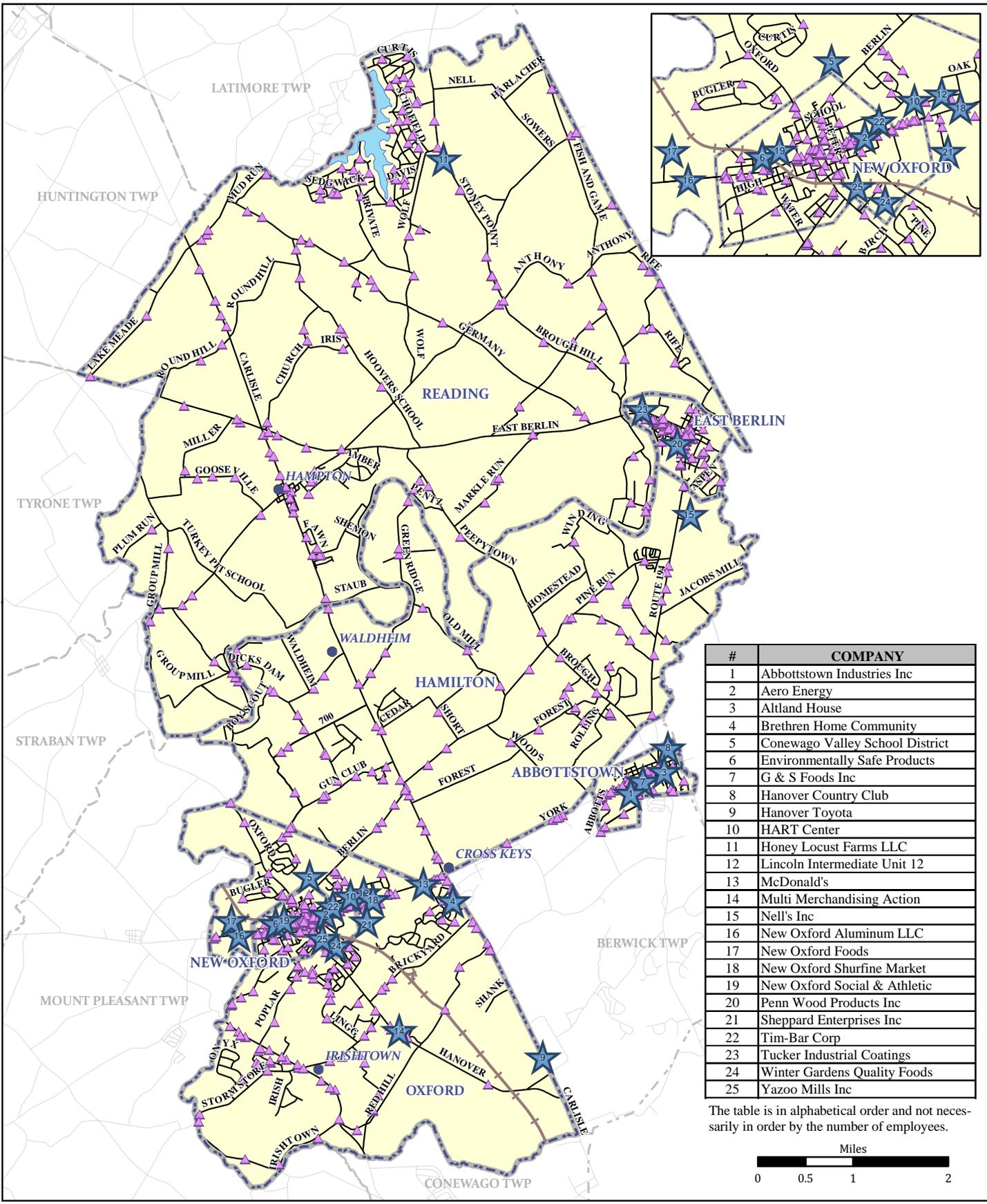
Data Source:
Adams Co. GIS/ Mapping,
US Census Bureau

Prepared By:
Adams Co. Office of
Planning & Development



May 5, 2009

MAP 4: EMPLOYMENT LOCATIONS



#	COMPANY
1	Abbottstown Industries Inc
2	Aero Energy
3	Alland House
4	Brethren Home Community
5	Conewago Valley School District
6	Environmentally Safe Products
7	G & S Foods Inc
8	Hanover Country Club
9	Hanover Toyota
10	HART Center
11	Honey Locust Farms LLC
12	Lincoln Intermediate Unit 12
13	McDonald's
14	Multi Merchandising Action
15	Nell's Inc
16	New Oxford Aluminum LLC
17	New Oxford Foods
18	New Oxford Shurfine Market
19	New Oxford Social & Athletic
20	Penn Wood Products Inc
21	Sheppard Enterprises Inc
22	Tim-Bar Corp
23	Tucker Industrial Coatings
24	Winter Gardens Quality Foods
25	Yazoo Mills Inc

The table is in alphabetical order and not necessarily in order by the number of employees.



Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 D&B Corp.
 Prepared By:
 Adams Co. Office of
 Planning & Development

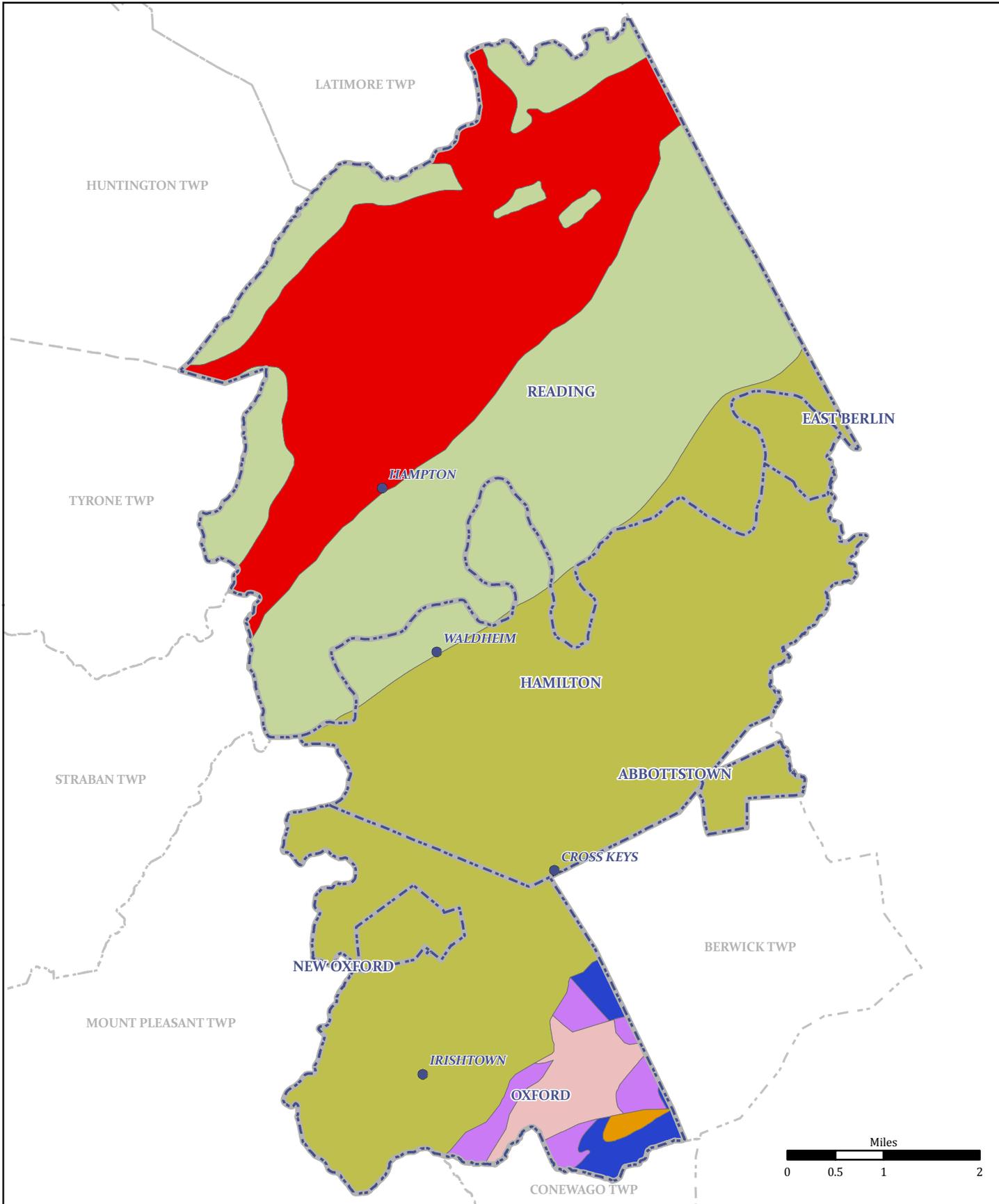
LEGEND

-  Top 25 Employment Locations
-  Employment Location
-  Village
-  Road
-  Railroad
-  Study Area




 September 1, 2009

MAP 5: GEOLOGIC FORMATIONS



LEGEND

- | | | |
|--|--|---|
|  Antietam Formation |  Kinzers Formation |  Vintage Formation |
|  Diabase |  Ledger Formation | |
|  Gettysburg Formation |  New Oxford Formation | |

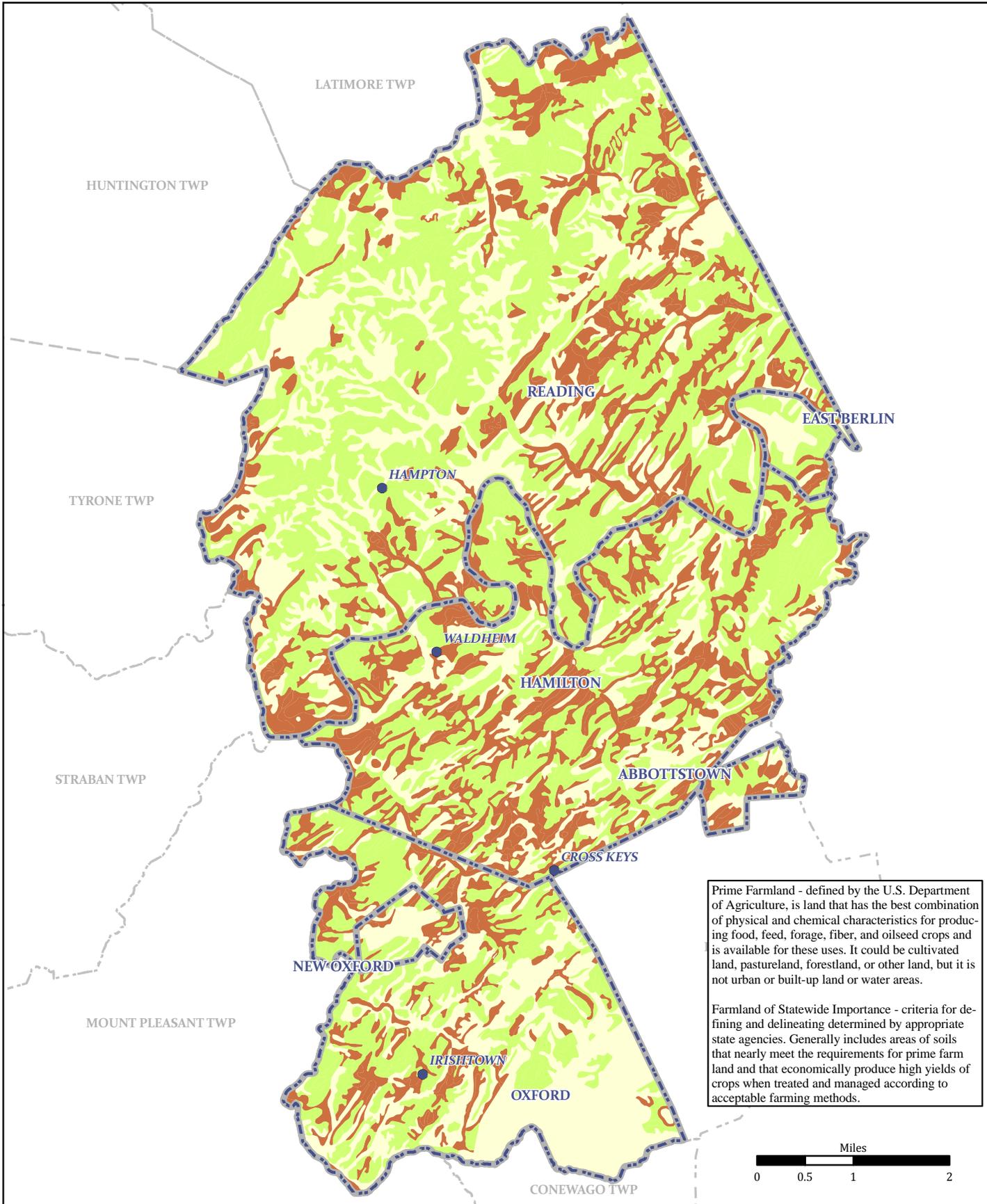
Data Source:
Adams Co. GIS/ Mapping

Prepared By:
Adams Co. Office of
Planning & Development



June 4, 2009

MAP 6: PRIME AGRICULTURAL SOILS




 Data Source:
 Adams Co. GIS/ Mapping,
 NRCS/ USDA

 Prepared By:
 Adams Co. Office of
 Planning & Development

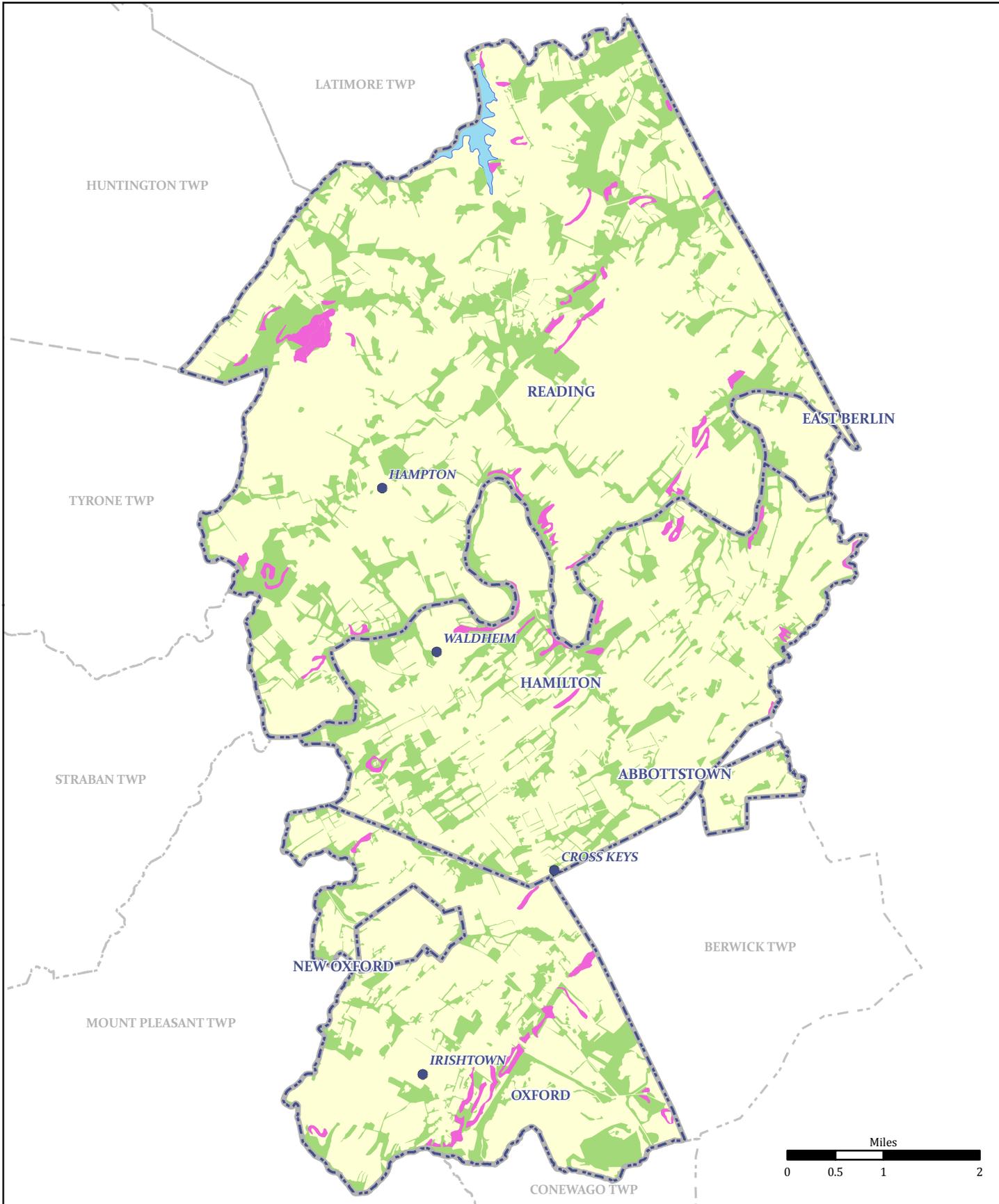
LEGEND

 Prime Farmland Soil	 Farmland of Statewide Importance	 Study Area
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 June 4, 2009

MAP 7: FOREST COVER




 Data Source:
 Adams Co. GIS/ Mapping

 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND

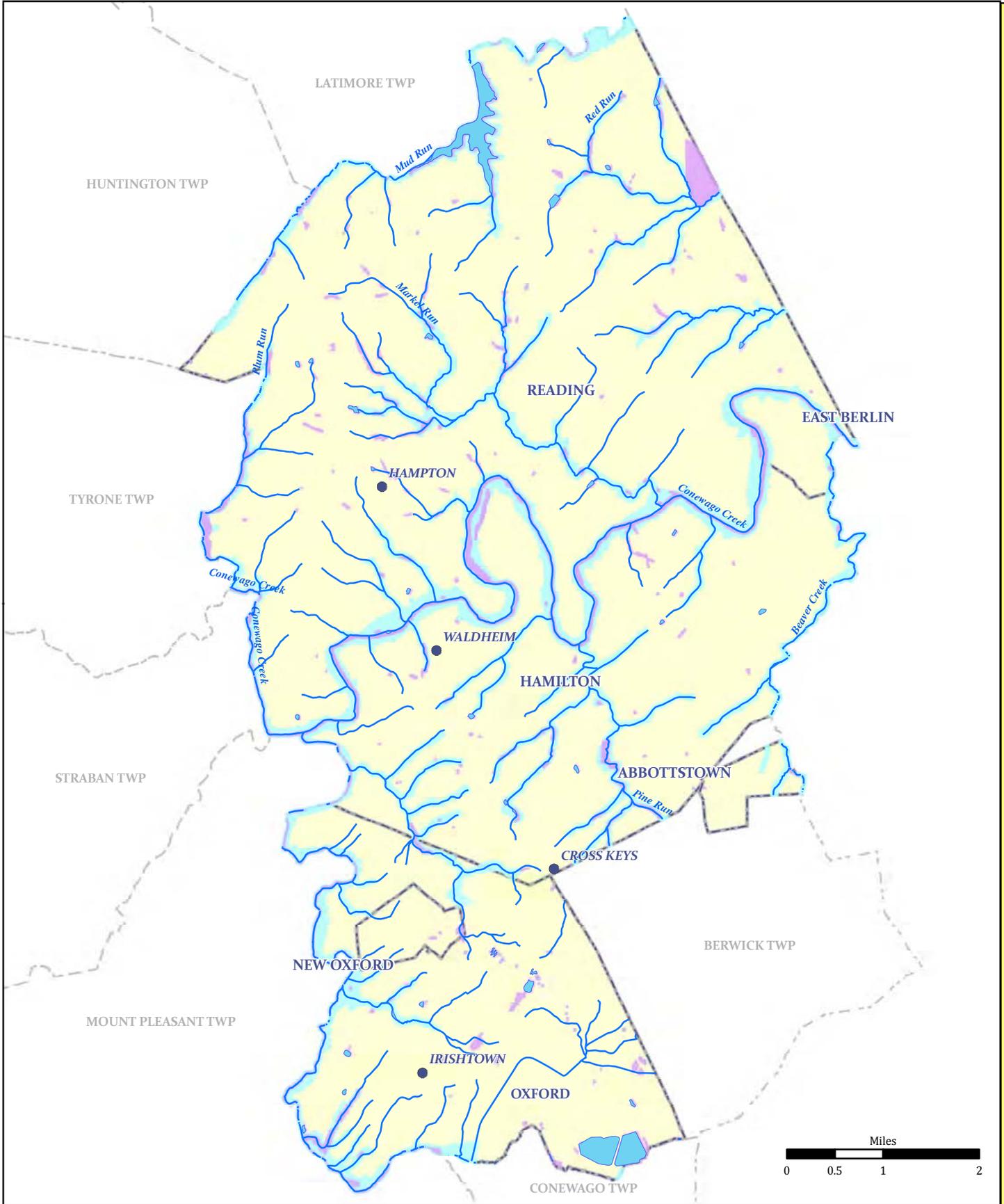
 Steep Slopes >15%	 Wooded Area	 Study Area
---	---	--




 June 4, 2009

MAP 8: WATER RESOURCES

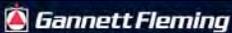
Eastern Adams County Joint Comprehensive Plan




 Data Source:
 Adams Co. GIS/ Mapping,
 FEMA 2009
 Prepared By:
 Adams Co. Office of
 Planning & Development

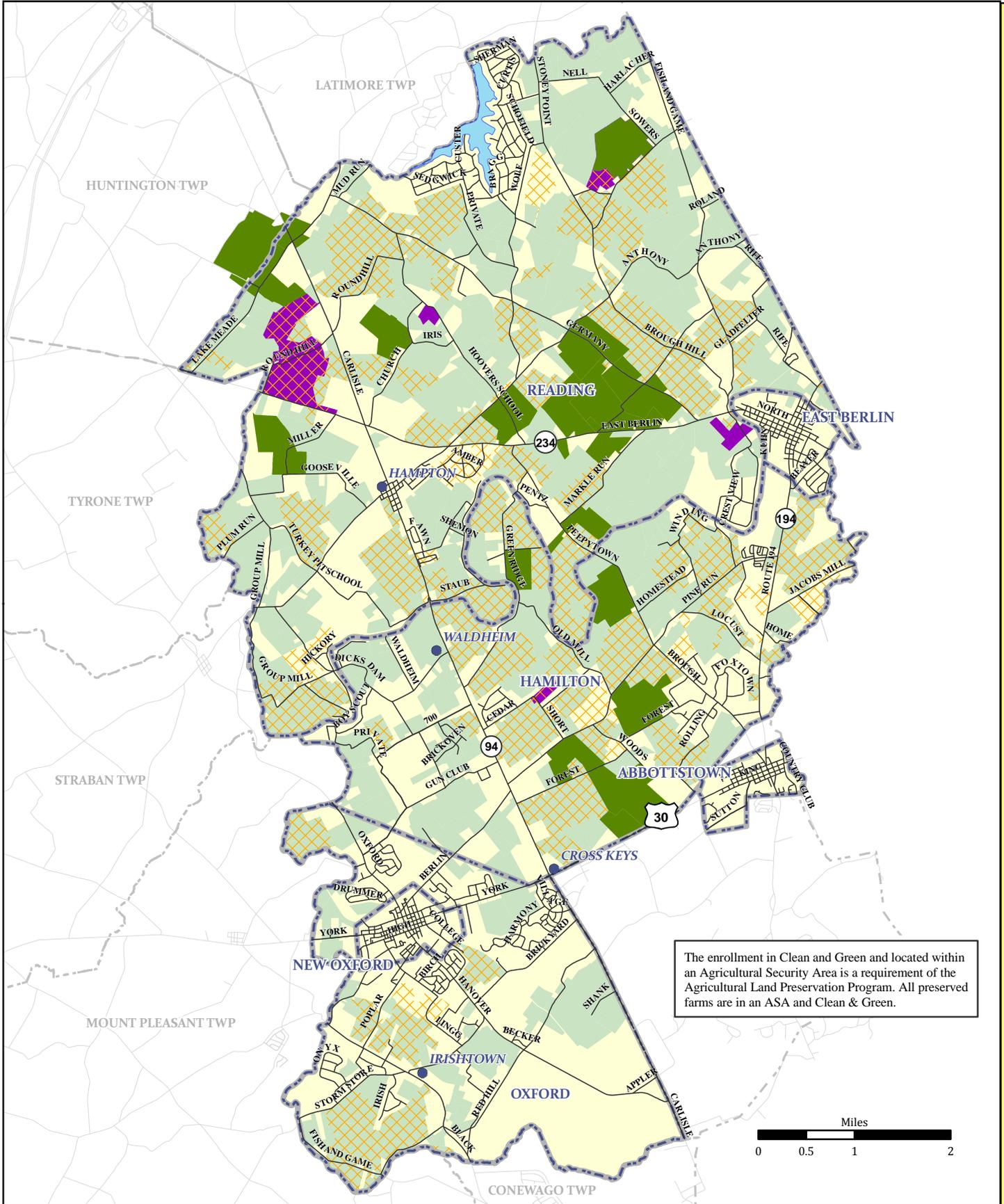
LEGEND

 Stream	 Wetland	 Study Area
 Waterbody	 Floodplain	




 June 4, 2009

MAP 9: PROTECTED LANDS



The enrollment in Clean and Green and located within an Agricultural Security Area is a requirement of the Agricultural Land Preservation Program. All preserved farms are in an ASA and Clean & Green.




 Data Source:
 Adams Co. GIS/ Mapping,
 Adams Co. Agricultural Land
 Preservation Department
 Prepared By:
 Adams Co. Office of
 Planning & Development

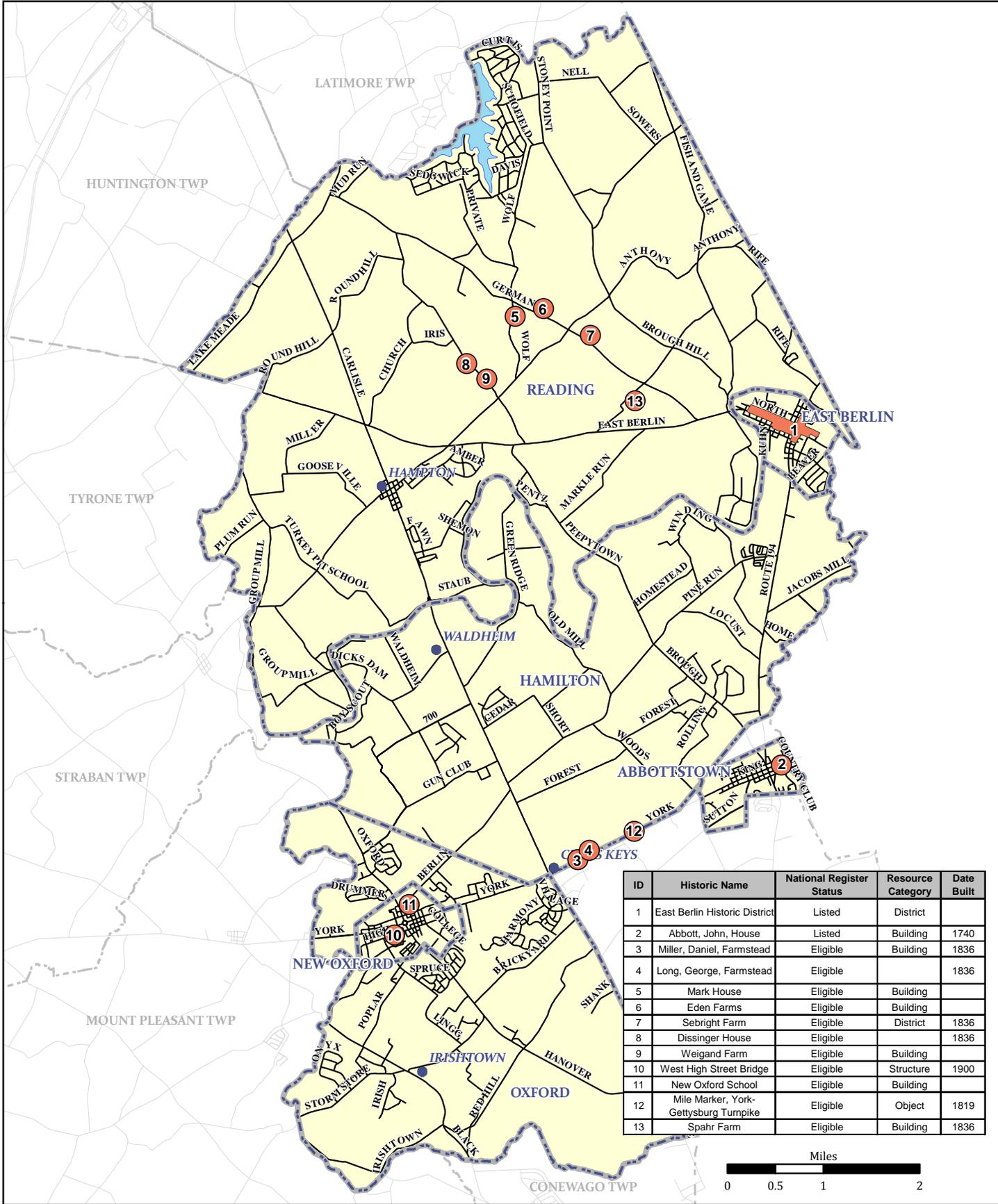
LEGEND

 Preserved Farm	 Agricultural Security Area	 Study Area
 LCAC Easement	 Enrolled in Clean & Green	




 June 5, 2009 rev. March 3, 2011

MAP 10: HISTORIC RESOURCES



ID	Historic Name	National Register Status	Resource Category	Date Built
1	East Berlin Historic District	Listed	District	
2	Abbott, John, House	Listed	Building	1740
3	Miller, Daniel, Farmstead	Eligible	Building	1836
4	Long, George, Farmstead	Eligible		1836
5	Mark House	Eligible	Building	
6	Eden Farms	Eligible	Building	
7	Sebright Farm	Eligible	District	1836
8	Dissinger House	Eligible	Building	1836
9	Weigand Farm	Eligible	Building	
10	West High Street Bridge	Eligible	Structure	1900
11	New Oxford School	Eligible	Building	
12	Mile Marker, York-Gettysburg Turnpike	Eligible	Object	1819
13	Spahr Farm	Eligible	Building	1836


 Data Source:
 Adams Co. GIS/ Mapping,
 PHMC, ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

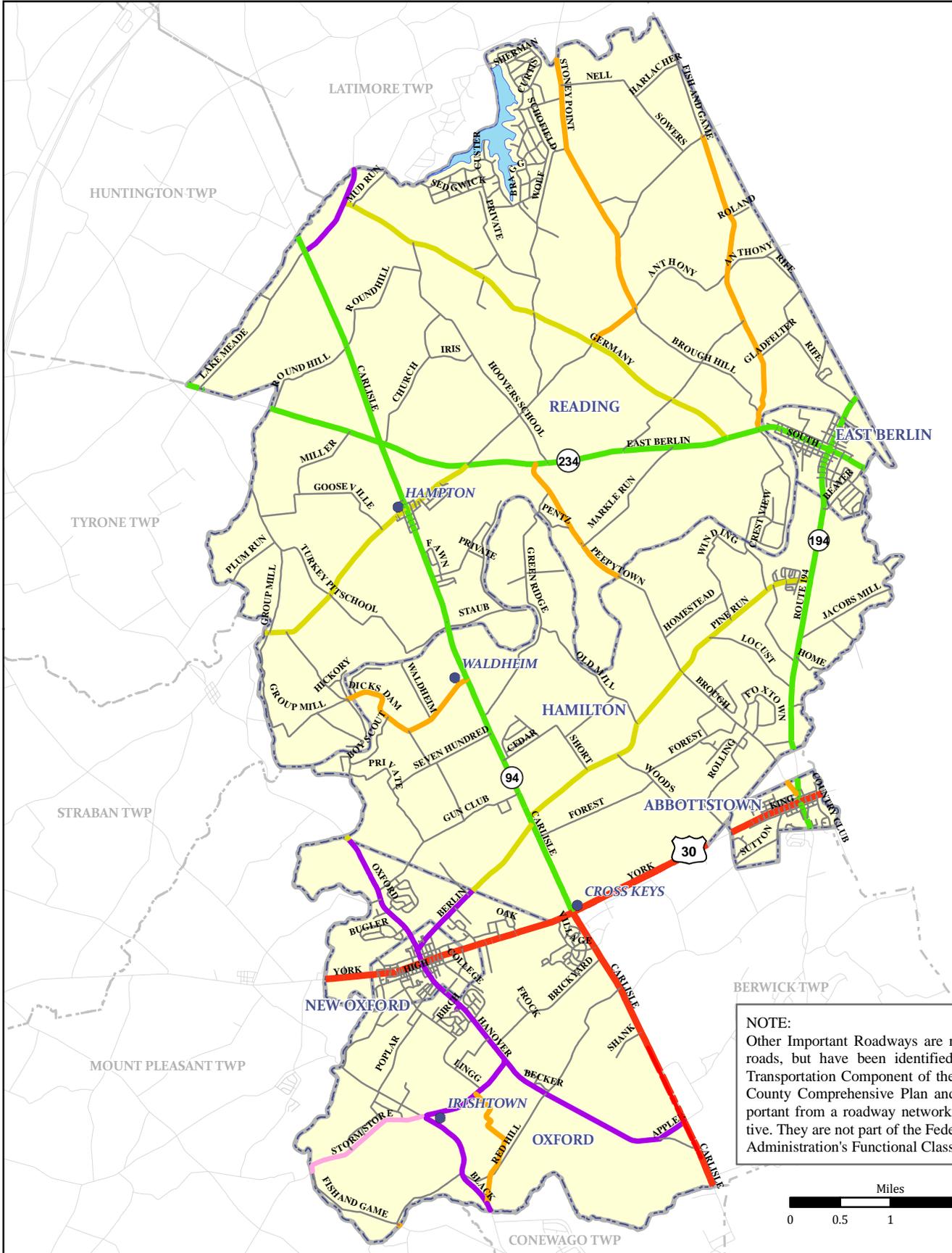
LEGEND

 Road
  National Register Historic Site
  Study Area




 June 11, 2009

MAP 11: FUNCTIONAL CLASSIFICATION of STATE ROADS



NOTE:
Other Important Roadways are not state roads, but have been identified in the Transportation Component of the Adams County Comprehensive Plan and are important from a roadway network perspective. They are not part of the Federal Hwy Administration's Functional Classification.




 Data Source:
 Adams Co. GIS/ Mapping,
 Penn DOT

 Prepared By:
 Adams Co. Office of
 Planning & Development

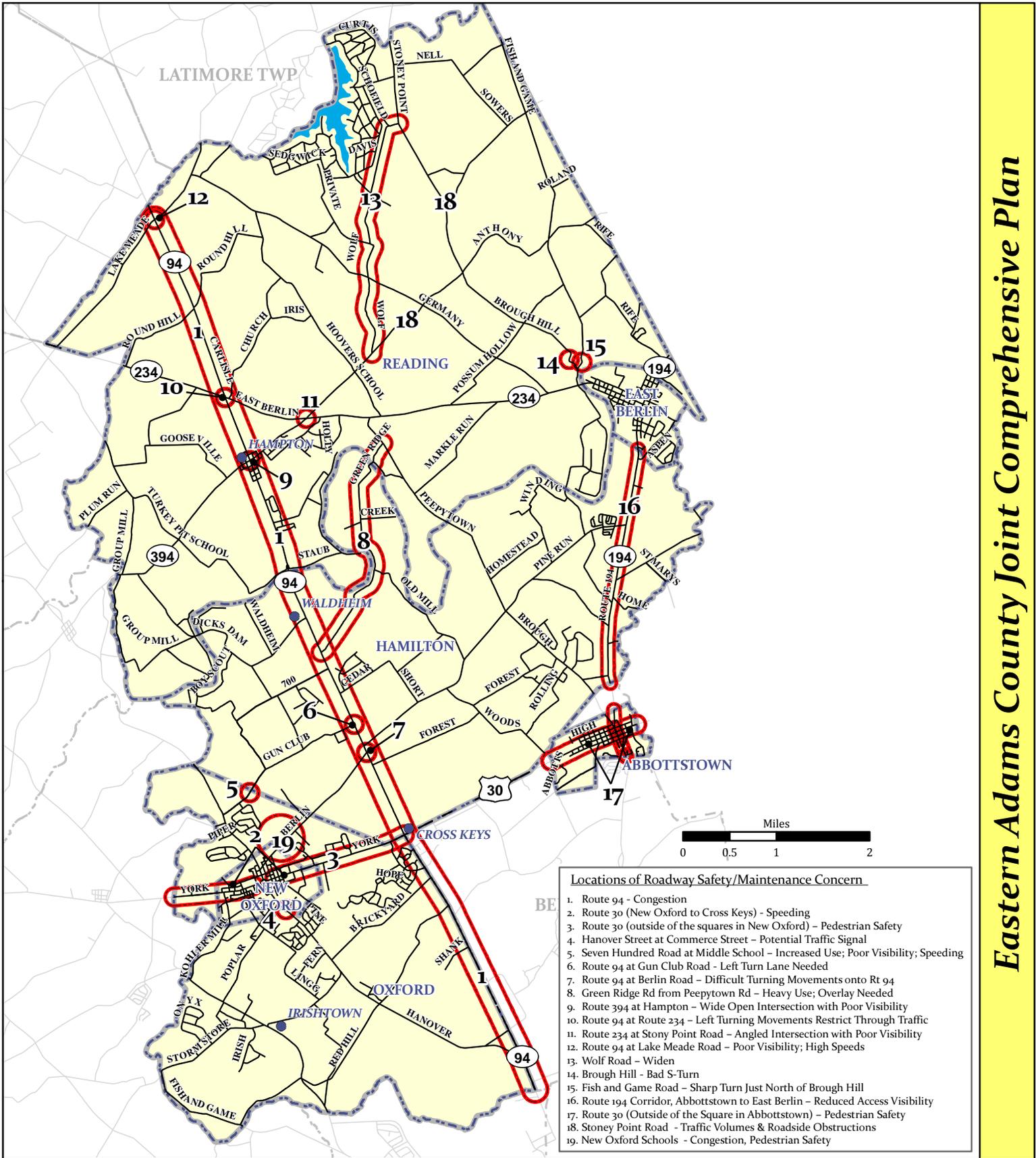
LEGEND

	Other Principal Arterial		Rural Minor Collector		Municipal Owned/ Private Rd
	Minor Arterial		Local Road		Village
	Rural Major Collector		Other Important Road*		Study Area




 June 5, 2009

MAP 13: ROADWAY SAFETY CONCERNS



- Locations of Roadway Safety/Maintenance Concern**
1. Route 94 - Congestion
 2. Route 30 (New Oxford to Cross Keys) - Speeding
 3. Route 30 (outside of the squares in New Oxford) - Pedestrian Safety
 4. Hanover Street at Commerce Street - Potential Traffic Signal
 5. Seven Hundred Road at Middle School - Increased Use; Poor Visibility; Speeding
 6. Route 94 at Gun Club Road - Left Turn Lane Needed
 7. Route 94 at Berlin Road - Difficult Turning Movements onto Rt 94
 8. Green Ridge Rd from Peepytown Rd - Heavy Use; Overlay Needed
 9. Route 394 at Hampton - Wide Open Intersection with Poor Visibility
 10. Route 94 at Route 234 - Left Turning Movements Restrict Through Traffic
 11. Route 234 at Stony Point Road - Angled Intersection with Poor Visibility
 12. Route 94 at Lake Meade Road - Poor Visibility; High Speeds
 13. Wolf Road - Widen
 14. Brough Hill - Bad S-Turn
 15. Fish and Game Road - Sharp Turn Just North of Brough Hill
 16. Route 194 Corridor, Abbottstown to East Berlin - Reduced Access Visibility
 17. Route 30 (Outside of the Square in Abbottstown) - Pedestrian Safety
 18. Stony Point Road - Traffic Volumes & Roadside Obstructions
 19. New Oxford Schools - Congestion, Pedestrian Safety

Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 Gannett Fleming, Inc.
 Prepared By:
 Gannett Fleming, Inc.
 rev. ACOPD

LEGEND

-  Village
-  Road
-  Roadway Safety Concerns
-  Study Area

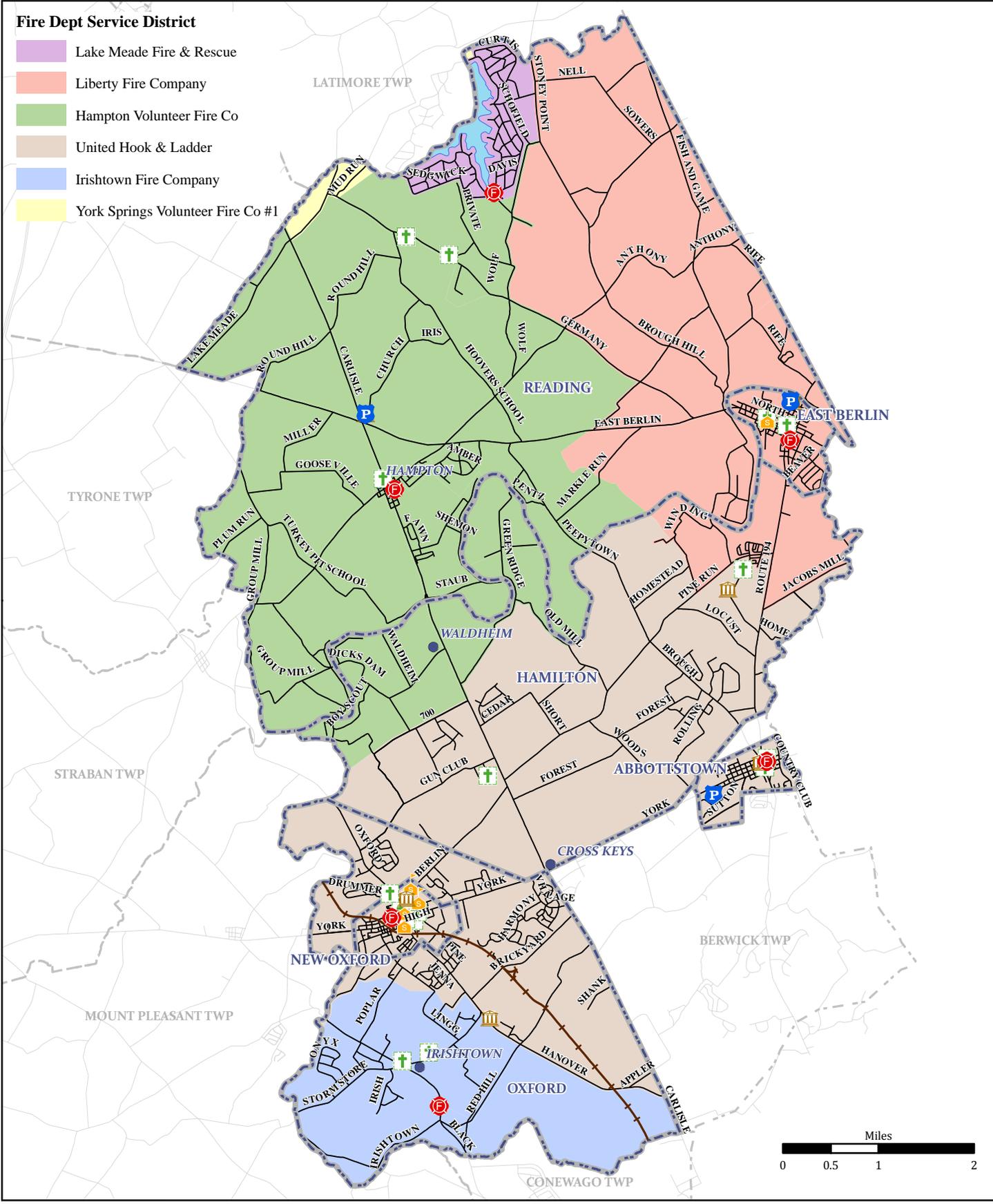


 Dec 18, 2009, rev. Mar. 21, 2011

MAP 14: COMMUNITY FACILITIES

Fire Dept Service District

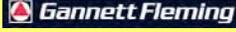
- Lake Meade Fire & Rescue
- Liberty Fire Company
- Hampton Volunteer Fire Co
- United Hook & Ladder
- Irishtown Fire Company
- York Springs Volunteer Fire Co #1




 Data Source:
 Adams Co. GIS/ Mapping

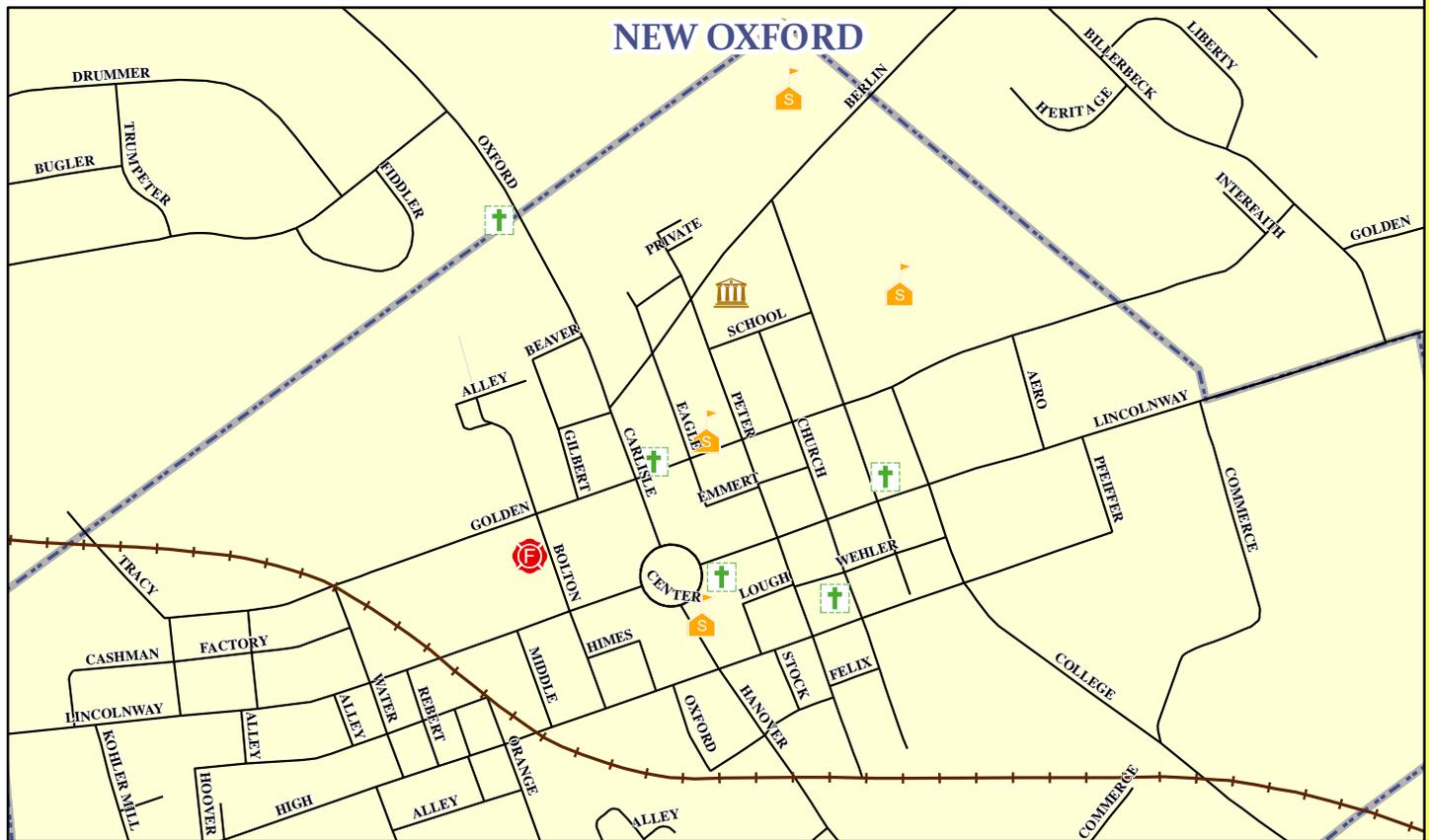
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND					
	Fire Station		School		Railroad
	Police Station		Church		Municipal Boundary
	Municipal Building		Village		Road




 June 24, 2009, rev. Feb. 22, 2011

MAP 15: COMMUNITY FACILITIES IN BOROUGHES



Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping

 Prepared By:
 Adams Co. Office of
 Planning & Development

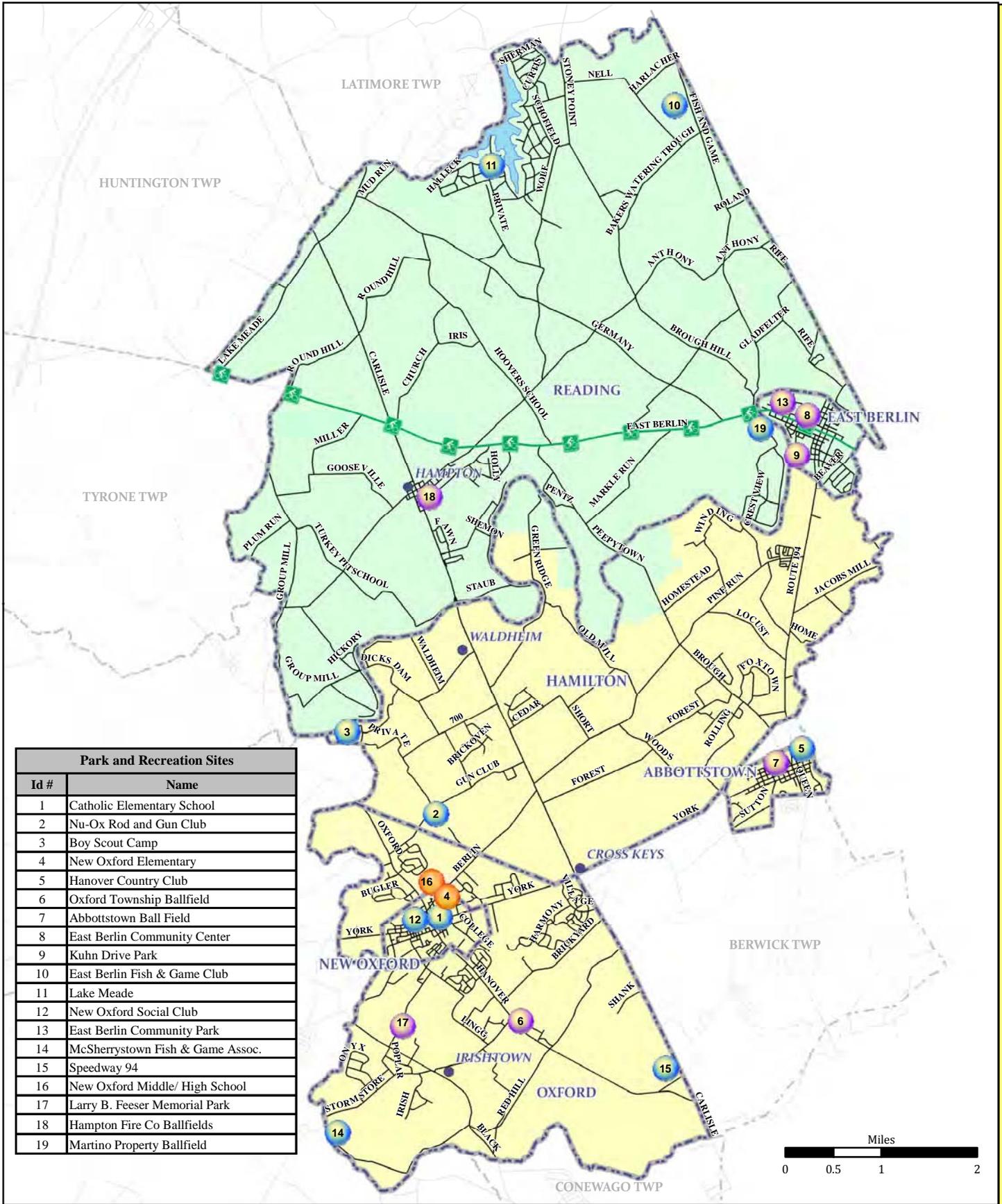
LEGEND

 Fire Station	 School	 Railroad
 Police Station	 Church	 Road
 Municipal Building		 Study Area

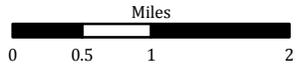



 July 17, 2009 rev. Feb. 22, 2011

MAP 16: PARK AND RECREATION SITES



Park and Recreation Sites	
Id #	Name
1	Catholic Elementary School
2	Nu-Ox Rod and Gun Club
3	Boy Scout Camp
4	New Oxford Elementary
5	Hanover Country Club
6	Oxford Township Ballfield
7	Abbottstown Ball Field
8	East Berlin Community Center
9	Kuhn Drive Park
10	East Berlin Fish & Game Club
11	Lake Meade
12	New Oxford Social Club
13	East Berlin Community Park
14	McSherrystown Fish & Game Assoc.
15	Speedway 94
16	New Oxford Middle/ High School
17	Larry B. Feeser Memorial Park
18	Hampton Fire Co Ballfields
19	Martino Property Ballfield




 Data Source:
 Adams Co. GIS/ Mapping,
 URDC

 Prepared By:
 Adams Co. Office of
 Planning & Development

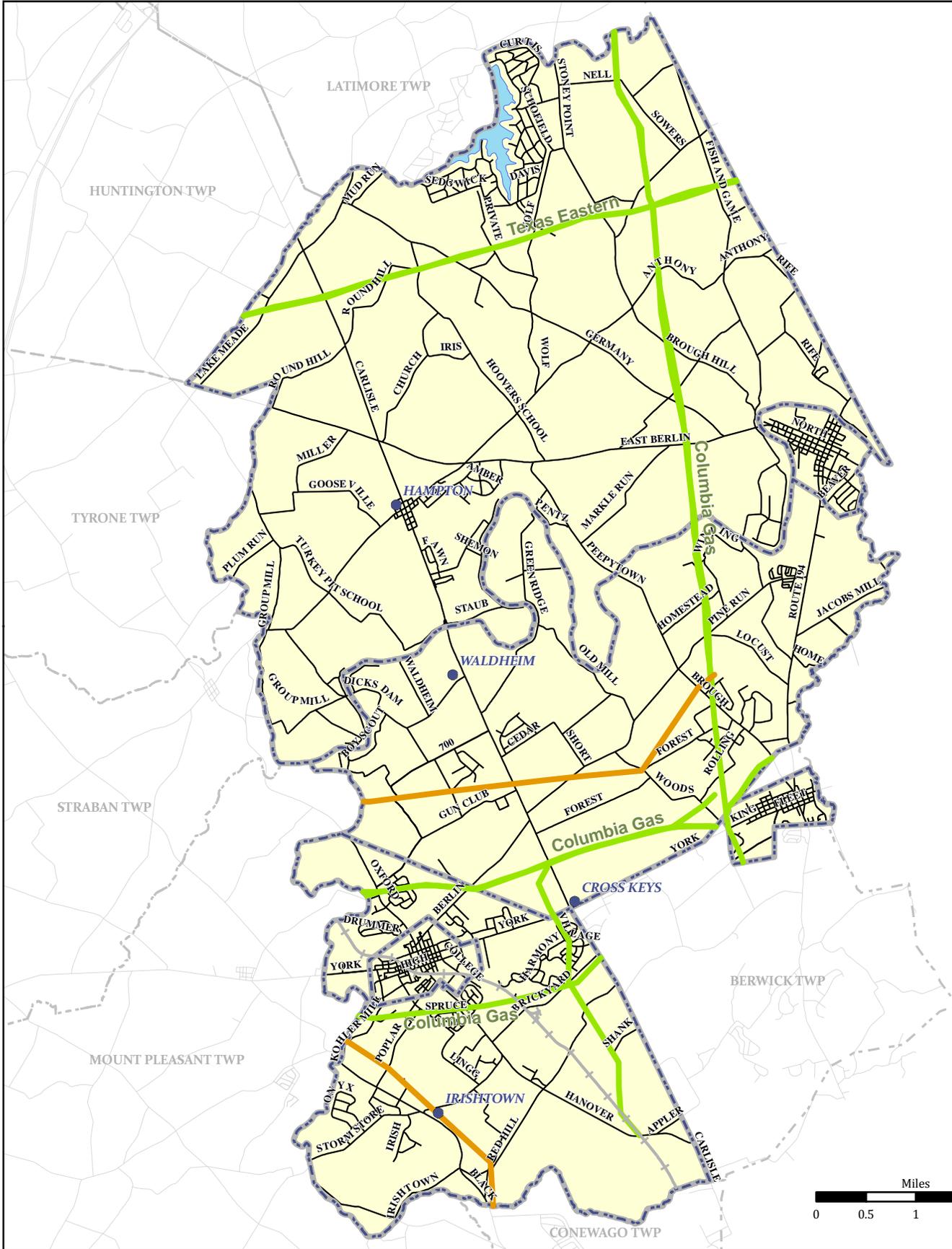
LEGEND

 Park and Recreation Sites	 School	 School District
 Local	 State Bike Route	 Conewago Valley
 Private		




 June 26, 2009, rev. March 2, 2011

MAP 17: UTILITY CORRIDORS



LEGEND

- High-Voltage Electric Transmission Lines
- Gas Pipelines

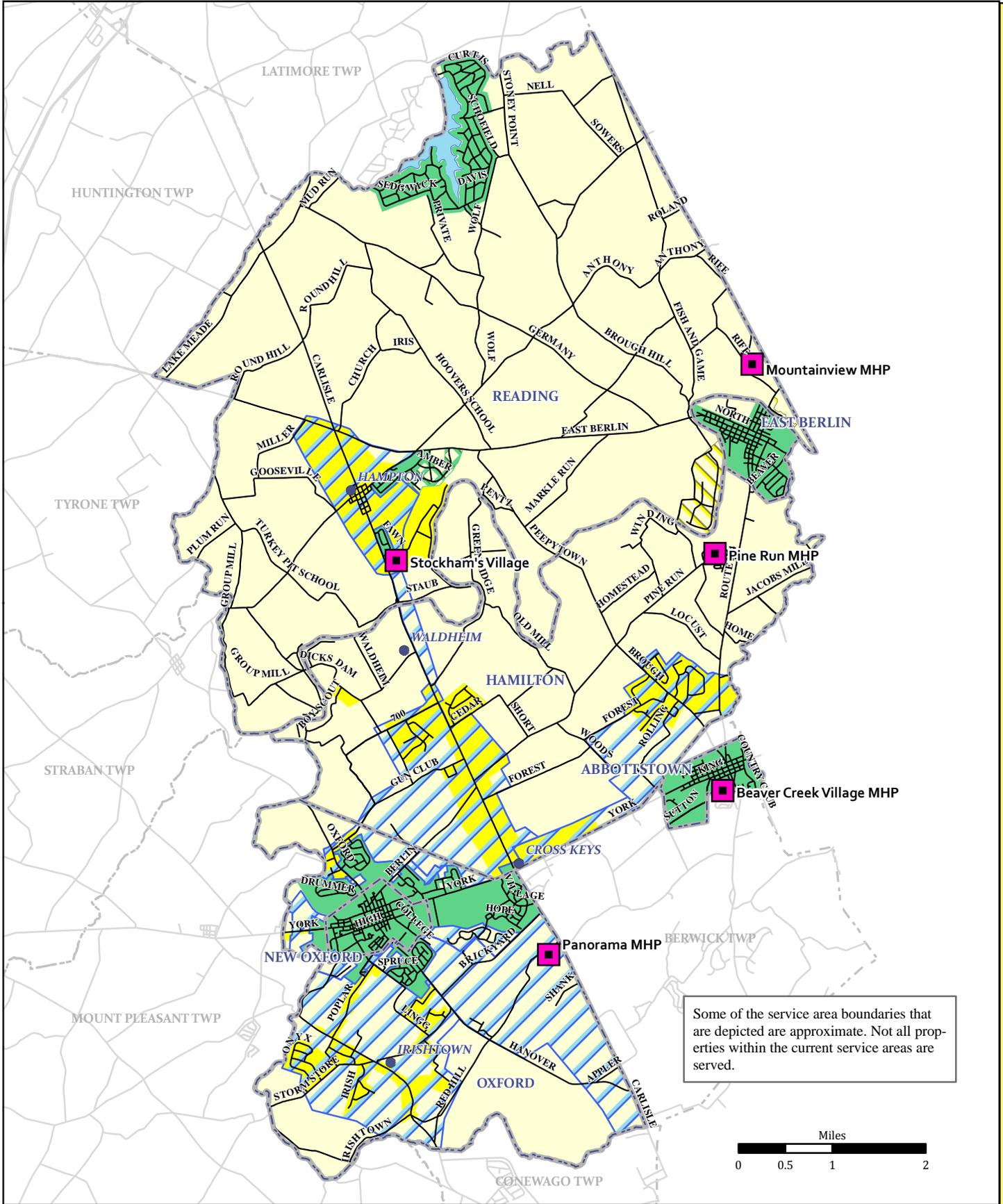
- Railroad
- Road

Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD

 Prepared By:
 Adams Co. Office of
 Planning & Development

June 22, 2009

MAP 18: WATER AND SEWER SERVICE AREAS



Some of the service area boundaries that are depicted are approximate. Not all properties within the current service areas are served.



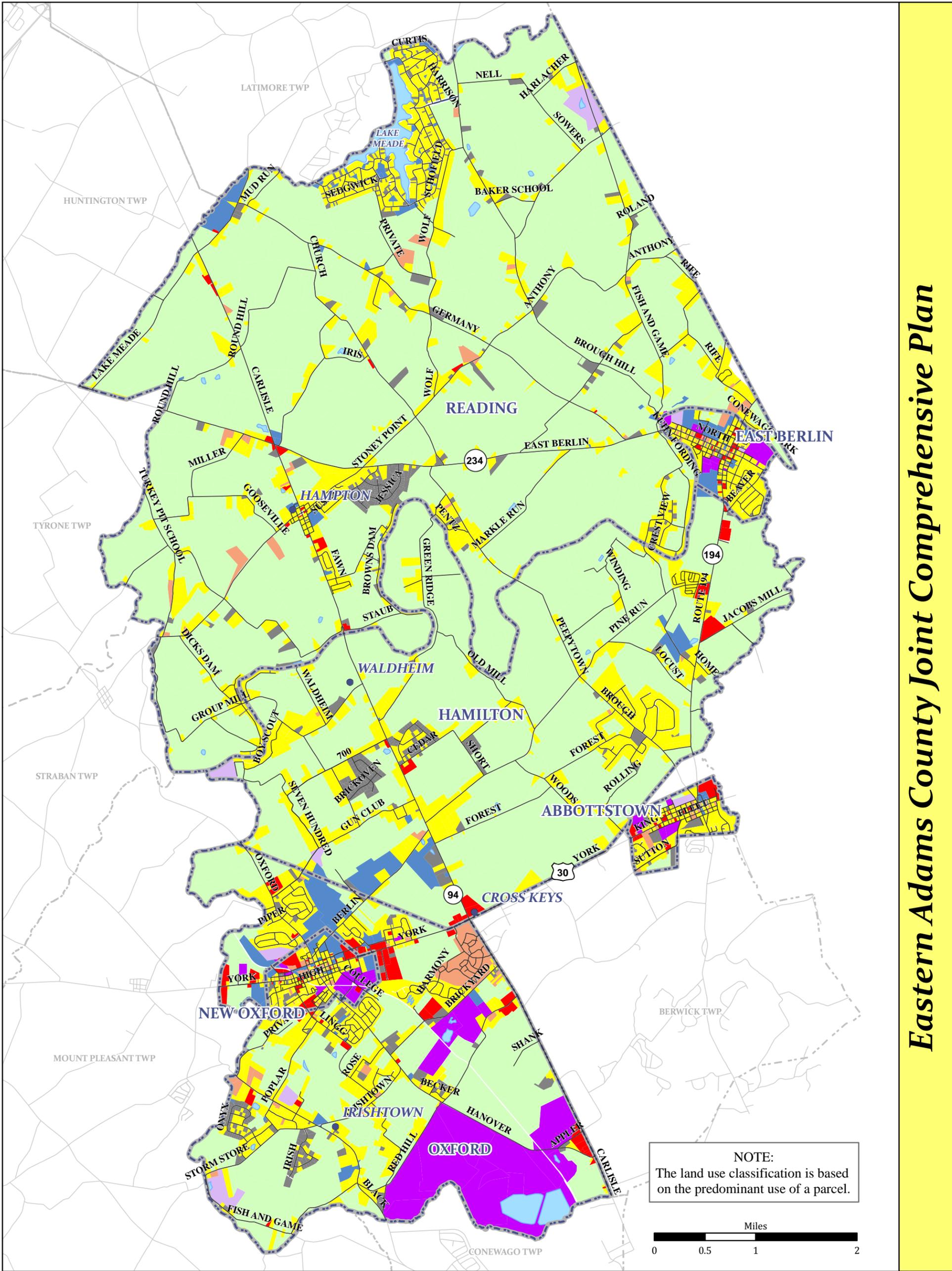

 Data Source:
 Adams Co. GIS/ Mapping,
 Authorities, ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

Service Area	Future Service Area	Private System
 Sewer and Water	 Future Sewer and Water	 Private System
 Sewer	 Future Sewer	 Road
 Water	 Future Water	 Study Area



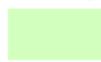

 Aug. 18, 2009 rev. Mar 21, 2011

MAP 19: EXISTING LAND USE (2009)



Eastern Adams County Joint Comprehensive Plan

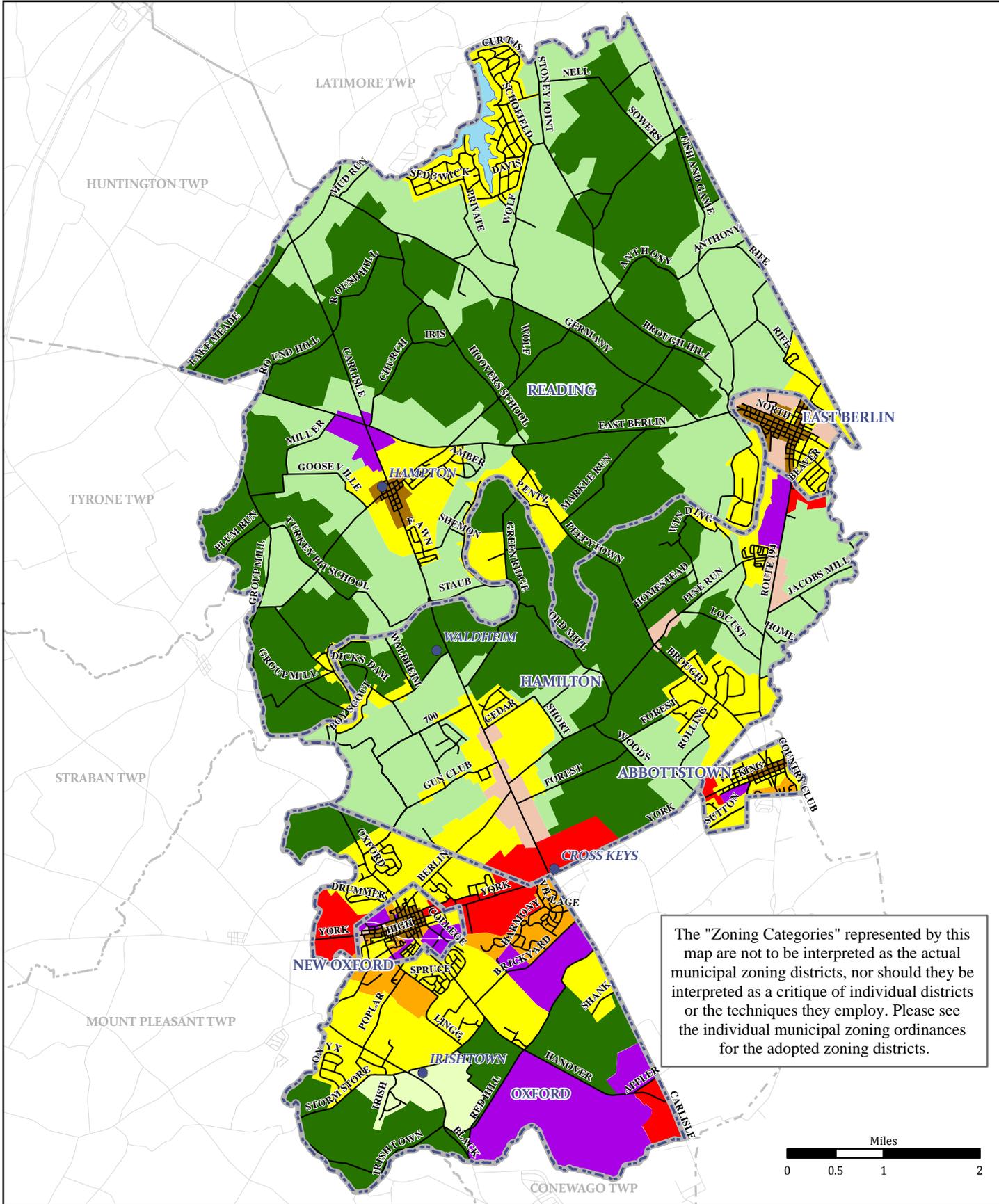

 Data Source:
 Adams Co. GIS/ Mapping,
 Adams Co Tax Assessment,
 Municipal Input
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND					
	Agriculture/ Open Land/ Residential (10+ ac)		Commercial		Outdoor Recreation
	Residential		Industrial/ Quarry		Vacant (less than 10 ac)
	Mixed Use		Public/ Institutional/ Utility		Water




 May 8, 2009/ rev. Nov. 3, 2009

MAP 20: COMPOSITE ZONING



The "Zoning Categories" represented by this map are not to be interpreted as the actual municipal zoning districts, nor should they be interpreted as a critique of individual districts or the techniques they employ. Please see the individual municipal zoning ordinances for the adopted zoning districts.


 Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD

 Prepared By:
 Adams Co. Office of
 Planning & Development

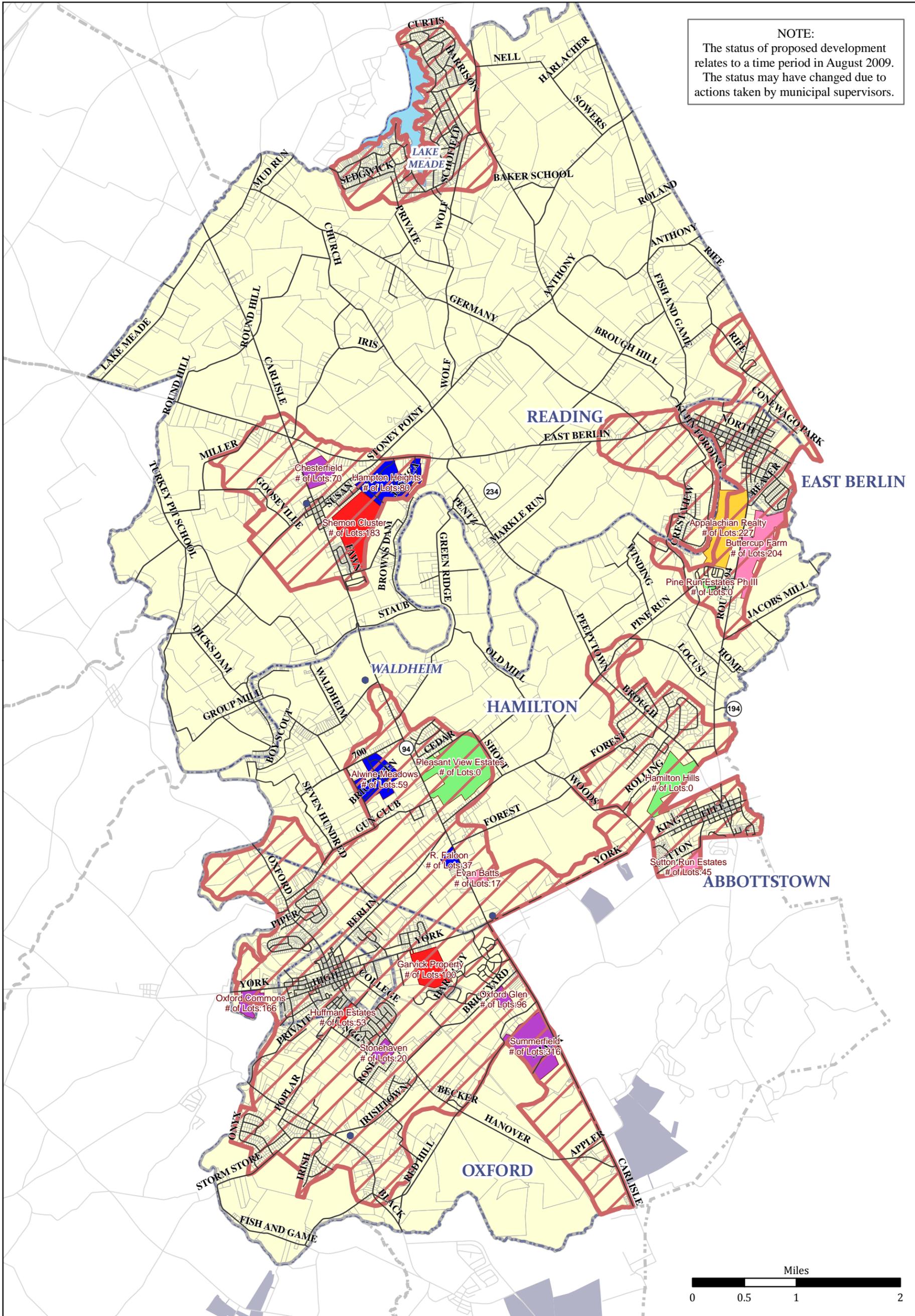
ZONING CATEGORIES		
	Agricultural Preservation	
	Rural Conservation	
	Low Density Residential	
		
		
		




 July 17, 2009, rev. Dec. 1, 2009

MAP 21: PROPOSED DEVELOPMENTS

NOTE:
The status of proposed development relates to a time period in August 2009. The status may have changed due to actions taken by municipal supervisors.



Eastern Adams County Joint Comprehensive Plan

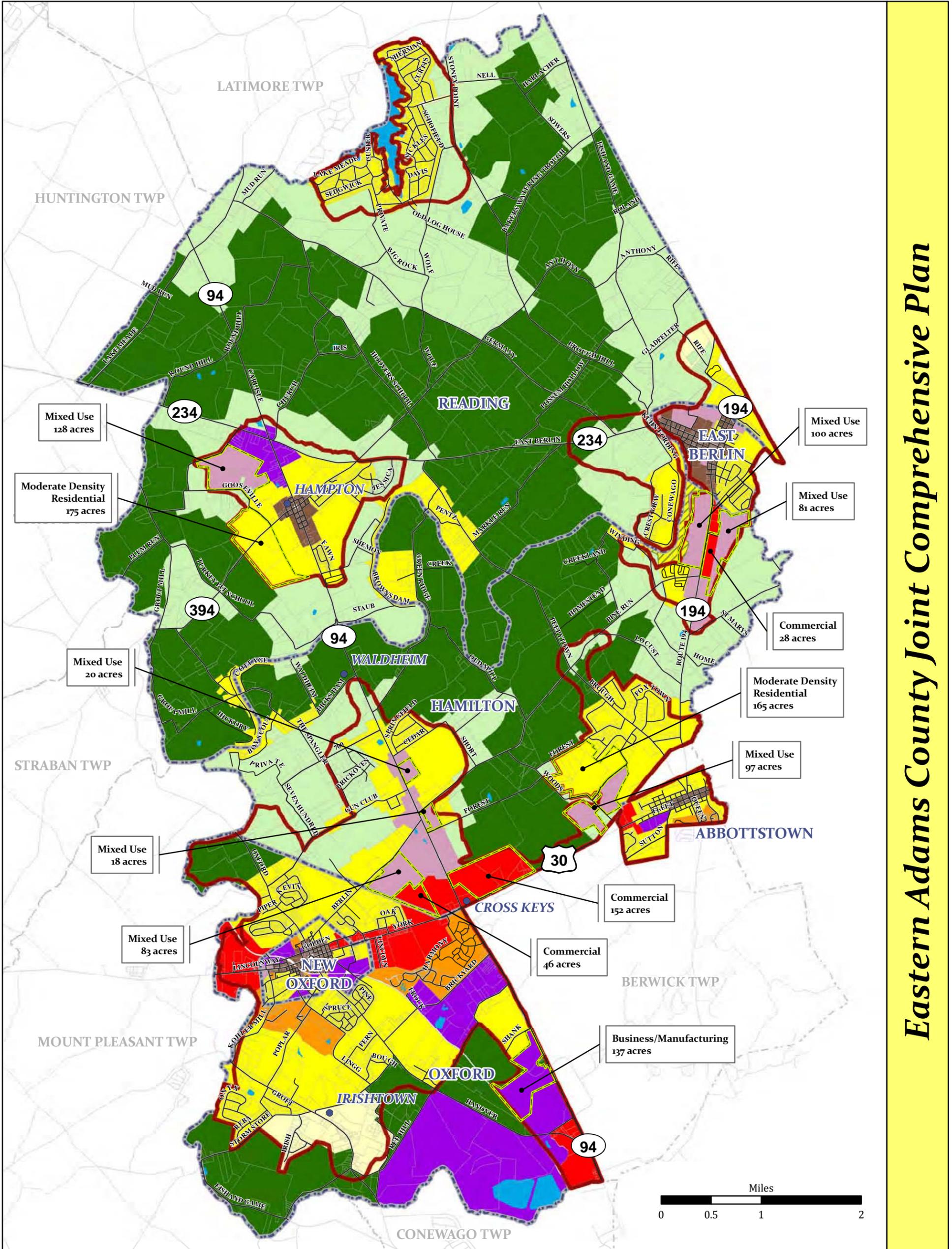

 Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

Proposed Development Site Status		LEGEND	
 Approved final	 Preliminary Submitted	 Formal proposal, denied	 Designated Growth Area
 Approved preliminary, final submitted	 Concept, sketch	 Local/ Private Road	 Parcel Boundary
 Approved preliminary	 Other Site Proposed Outside Study Area	 Study Area	




 June 3, 2009 rev. March 9, 2011

MAP 22: FUTURE LAND USE



Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 Gannett Fleming, ACOPD

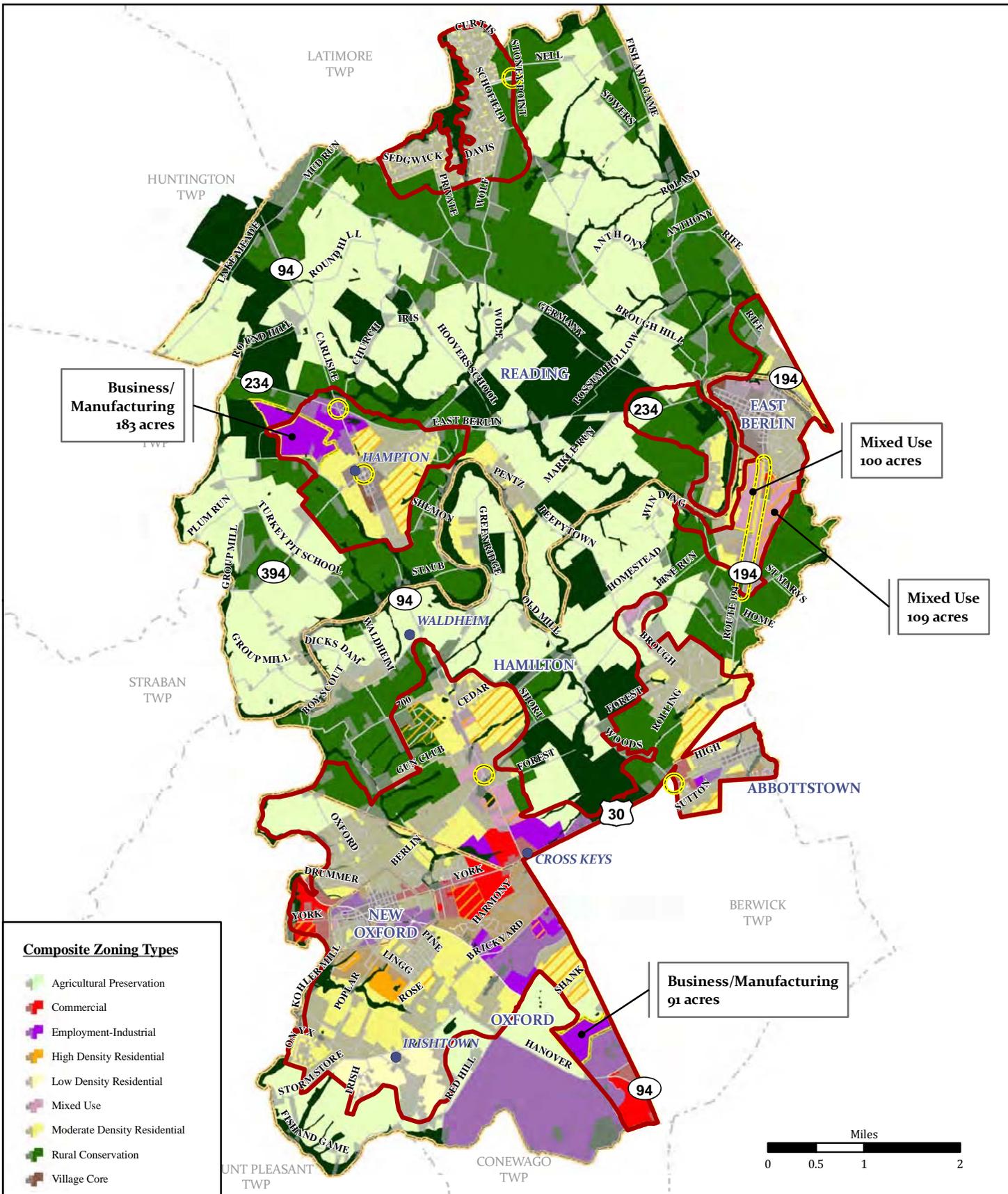
 Prepared By:
 Gannett Fleming, Inc.,
 rev. ACOPD

LEGEND		
Agricultural Preservation	Low Density Residential	Riparian Buffer Zone
Commercial	Mixed Use	Designated Growth Area
Employment-Industrial	Moderate Density Residential	Land Use Designation Recommended
High Density Residential	Rural Conservation	Municipal Boundary
Village Core	Village Core	Water Body




 Nov. 24, 2010 rev. March 3, 2011

MAP 22a: FUTURE LAND USE SCENARIO 1



Composite Zoning Types

- Agricultural Preservation
- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential
- Rural Conservation
- Village Core

LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments

Proposed Land Use Change

- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential

Data Source:
Adams Co. GIS/ Mapping

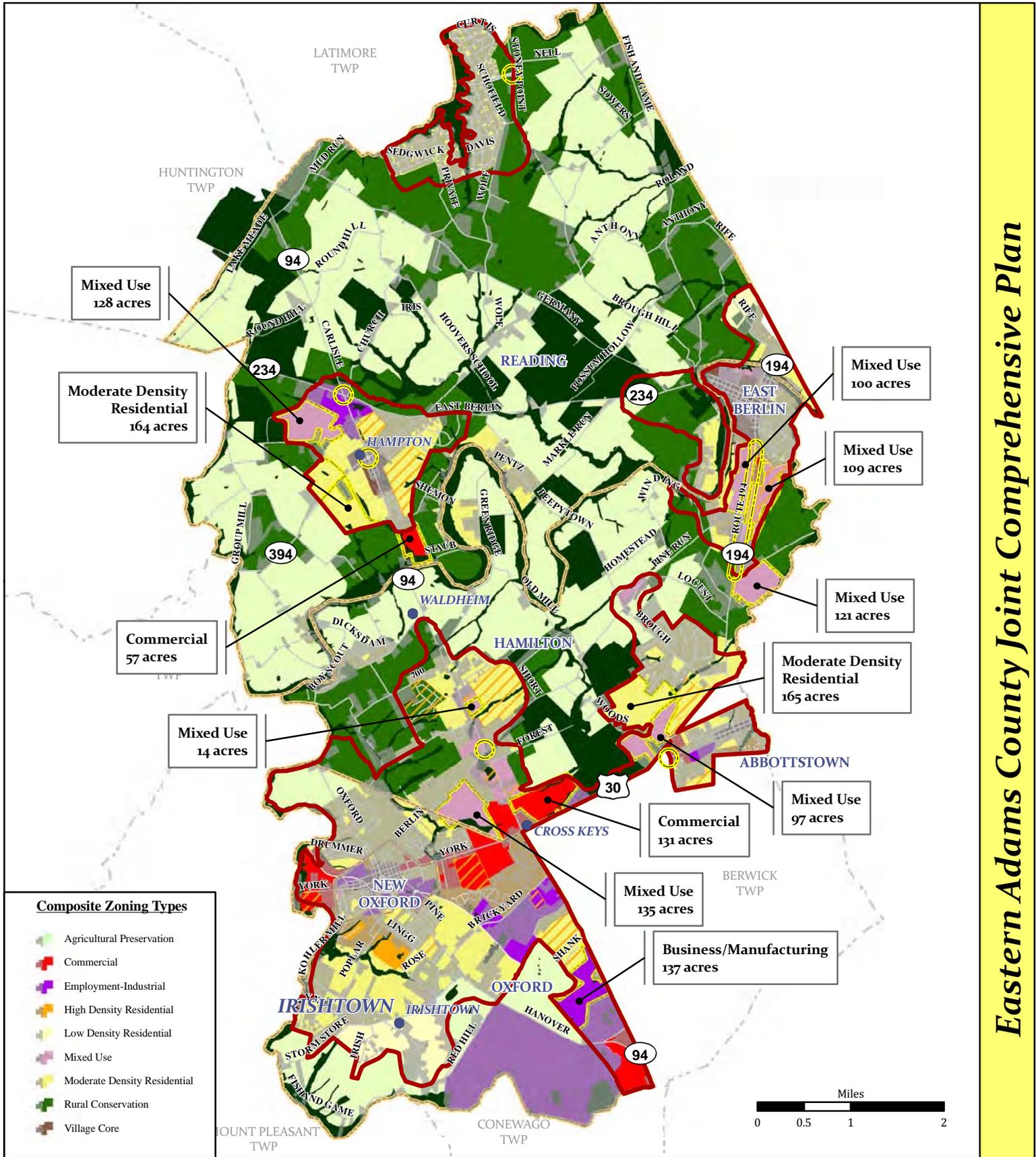
Prepared By:
Gannett Fleming, Inc.

Gannett Fleming



Date December 14, 2009

MAP 22b: FUTURE LAND USE SCENARIO 2



Eastern Adams County Joint Comprehensive Plan

Composite Zoning Types

- Agricultural Preservation
- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential
- Rural Conservation
- Village Core

LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments

Proposed Land Use Change

- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential

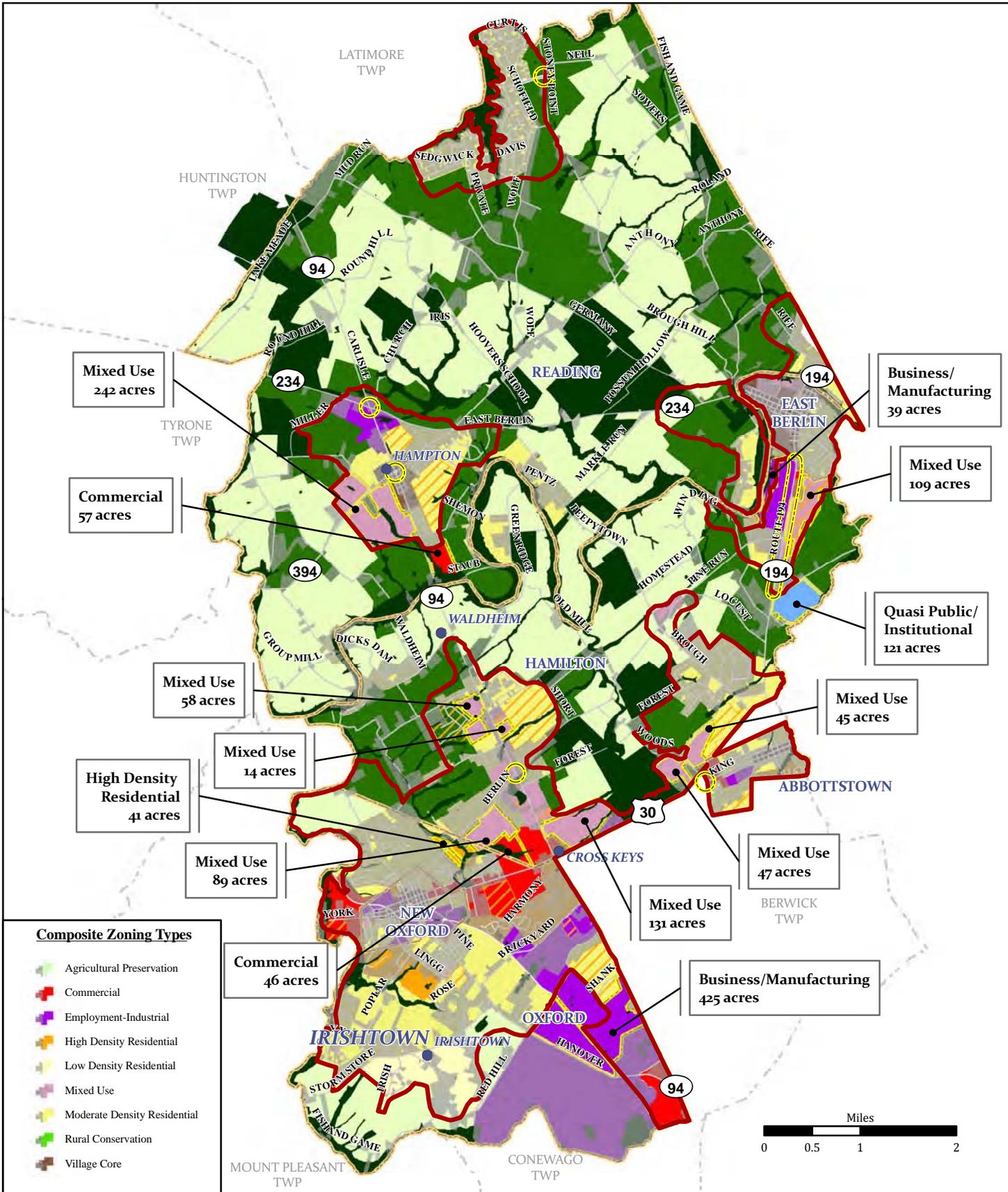
Data Source:
Adams Co. GIS/ Mapping

Prepared By:
Gannett Fleming, Inc.



December 29, 2009

MAP 22c: FUTURE LAND USE SCENARIO 3

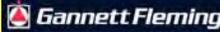



 Data Source:
 Adams Co. GIS/ Mapping

 Prepared By:
 Gannett Fleming, Inc.

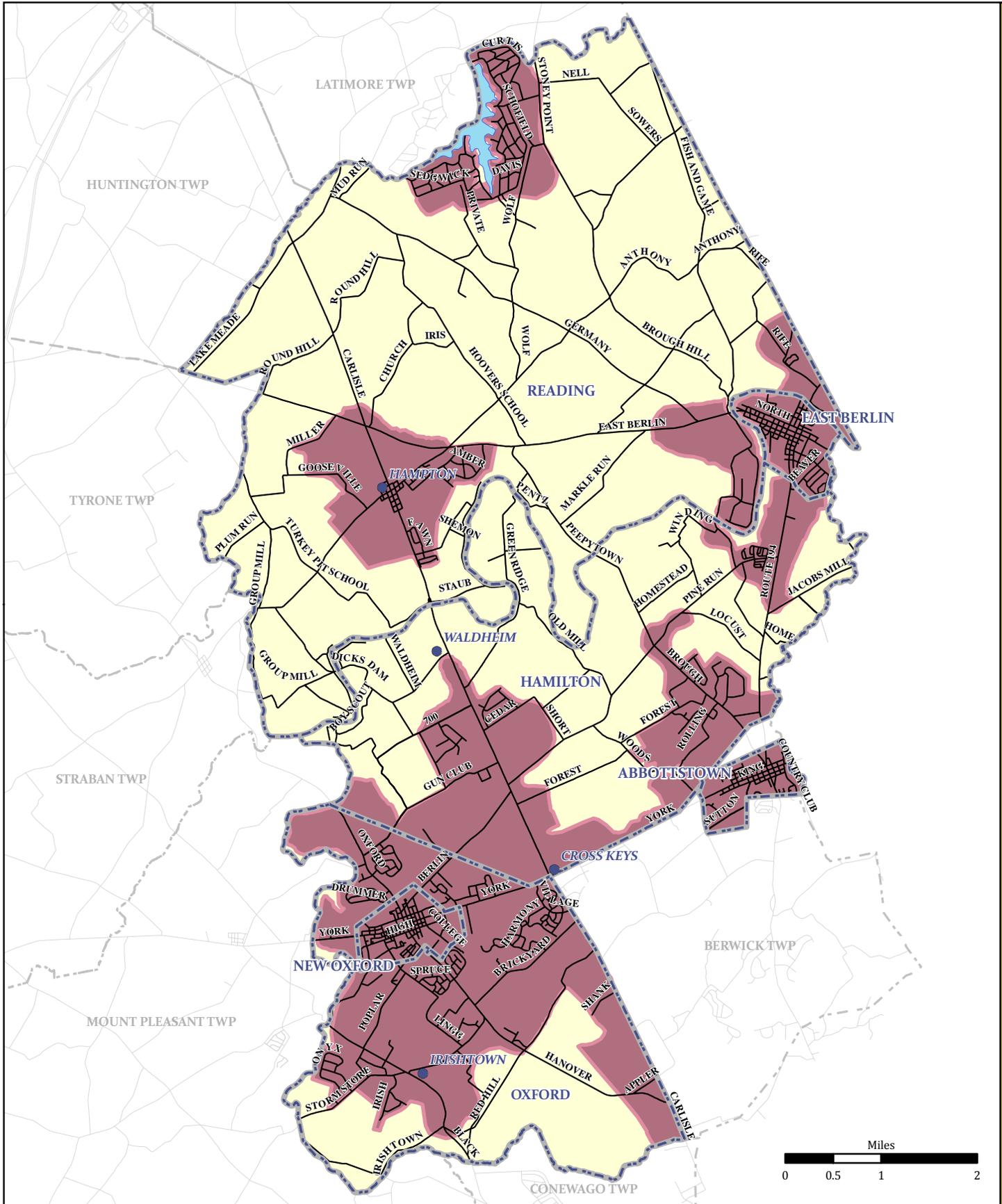
LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments




 December 14, 2009

MAP 23: DESIGNATED GROWTH AREAS

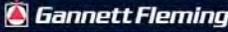


Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 Steering Committee Input,
 ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

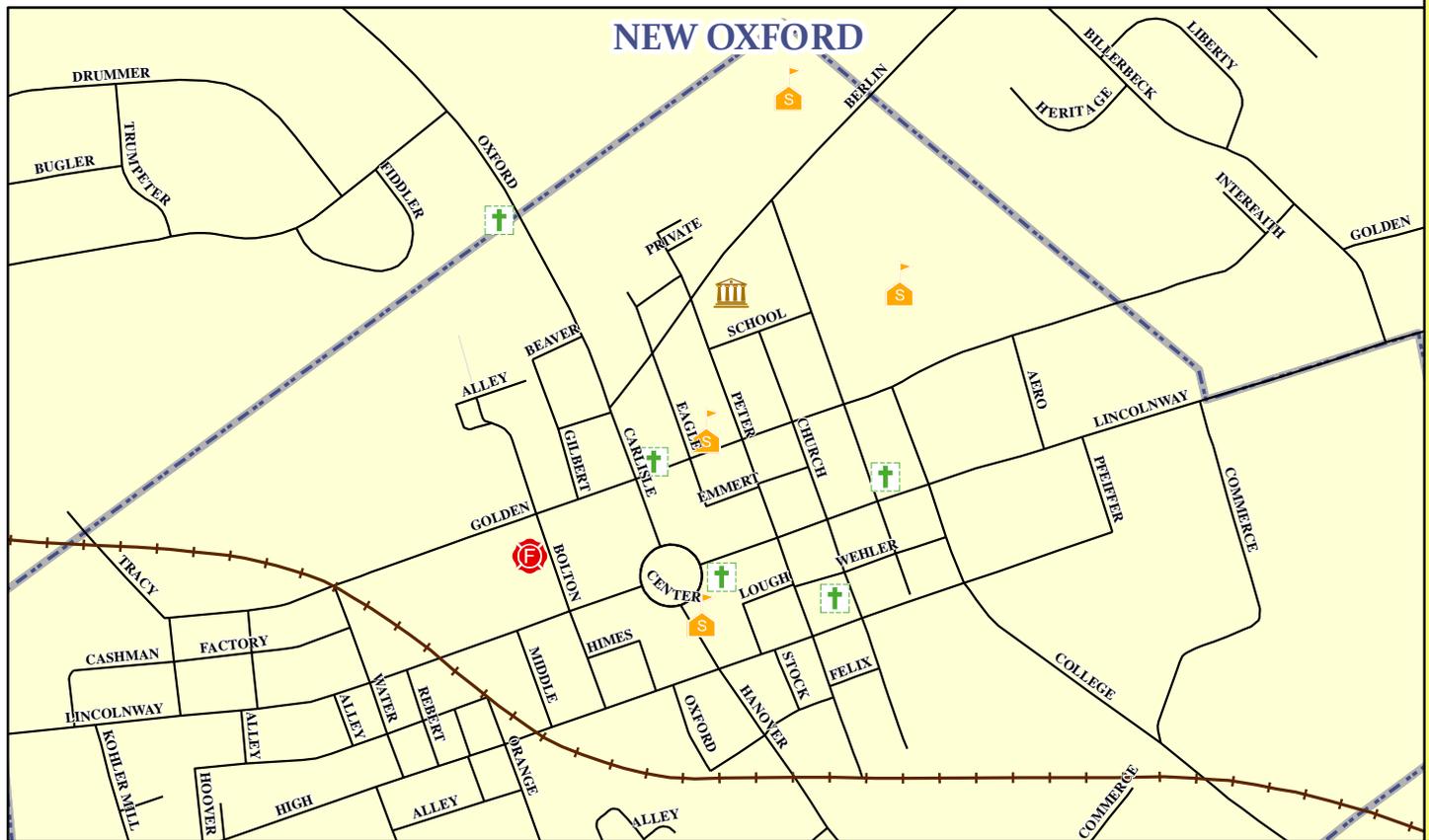
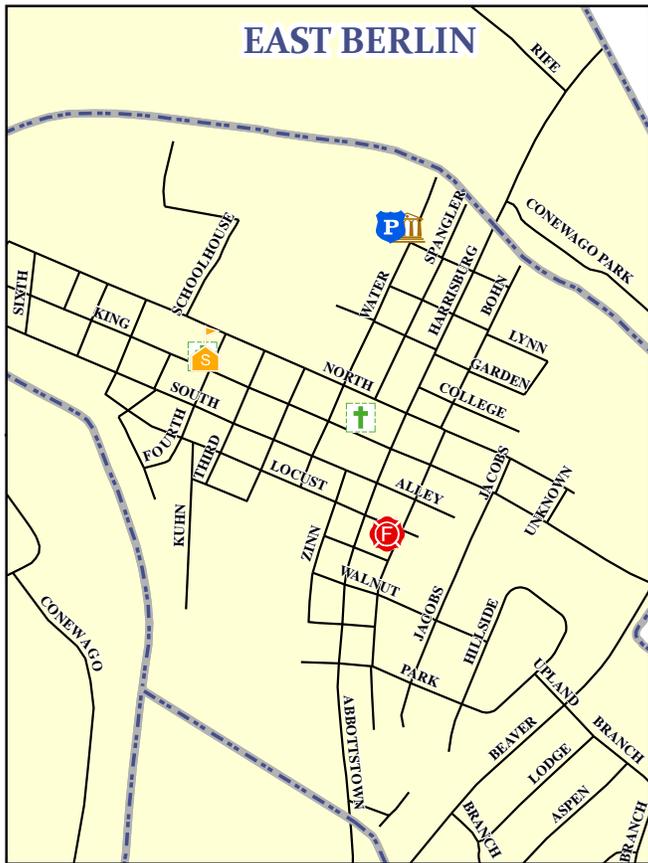
LEGEND

 Road	 Future Growth Areas	 Study Area
--	---	--




 April 27, 2010, rev. March 3, 2011

MAP 15: COMMUNITY FACILITIES IN BOROUGHES



Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping

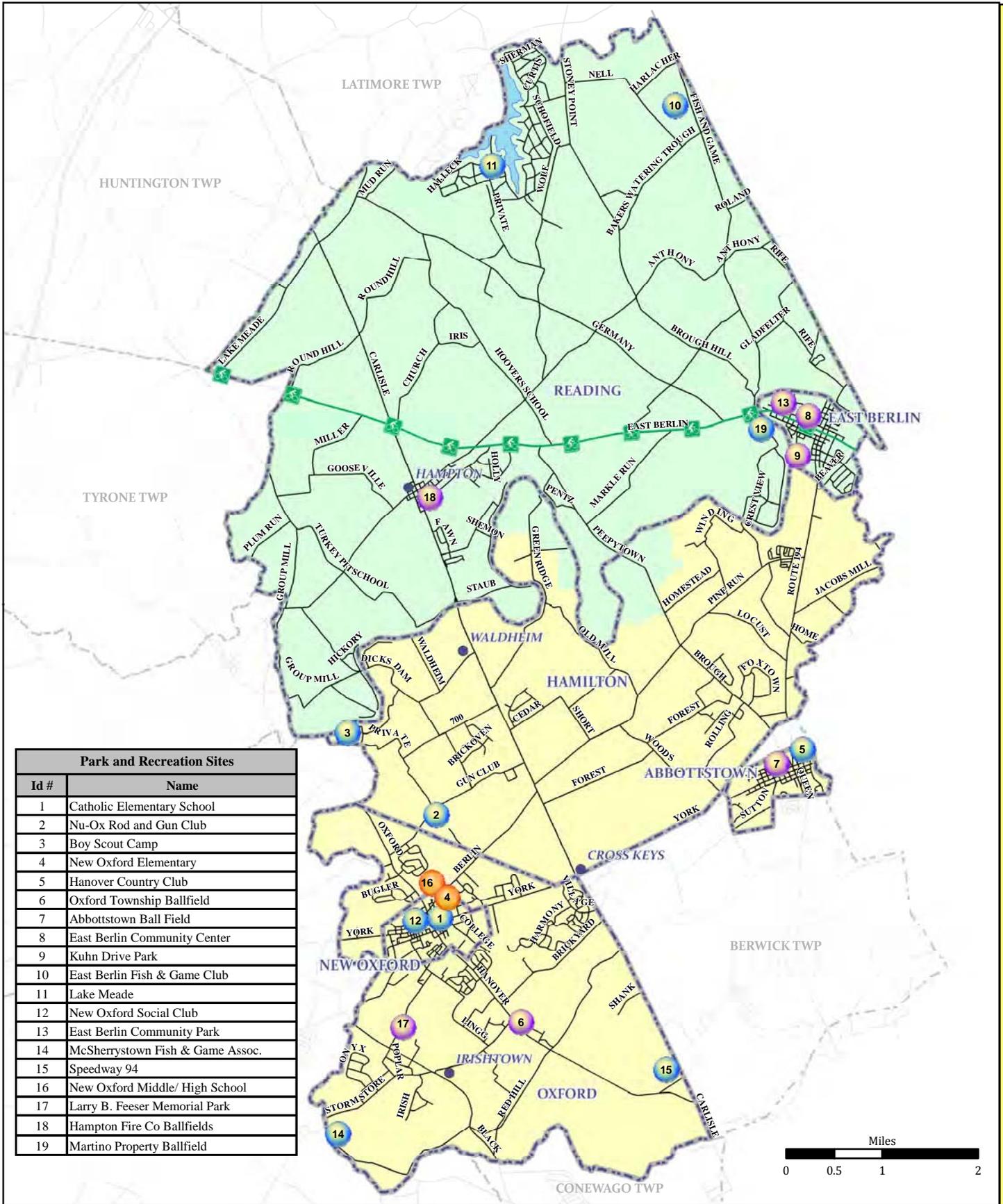
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND					
	Fire Station		School		Railroad
	Police Station		Church		Road
	Municipal Building		Study Area		




 July 17, 2009 rev. Feb. 22, 2011

MAP 16: PARK AND RECREATION SITES



Park and Recreation Sites	
Id #	Name
1	Catholic Elementary School
2	Nu-Ox Rod and Gun Club
3	Boy Scout Camp
4	New Oxford Elementary
5	Hanover Country Club
6	Oxford Township Ballfield
7	Abbottstown Ball Field
8	East Berlin Community Center
9	Kuhn Drive Park
10	East Berlin Fish & Game Club
11	Lake Meade
12	New Oxford Social Club
13	East Berlin Community Park
14	McSherrystown Fish & Game Assoc.
15	Speedway 94
16	New Oxford Middle/ High School
17	Larry B. Feeser Memorial Park
18	Hampton Fire Co Ballfields
19	Martino Property Ballfield




 Data Source:
 Adams Co. GIS/ Mapping,
 URDC
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND

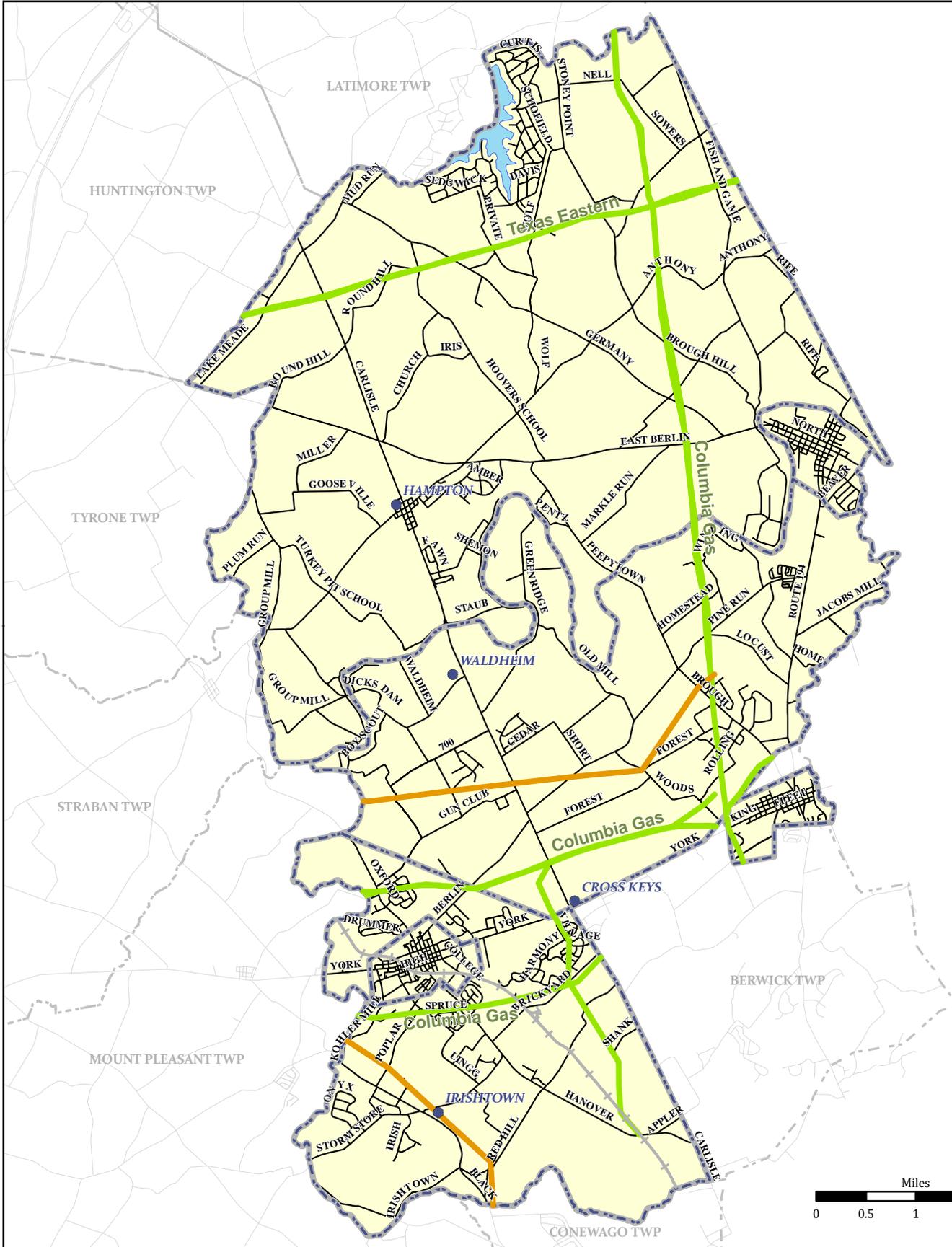
 Park and Recreation Sites	 School	 School District
 Local	 State Bike Route	 Conewago Valley
 Private		




 June 26, 2009, rev. March 2, 2011

MAP 17: UTILITY CORRIDORS

Eastern Adams County Joint Comprehensive Plan



LEGEND

-  High-Voltage Electric Transmission Lines
-  Gas Pipelines

-  Railroad
-  Road

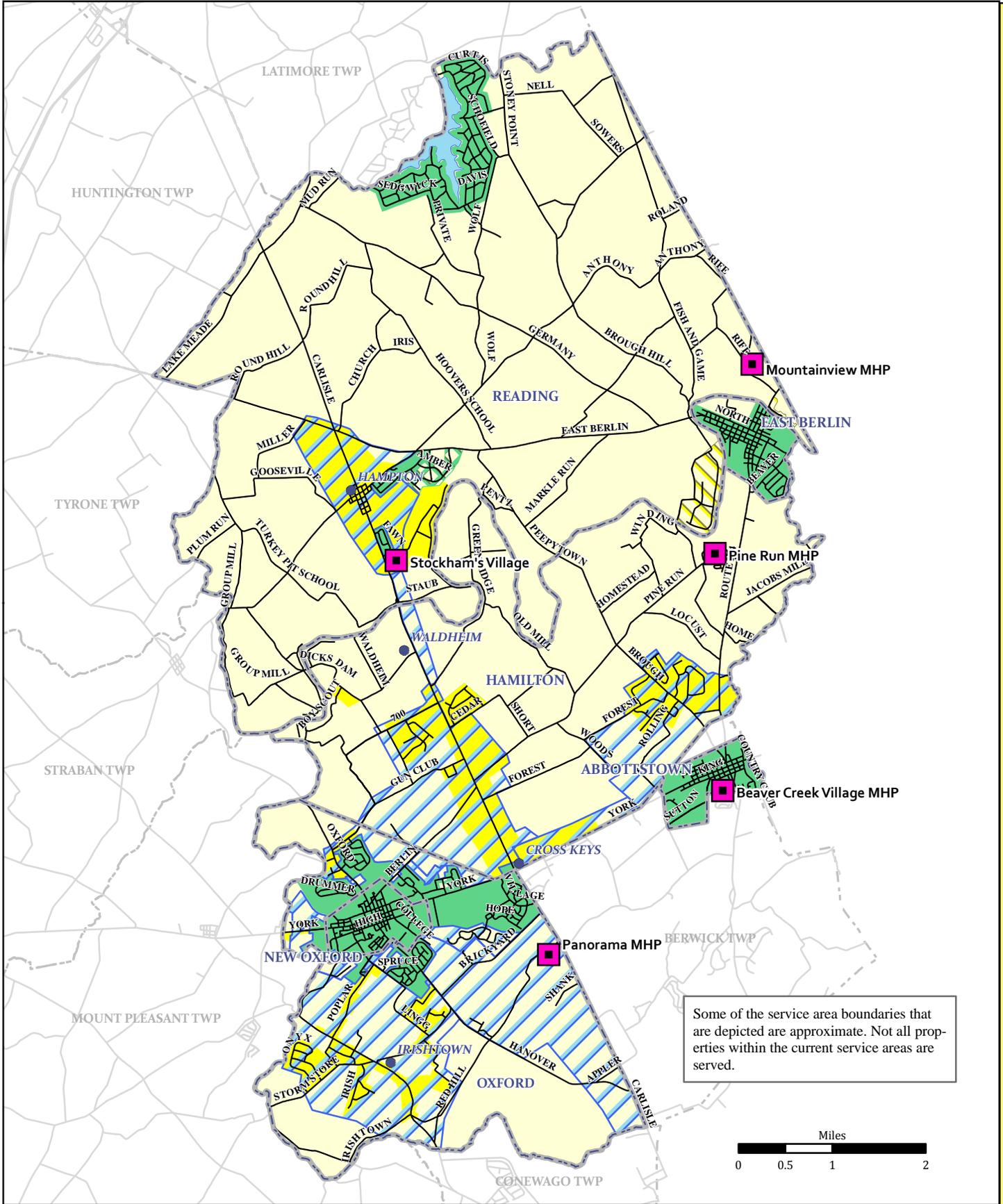

 Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD

 Prepared By:
 Adams Co. Office of
 Planning & Development




 June 22, 2009

MAP 18: WATER AND SEWER SERVICE AREAS



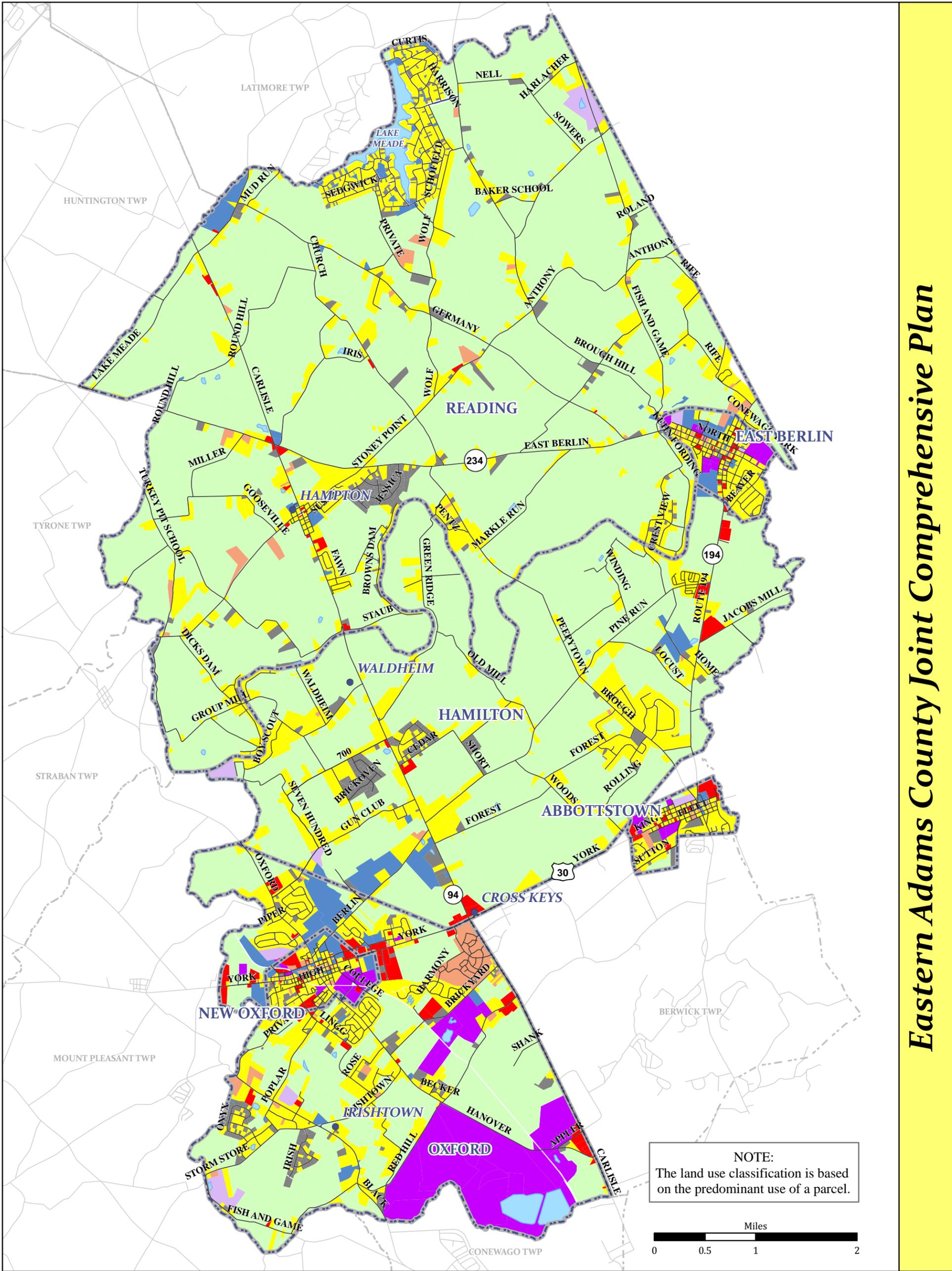

 Data Source:
 Adams Co. GIS/ Mapping,
 Authorities, ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

Service Area	Future Service Area	 Private System
 Sewer and Water	 Future Sewer and Water	 Road
 Sewer	 Future Sewer	 Study Area
 Water	 Future Water	



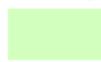

 Aug. 18, 2009 rev. Mar 21, 2011

MAP 19: EXISTING LAND USE (2009)



Eastern Adams County Joint Comprehensive Plan

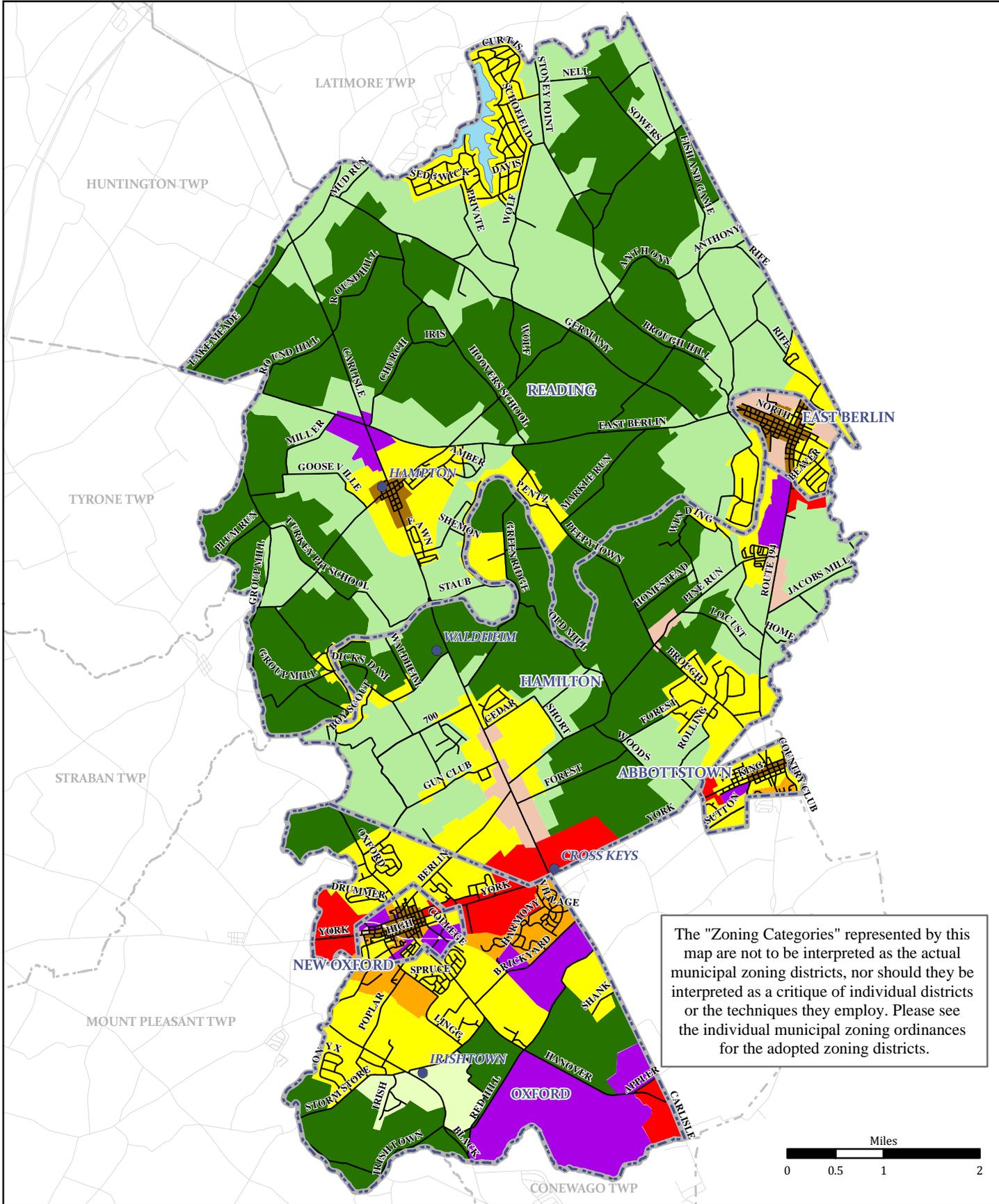

 Data Source:
 Adams Co. GIS/ Mapping,
 Adams Co Tax Assessment,
 Municipal Input
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND					
	Agriculture/ Open Land/ Residential (10+ ac)		Commercial		Outdoor Recreation
	Residential		Industrial/ Quarry		Vacant (less than 10 ac)
	Mixed Use		Public/ Institutional/ Utility		Water




 May 8, 2009/ rev. Nov. 3, 2009

MAP 20: COMPOSITE ZONING



The "Zoning Categories" represented by this map are not to be interpreted as the actual municipal zoning districts, nor should they be interpreted as a critique of individual districts or the techniques they employ. Please see the individual municipal zoning ordinances for the adopted zoning districts.




 Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

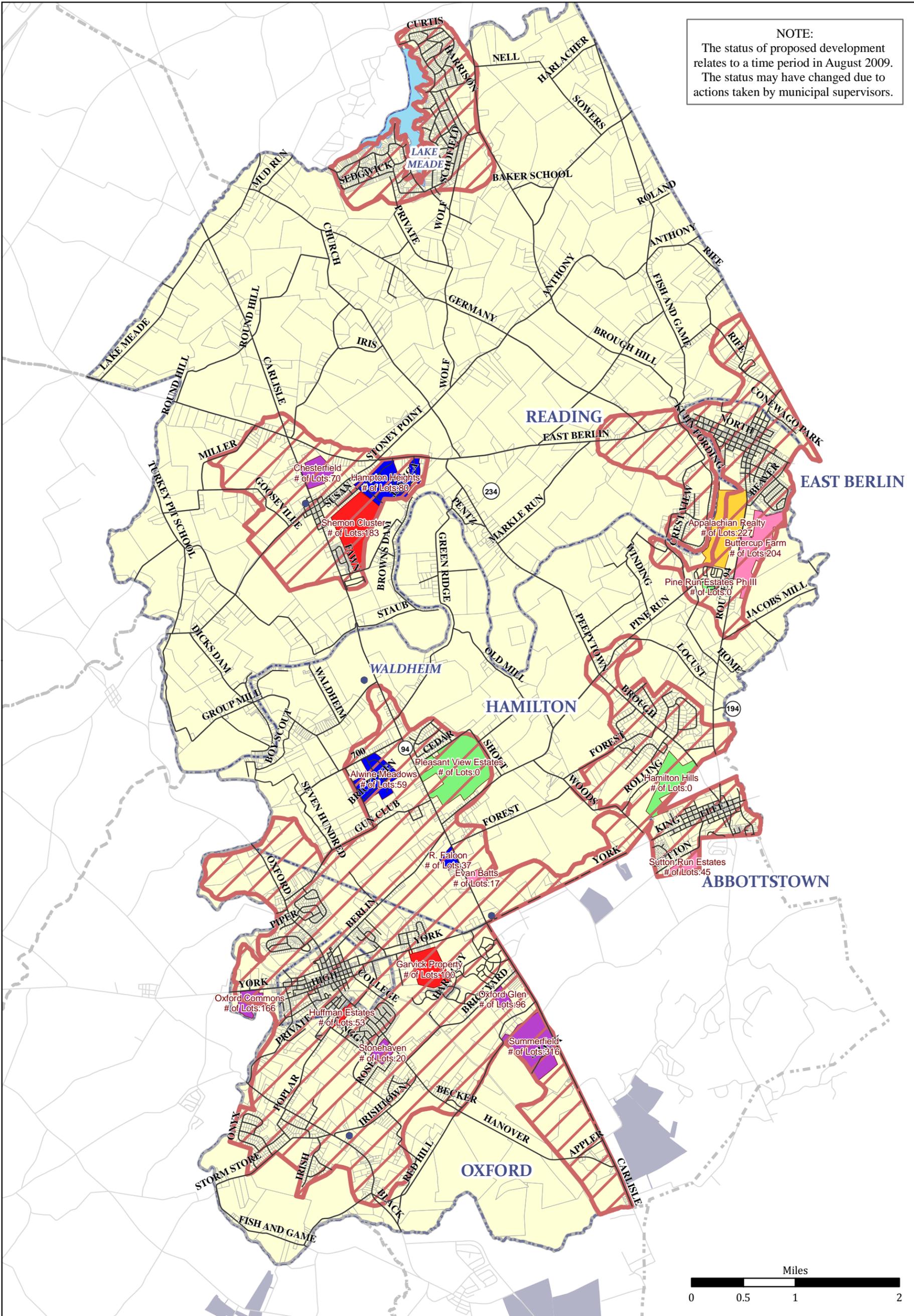
ZONING CATEGORIES		
	Agricultural Preservation	
	Rural Conservation	
	Low Density Residential	
		
		
		




 July 17, 2009, rev. Dec. 1, 2009

MAP 21: PROPOSED DEVELOPMENTS

NOTE:
The status of proposed development relates to a time period in August 2009. The status may have changed due to actions taken by municipal supervisors.



Eastern Adams County Joint Comprehensive Plan

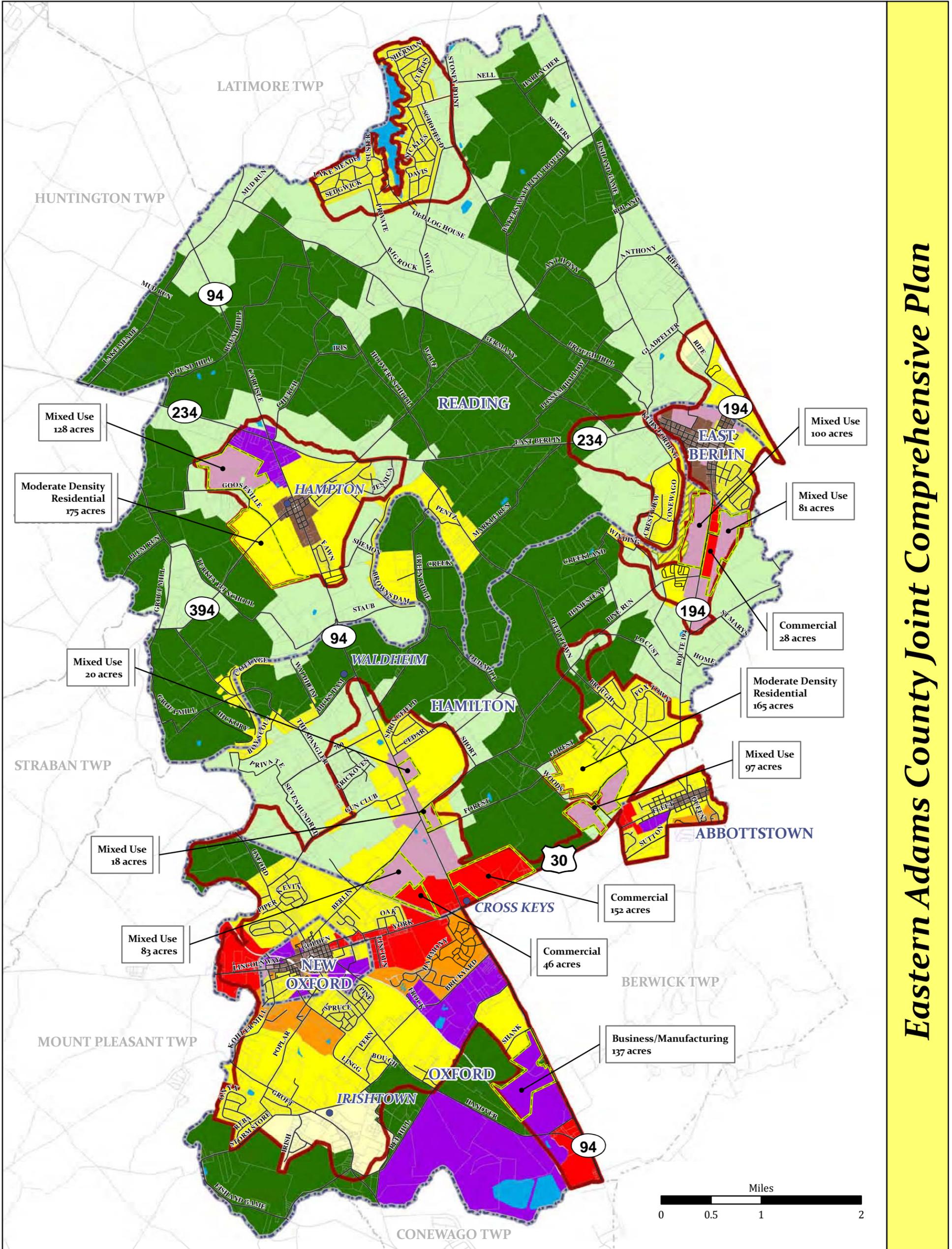

 Data Source:
 Adams Co. GIS/ Mapping,
 ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

Proposed Development Site Status		LEGEND	
 Approved final	 Preliminary Submitted	 Formal proposal, denied	 Designated Growth Area
 Approved preliminary, final submitted	 Concept, sketch	 Other Site Proposed Outside Study Area	 Local/ Private Road
 Approved preliminary			 Parcel Boundary
			 Study Area




 June 3, 2009 rev. March 9, 2011

MAP 22: FUTURE LAND USE



Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 Gannett Fleming, ACOPD

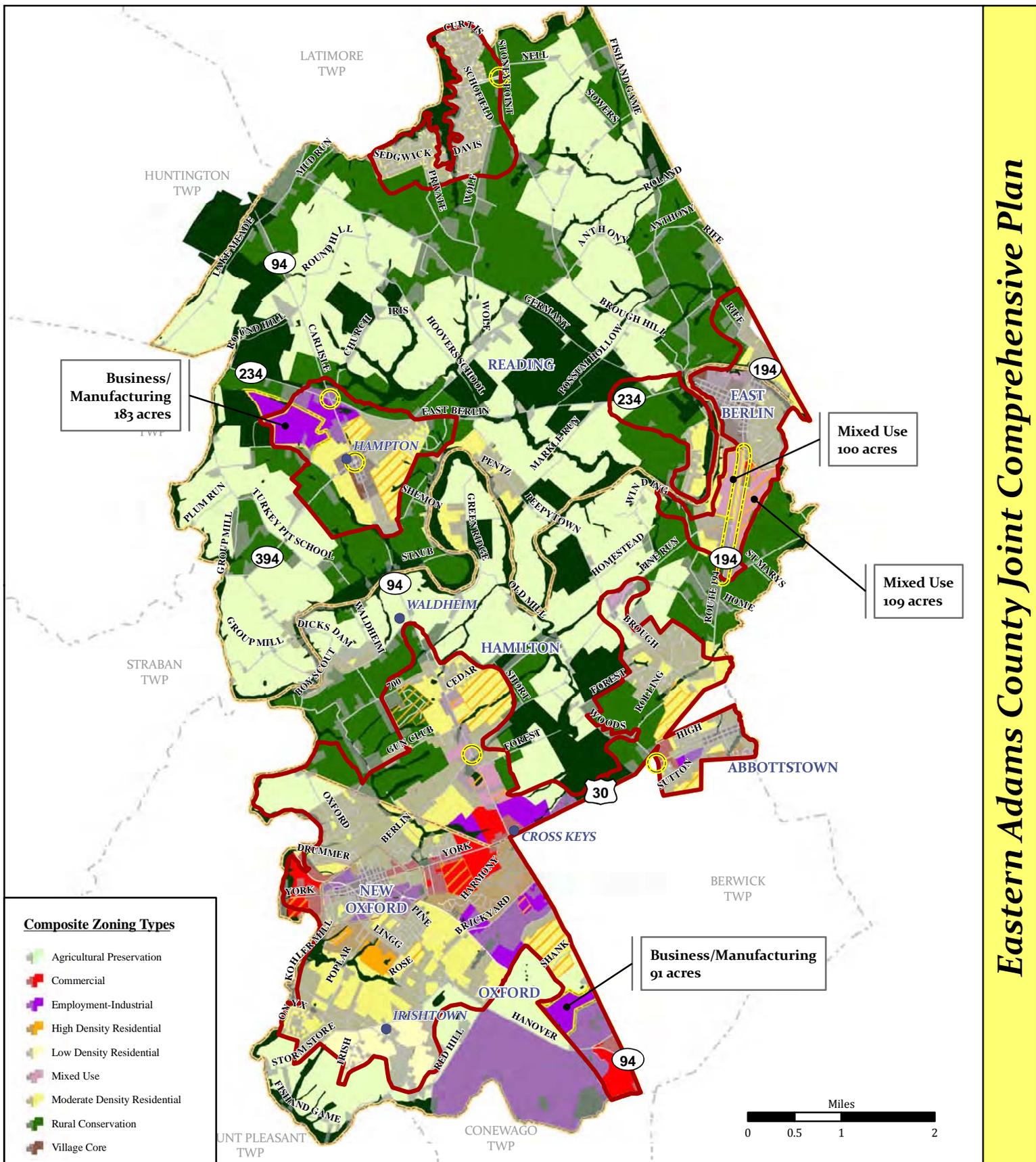
 Prepared By:
 Gannett Fleming, Inc.,
 rev. ACOPD

LEGEND		
 Agricultural Preservation	 Low Density Residential	 Riparian Buffer Zone
 Commercial	 Mixed Use	 Designated Growth Area
 Employment-Industrial	 Moderate Density Residential	 Land Use Designation Recommended
 High Density Residential	 Rural Conservation	 Municipal Boundary
	 Village Core	 Water Body




 Nov. 24, 2010 rev. March 3, 2011

MAP 22a: FUTURE LAND USE SCENARIO 1



Composite Zoning Types

- Agricultural Preservation
- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential
- Rural Conservation
- Village Core

LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments

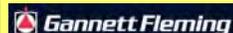
Proposed Land Use Change

- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential



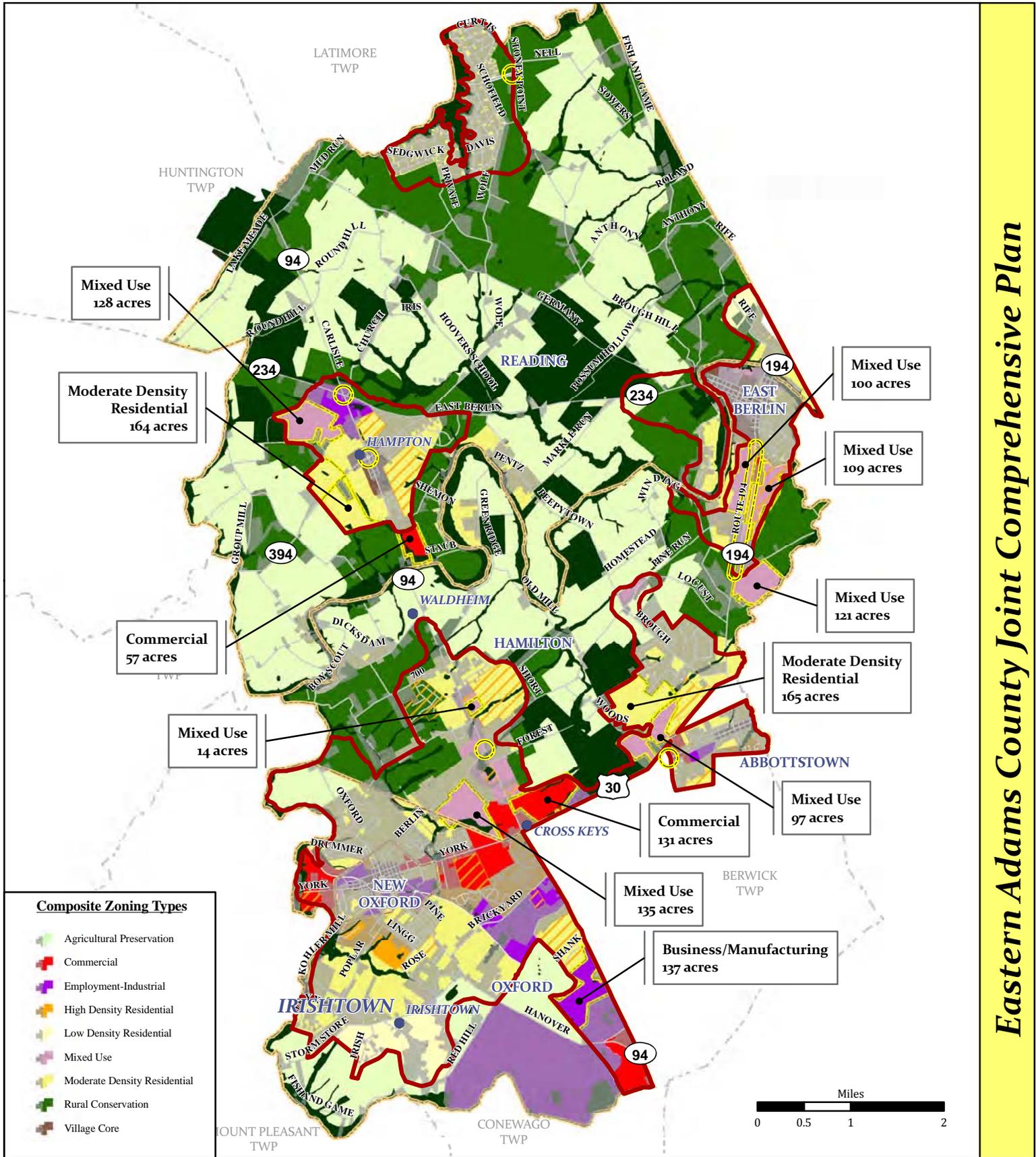
Data Source:
Adams Co. GIS/ Mapping

Prepared By:
Gannett Fleming, Inc.



Date December 14, 2009

MAP 22b: FUTURE LAND USE SCENARIO 2



Eastern Adams County Joint Comprehensive Plan

Composite Zoning Types

- Agricultural Preservation
- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential
- Rural Conservation
- Village Core

LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments

Proposed Land Use Change

- Commercial
- Employment-Industrial
- High Density Residential
- Low Density Residential
- Mixed Use
- Moderate Density Residential

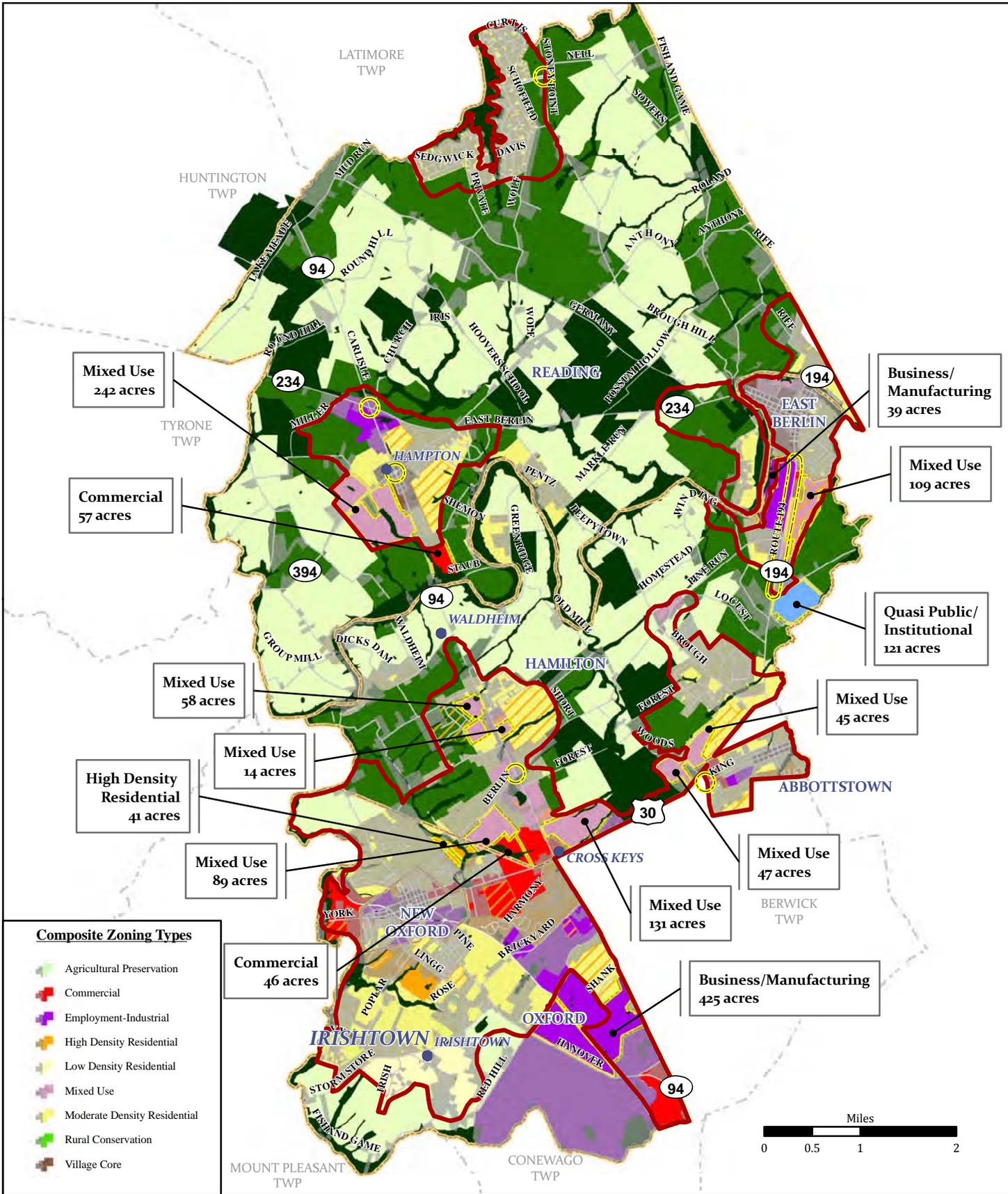
Data Source:
Adams Co. GIS/ Mapping

Prepared By:
Gannett Fleming, Inc.



December 29, 2009

MAP 22c: FUTURE LAND USE SCENARIO 3

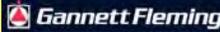



 Data Source:
 Adams Co. GIS/ Mapping

 Prepared By:
 Gannett Fleming, Inc.

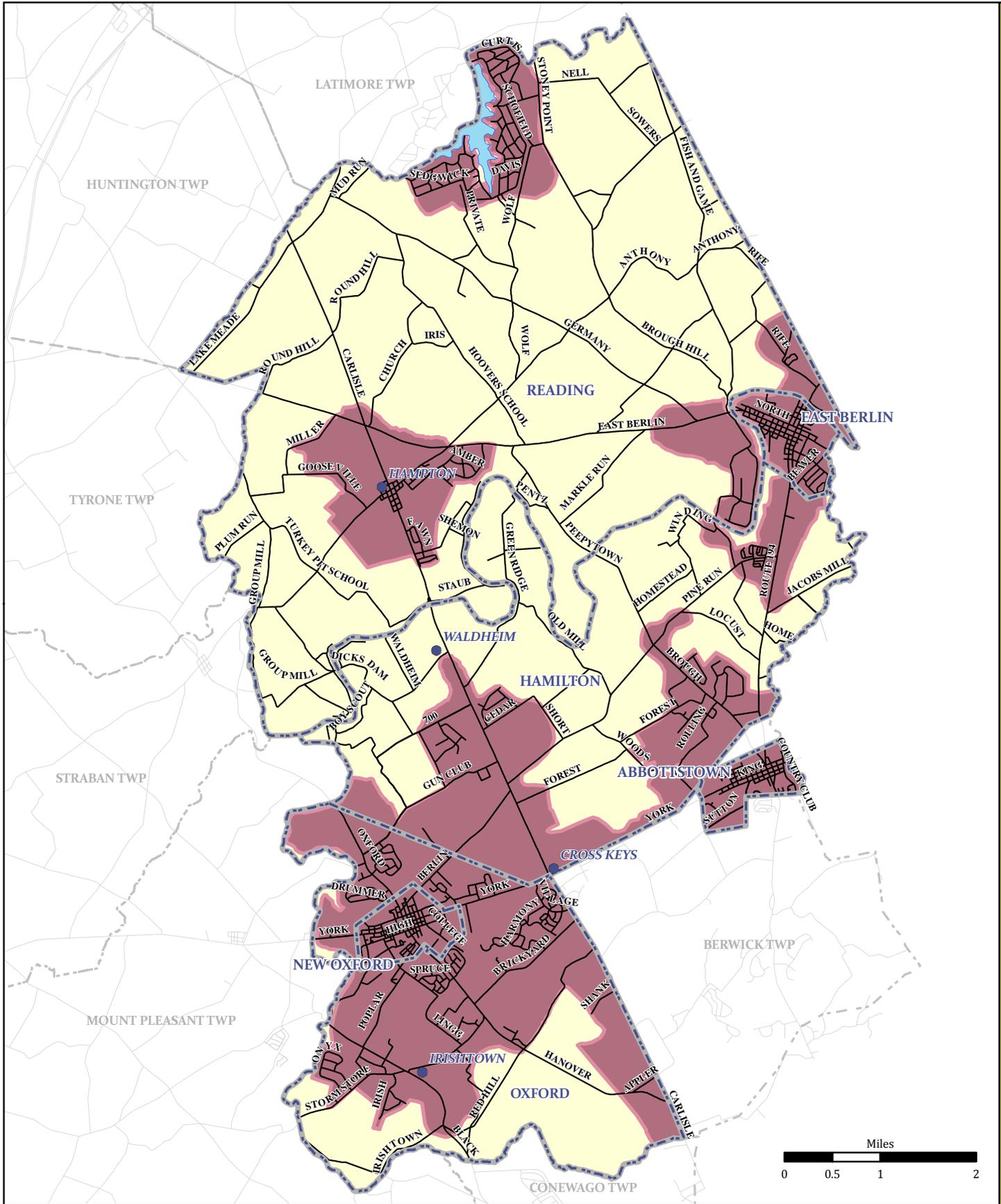
LEGEND

- Conservation and Protected Lands
- Developed Lands
- Recommended Transportation Improvements
- Designated Growth Areas
- Proposed Developments




 December 14, 2009

MAP 23: DESIGNATED GROWTH AREAS

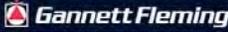


Eastern Adams County Joint Comprehensive Plan


 Data Source:
 Adams Co. GIS/ Mapping,
 Steering Committee Input,
 ACOPD
 Prepared By:
 Adams Co. Office of
 Planning & Development

LEGEND

 Road	 Future Growth Areas	 Study Area
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 April 27, 2010, rev. March 3, 2011

Appendix C Meeting Summaries

*The Eastern Adams County Joint Comprehensive Plan
and Route 194 Corridor Study, 2012*



Interview Summary

December 4, 2009

Interviews regarding concerns for current and future condition were conducted with 30 employers, service providers, municipal staff and citizen volunteers serving the Eastern Adams County region on November 13 and 16, 2009. The following points summarize the conversations as relevant to the preparation of the joint comprehensive plan.

Demographic

Trends

1. Increased commuting
2. Increased transiency - multiple moves for a family in one year

School District

Student Population Trends

1. Student growth projected at +400 over 10 years
2. Minorities increasing; Hispanics now about 10%; some Asian; 12-15 home languages among the student population
3. Increased demand for extracurricular activities and support services in down economy
4. Increased diagnosis of autism; increased learning challenges as a result of more diverse teaching styles; autistic adults may require services after age 21 that are not currently available
5. Fewer student drivers in down economy
6. Increase in college preparation; still 25-30% go right to work from high school
7. Fewer work opportunities for IU students; labor force is more competitive

Other Comments

8. Heavy use of bus transportation; New Oxford and adjacent developments in Hamilton walk/bike
9. Tax base is heavily residential; need both commercial/industrial and green/open space for future

Economy

Local Farms

1. Currently offering direct/onsite sales of dairy, produce, beef
2. Growers prefer on site sales; staff is available for customers and for operations/emergencies
 - Need signage to on-site stores
 - County is working on model provisions for direct, on-site sales stores
 - Cooperative for farm pick-up/city distribution is an idea that hasn't been tried here
3. Farmers markets support growers, bakers, food makers
 - Friday and Saturday are best market days
 - Tourism is compatible with farmers markets and direct sales
 - Benefits include farmland open space and "know your grower"
 - Risk to grower in (offsite) farmers markets is lost sales, loss of product
 - Growers want quick success; willing to travel to larger metro areas for top dollar
 - New markets may need incentives for growers to participate; steady marketing to the community; need time to "grow" customers

Interview Summary

December 4, 2009

4. Adams County Farmers Market Association has no plan to reopen farmers market in New Oxford; too much thru traffic and sales everyday defeated the destination of the one day farmers market
 - Farmers markets need not be in every community
 - Nearest AC farmers market at the Outlets and in downtown Gettysburg
5. Onsite processors need industrial infrastructure for dairy processing; e.g. 3 phase electric is available in the region but only along select corridors

Processing and Production Industries

1. Generates jobs, wages, and community support
2. Local industries peaked in 2008; staff is down 8-24%; recovery is expected to be slow
3. Food processors import produce; local farms cannot grow the quantities needed
4. Rail service is of limited interest; produce doesn't travel well on rail; rail service for paper may be an option
5. Growth is limited by water supply and limited industrial land (10+ acres), preferably with infrastructure
6. Concerns include consistency of water quality; street maintenance, namely on Commerce Street; work ethic and basic and social skills of young workers

Service Industries

Trends

1. People live longer and are active longer on average
2. People have higher medical costs
3. Increasing regulation and limited/declining state assistance
4. Expanding services

Needs

5. Travel options for those who don't or can't drive to work or training
6. Subsidized housing for mental health/mental retardation adult population, e.g. group homes
7. Affordable childcare
8. Guaranteed water supply

Specialty Sales/Antiques

1. Wholesale 70% and retail of PA Country Antiques
2. 20 shops; up to 70 dealers per shop
3. 4 antique malls
4. Small operators, often family

Downtown New Oxford

1. Asset – scale, walkable pattern, historic architecture
2. Issue – pedestrians vs. vehicular traffic
3. Needs
 - Accurate historic survey to pursue historic district designation (previously rejected by citizens)

Interview Summary

December 4, 2009

- Ordinance update on property maintenance, re sidewalk “stuff”
- Burial of overhead utility wires
- Wider variety of shops and services

Community Services

Police

1. Calls from residents for domestic situations, burglaries
2. Calls from commercial retail for theft, bad checks
3. Calls from industry for harassment, employee theft
4. Calls from travelers for traffic incidents; Bike Week increases crash incidents
5. Heavy Speeding corridors
 - Hanover St.
 - 194 in Berwick
 - Oxford Road
 - Irishtown Road
6. Serves traffic control for special events
7. Force desires more labor time for safety enforcement, incident prevention, and dedicated school resource officer; also advanced training in active situations, accident investigation
8. Moderate need for communications upgrade
9. Currently evaluating need for alternate facility
10. Growth in the region will increase calls of all types

Fire Departments

1. Home building/construction has improved fire safety; wood structure homes are more susceptible to quick burn than masonry homes
2. Home maintenance is an issue – chimneys and fireplaces not cleaned, linens too close to heaters
3. Street numbering has improved and helped emergency services reach their destinations
4. Declining volunteerism; increasing social membership; Hispanics don't participate; residents working second jobs and commuters can't participate
5. Funding needed for equipment, training, firehouse maintenance; also social halls
6. Fundraising gets harder; events required more upfront cost for production, insurance; discourages recruitment; new residents, esp. from Maryland misunderstand and assume that fire protection is covered by municipal taxes, not from volunteers and donations
7. Need for communications upgrade
8. Street widths should be 15' minimum for fire trucks
9. Growth implies more calls for services: fire and ambulance, accidents, alarms and false alarms
10. Funding alternatives needed; perhaps a municipal fire tax
11. Consolidation would have very limited savings since the department are so far apart
12. Incentives could help recruitment, e.g. paid housing for higher ed students, municipal paid uniforms, state pension

Road/Traffic Conditions

Interview Summary

December 4, 2009

Locations of Concern

1. Speed limit from New Oxford to Cross Keys should be 35mph
2. Need stoplight on Route 194 @ Commerce Street
3. PennDOT proposed a safety audit on 94 from Lake Meade to Tropical Treat (Hanover area); status?
4. Route 30 crossings outside of the squares in Abbottstown and New Oxford
5. Upgrade to Green Ridge from Peepytown to 94 is in progress – widened and milled in 2009; overlay planned for 2010
6. Need left (north) turning lane on 94 for Gun Club Road
7. Seven hundred Road – increased use to access middle school; visibility at intersection is poor both east and west; police patrol speed limit but people still speed; temporary light on 94 during construction was helpful, created gaps in traffic; no busses due to poor sight distance; busses restricted to high school entrance; gated from Middle School
8. 94 should be widened
9. Bad S-turn on Brough Hill; land owner is willing to have straightened/graded; would be a major project; would need to drill and blast shale
10. Fish and Game Road – sharp turn just north of Brough Hill; asked PennDOT to clear bank/corner for better visibility; needed place to dump spoil; not completed
11. Wolf Road – a portion resurfaced and sealed; could be wider 1-2' per side; can't widen without removing trees
12. Lake Meade east and west of 94 – not a clean geometric alignment
13. 234 and Stony Point/Hunterstown-Hampton just east of Hampton – angled intersection
14. 394 and Hampton – need to remove 3 more feet of the hump by the bar
15. 94/234 – PennDOT tried to shave rise on the northside – would need to blast, would require big detour

Trends

16. Alternate routes
 - Route 194 as an alternate to Route 94
 - Hanover St as an alt to Route 94
 - Brickyard as an alt to Route 30

Other Concerns

17. Liquid Fuels Allocations are declining; need new source of revenue for road maintenance
18. Residents want snow removed within 4 hours; municipalities may need to contract service/expand staff to meet requested level of service
19. Snow removal on cul-de-sacs is difficult; varies based on diameter, available location to pile snow

Recreation

1. Schools are the hub of recreation, including community leagues who se outdoor facilities
2. Fitness Gyms/Health Clubs are not located in the region
3. Recreation interests are wider than the available facilities
4. Lake Meade is conducting a resident survey; results expected in December
 - a. LM Recreation/Pool Committee is considering

Interview Summary

December 4, 2009

- i. Skateboarding (East Berlin park)
 - ii. Fitness trail (aka parcourse) (adult/child)
 - iii. Bicycle trails
- b. Other recreation interests discussed
 - i. Family activities, e.g. disc golf
 - ii. Indoor pool
 - iii. Handicap fishing access, similar to access in Monroe Township, Cumberland County on the Yellow Breeches
 - iv. Hill step course

Natural Resources/Lake Meade

Concerns

1. Mitigation for water quality impacts from upstream/offsite; all run-off goes to lake; interested in natural design/natural system approach; private community doesn't qualify for public grants
2. Storm water management via better subdivision/land development design; new regulations may take years to have an effect in a slow development market
3. Road closures redirect large amounts of traffic; need multiple good roads for circulation to/from Lake
4. Community leadership to implement the comp plan; need to communicate progress regularly; media coverage is poor - don't rely on media to pick up stories of plan progress
5. Nonpoint source pollution give the largest load; includes residential lawn fertilizer
6. Chesapeake Bay drives DEP permitting and regulations; PA uses BMP approach today but headed for quantitative approach, i.e. TMDL
 - Options are to manage voluntarily now, or tackle large scale change when management is mandated; consider the cost to keep water clean vs. the cost to clean it up for drinking
7. No local storm water plan for Conewago Creek; Reading adopted stormwater regulations from Monacacy Creek as a well intended practice

Farmland/Open Space Conservation

1. ASA is strong land conservation program; need municipal administration/monitoring (sometimes lacking)
2. Farm Conservation plans - required for farmland preservation, but others are voluntarily using best practices that aren't acknowledged
3. Easements - priority given based on soil and proximity to preserved farms
4. County goal is 50K preserved acres; 500 acres preserved within a one mile cluster
 - 2009 milestone is 25K preserved acres
5. Future farmers - fruit is doing ok; dairy, not sure; beef, not sure either
6. Land Conservancy has a broader purpose than farmland preservation
 - Strategic conservation area in the EAC study area is the Lower Conewago Creek Valley

Public Meeting

Eastern Adams County Joint Comprehensive Plan

Summary

October 8, 2009

Conewago Valley High School, New Oxford

1. Welcome

Richard (Dick) Schmoyer, Director of the Adams County Office of Planning and Development welcomed 36 attendees to the public meeting. He introduced Andrew Merkel, senior planner; Michelle Brummer, project manager from Gannett Fleming; Craig Shirk, project planner from Gannett Fleming, resident of Hamilton Township, and co-chair of the Adams County Green Ribbon Commission; and Craig Bachik, Kairos Design Group.

Mr. Schmoyer highlighted the Adams County Partnership for Land Use Education and its October 28 presentation on *Post Recession Adams County: Planning for Getter Times?*

2. Overview

Michelle Brummer opened the presentation with a few frequently asked questions about this planning effort:

- What is a comprehensive plan? What is the Route 194 study?
- Who is leading the preparation of this plan?
- Who will approve this comprehensive plan?
- When will the plan be completed?

She placed emphasis on residents' input to the needs of the region, especially the current needs of residents and the future needs of residents as they age from one age group to the next, e.g. school children to young adults and mature adults to seniors.

The evening's visual presentation is attached.

3. Why should we plan for the future of our region? What can we manage or influence?

Michelle showed a series of photographs from the Eastern Adams County Region featuring current land uses, housing options, travel corridors, and natural and historic sites. She noted that the region is growing and changing, slowly but steadily. These changes affect today's community patterns and quality of life. Through planning, these changes can be managed.

Continued

4. Choices for the Future

Michelle then referred the meeting attendees to the questionnaire and asked them to fill in their responses to the questions about:

- Employment
- Housing
- Travel choices
- Local foods/ local products
- Local shopping
- Free time activities/opportunities
- Parks and green spaces
- Open space
- Building/property maintenance
- Local public services
- Standards for development

Meeting attendees shared some of their current and future needs, such as:

Jobs/Employment

- Need varied industries – helps survive economic shifts
- We have unique, historic location
 - Keep historic
 - Too much warehousing impacts historic character
- Clean-up Conewago and spark outdoors-related/river-related businesses
- Jobs in green technology
 - Environmental
 - Growth Industry
- Need higher-skilled jobs locally
- Need to offer competitive wages
- Recycling/recycled materials industries (for profit)

Housing

- Need a spectrum: rentals, starter homes, homes for larger families, retirement years
- Retain historic homes as homes and/or small businesses for character
- Accessory Units
- Protection of scenic open space in balance with residential growth
- Should we
 - Separate 55+ residents? Integrate generations?
 - What benefits are there?
 - Intergenerational social behavior/experience
 - Gated communities offer security benefits
- Improve mass transit - improve quality, efficiency of service
- Bicycle lanes between residential and daily destinations

Public Meeting

Eastern Adams County Joint Comprehensive Plan

- Neighborhoods with homeowner's association for collective or contracted lawn care, etc.

Other

- Develop a rail trail from Abbottstown to East Berlin, maybe to New Oxford
 - Would be an amenity for the retirement community just outside East Berlin
- Manage billboard placement, especially along Route 30

Many attendees asked for more time to complete their questionnaires. Any additional responses need to be delivered to the municipal offices or the Adams County Office of Planning and Development by Friday, November 6, so that they can be compiled for discussion at the next Steering Committee meeting.

Michelle also showed a few sketches of the eastern gateway to Abbottstown and enhanced centers of Abbottstown, New Oxford and Hampton. She noted that these types of images, as well as some more detailed renderings, will be used to illustrate the plan's recommendations.

Craig Bachik presented a unique view of the Route 194 corridor using a video made in Google Earth. He highlighted various scenic, historic and cultural aspects of the landscape visible from this bird's eye view. At various points along the corridor, he showed a present day photograph and a sketch of potential future development to share ideas for what the corridor could look like and therefore how it might be zoned and development regulated.

5. Our Next Steps

Michelle thanked the attendees for their time and stated that the next public meeting would occur in Spring 2010. The meeting ended at 8:45pm.



WHAT IS A COMPREHENSIVE PLAN?

- a 10 year blueprint for policy, action and investment for community and economic development.

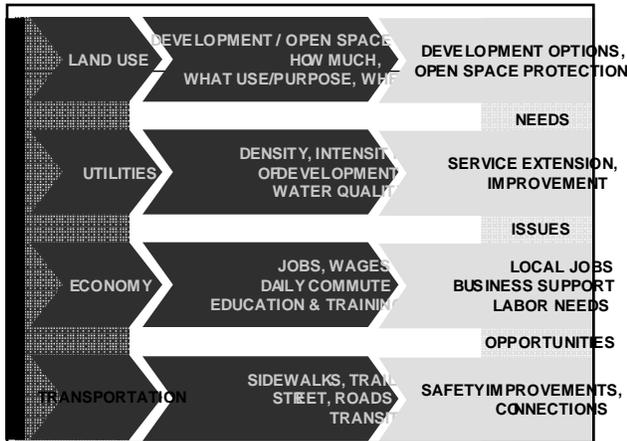
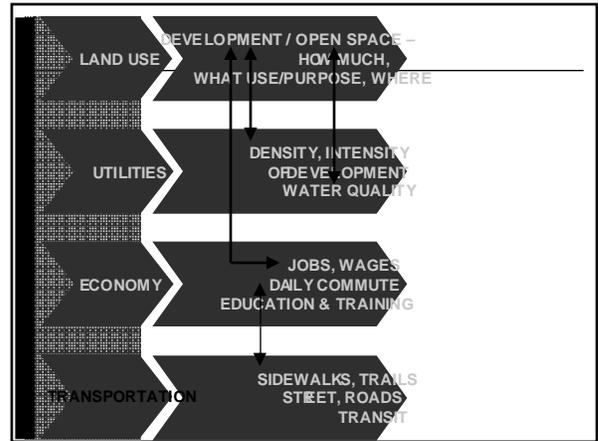
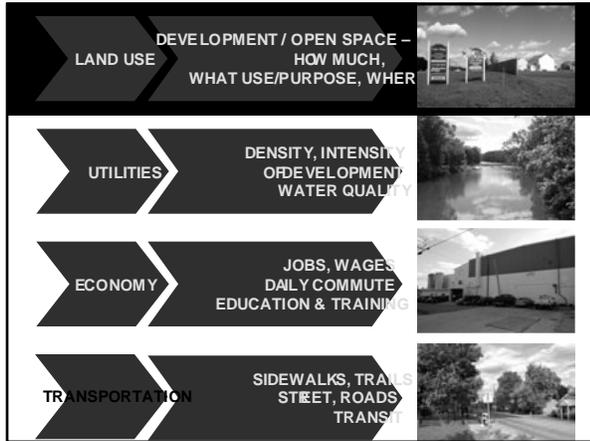
Action 8: Review and revise zoning in the Borough and the Township to permit commercial traveler services and tourism uses in appropriate districts.

Schedule: 2009-2010 in conjunction with zoning revisions

Lead Partners: Northumberland Borough, Point Township

Support Partners: Tourism and service developers, Greater Susquehanna Valley Chamber of Commerce; SEDA-COG Community Assistance Center; tourism agency

Funding Sources: PA DCEd Land Use Planning and Technical Assistance Program (L.U.T.A.P.); Township funds; Borough funds



WHAT IS THE ROUTE 194 STUDY?

- Specific study of alternative land use patterns along Route 194
- Implications for job creation, travel needs/traffic improvements, water/sewer infrastructure, schools and recreation

WHO IS PREPARING THE PLAN?

- Steering Committee of municipal representatives
- Adams County Office of Planning and Development
- Gannett Fleming and Kairos Design Group

WHO WILL APPROVE THIS PLAN? WHEN?

- 6 Municipal Planning Commissions
- 3 Borough Councils and 3 Boards of Supervisors
- Summer 2010

WHY PLAN? WHY REGIONALLY?

- In many ways, we share much of what we have today



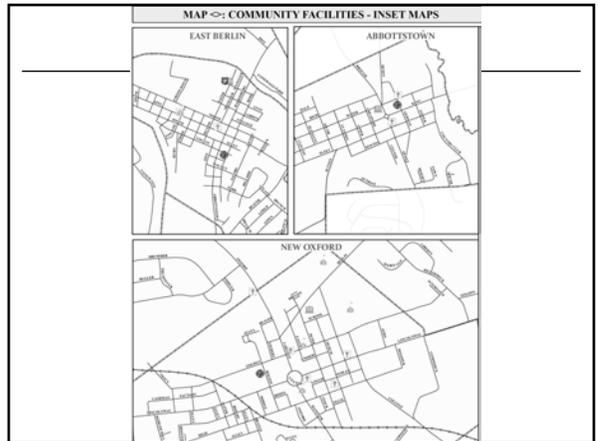
ABBOTTSTOWN BOROUGH



NEW OXFORD BOROUGH



WEST KING STREET
EAST BERLIN BOROUGH





SWIGART'S MILL
EAST BERLIN BOROUGH



ROUTE 94
HAMILTON TOWNSHIP

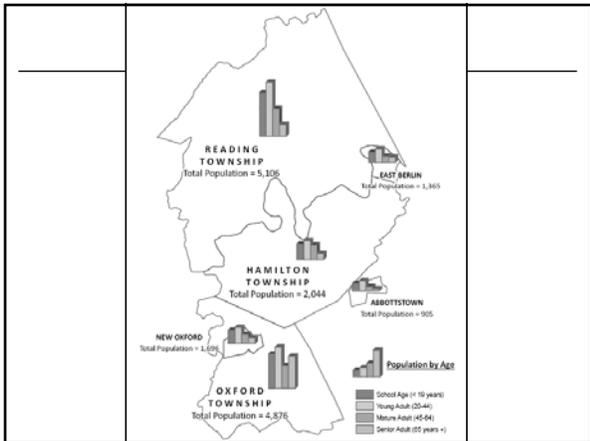


LAKE MEADE
READING TOWNSHIP

LAKE MEADE
READING TOWNSHIP



ABBOTTS COURT
ABBOTTSTOWN



YAZOO MILLS, INC.
NEW OXFORD



IU 12
NEW OXFORD



DAIRY FARM ALONG POSSUM HOLLOW ROAD
READING TOWNSHIP



APPLE VALLEY CREAMERY
READING TOWNSHIP



BUTTERCUP FARM MARKET
HAMILTON TOWNSHIP



GREY WOLF PUMPKIN PATCH
HAMILTON TOWNSHIP



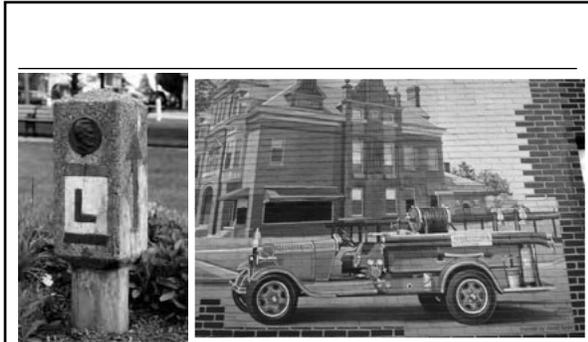
THOMASON'S HERB FARM
HAMPTON VILLAGE - READING TOWNSHIP



EAST BERLIN AREA COMMUNITY CENTER
EAST BERLIN BOROUGH



COMMUNITY PARK
ABBOTTSTOWN



ORIGINAL LINCOLN HIGHWAY MARKER
NEW OXFORD BOROUGH

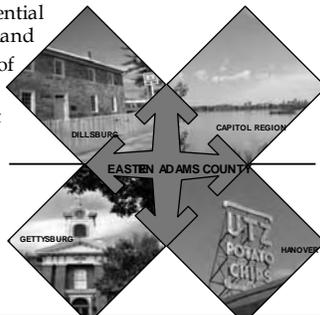
LINCOLN HIGHWAY HERITAGE CORRIDOR MURAL
ABBOTTSTOWN BOROUGH

WHY PLAN? WHY REGIONALLY?

- We share much of what we have today
- Each municipality will grow and change in the future

GROWTH FROM EXTERNAL INFLUENCES

- Regional employment, services, retail growth
 - South central PA residential growth and travel demand
 - Relocation/expansion of military installations
 - Redevelopment of Fort Ritchie



NEW RESIDENTIAL DEVELOPMENT
OXFORD TOWNSHIP



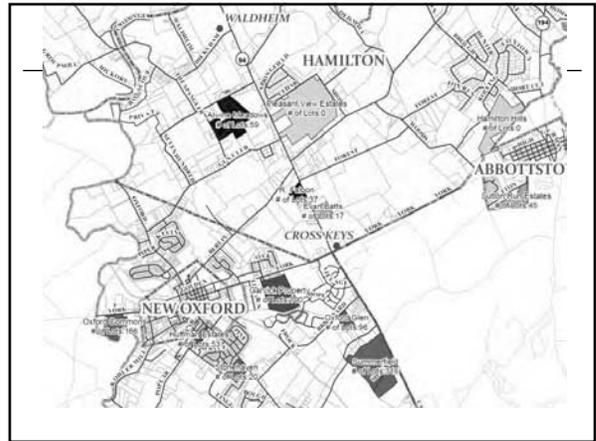
CROSS KEYS
HAMILTON TOWNSHIP



NEW SHUR-FINE LOCATION, ALONG ROUTE 194
HAMILTON TOWNSHIP



FORMER SHUR-FINE LOCATION
EAST BERLIN BOROUGH



WHY PLAN? WHY REGIONALLY?

- We share much of what we have today
- Each municipality will grow and change in the future
- Growth and change will impact us
- We can manage or influence both change and impacts

COMMON ISSUES & OPPORTUNITIES

- Growth Management
 - Land Use, Housing and Economic Development
 - Rural Resource Protection & Working Landscapes
- Transportation
- Historic and Cultural Resources
- Recreation and Tourism
- Community Identity: gateways, center, linkages

CHOICES FOR THE FUTURE

- Think about living in the region over the next 10 years
- As the region grows, what would you do or change to maintain or improve the quality of each community and the region as a whole?
- What should it look like?

Discussion

IDEAS FOR COMMUNITY GATEWAYS AND FOCAL POINTS

- Image and identity, sense of place
- Community character
- Arrival and destination signing
- Sidewalks and street trees
- Public spaces for leisure and gathering
- Excellent opportunity for public involvement



ABBOTTSTOWN



BOROUGH OF NEW OXFORD



BOROUGH OF NEW OXFORD



VILLAGE OF HAMPTON



VILLAGE OF HAMPTON





OUR NEXT STEPS

- Explore various land use patterns
- Frame goals and objectives
- Layout an action plan
all with the Steering Committee
- 2nd public meeting - Spring 2010

Public Meeting #1 Questionnaire - Summary

Eastern Adams County Joint Comprehensive Plan

Real Places to Live, Work, and Play within Eastern Adams County

The Eastern Adams County region is growing. The people, businesses, schools, roads and community activities are changing with each passing year.

Consider...What would you change about the community as you think about living in the region over the next 10 years? Will you be working, in the same job, same business? Retired or semi-retired and doing what in your free time? What lifestyle will you have? What services and amenities will be important? How old will your children or grandchildren be? How will their lifestyles differ from yours?

As we lay out a 10-year plan for development and conservation in Eastern Adams County, tell us what kind of communities we should strive to build and what resources should we strive to protect.

A total of ten (10) questionnaires were returned.

As the region grows, should there be:

1. More jobs in the Eastern Adams County region? 80% Yes / 10% No / 10% Not Answered

2. Different kinds of jobs in the Eastern Adams County region? 70% Yes / 0% No / 30% Not Answered

If yes,	For yourself	For your children, grand children, or the next generation of residents
What businesses, industries or services?	<ul style="list-style-type: none"> ▪ High Tech, jobs, pharmaceutical ▪ More technology type jobs and “home offices” of larger corporations or chains. ▪ Small industry with less demand for space ▪ More diversity - part-time use of skilled people ▪ Clean industry - small CO₂ TO KEEP AIR POLLUTION DOWN 	<ul style="list-style-type: none"> ▪ Hi-Tech, white collar, Bio-med Technology, recreation, pharmaceutical ▪ More technology type jobs and “home offices” of larger corporations or chains. ALSO “GREEN” technologies (more solar and wind power suppliers/ installers, etc.) ▪ More diverse business - energy oriented, office services (insurance company?), small technical manufacturing.

Public Meeting #1 Questionnaire - Summary

Eastern Adams County Joint Comprehensive Plan

	<ul style="list-style-type: none"> ▪ RETIRED 	<ul style="list-style-type: none"> ▪ Manufacturing ▪ Green technology - environmental businesses
What position(s) or types of work? Full-time, part-time?	<ul style="list-style-type: none"> ▪ Both (2) ▪ Part-time, as the number of retirees is increasing. ▪ Full-time 	<ul style="list-style-type: none"> ▪ Both (2) ▪ Energy - solar, wind
Located close to...	<ul style="list-style-type: none"> ▪ Town centers ▪ Decent roads for commuting ▪ Municipal Centers ▪ East of Route 15 ▪ Eastern Adams County - Route 30 corridor 	<ul style="list-style-type: none"> ▪ Routes 94/30, town centers ▪ Decent roads for commuting ▪ East of Route 15 ▪ Home - Adams County
Comments	<ul style="list-style-type: none"> ▪ We need to find jobs that will keep our kids in the county ▪ Keep the jobs on Main Highways - North/South & East/West of Cross Keys ▪ Fast foods is not the ticket to stabilizing the economy. ▪ Tyco has left East Berlin. Is there a chance to use this facility for some "clean" manufacturing or assembly? ▪ Change thinking and industrial/military economy into green thinking and develop solar, wind, etc., into energy/industrial economy. 	
3. Greater variety in housing choices in the Eastern Adams County region? 50% Yes / 20% No / 30% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents

Public Meeting #1 Questionnaire - Summary

Eastern Adams County Joint Comprehensive Plan

<p>What types of housing?</p> <p>What types of housing? (Continued)</p>	<ul style="list-style-type: none"> ▪ Smaller, more affordable homes for downsizing when in senior years. These could be in or out of a senior community. I would also like more MID range houses in a more planned type of community with front porches, paved walking paths that go to places I need like a drug store, convenience store or restaurant. ▪ Townhouse communities ▪ Next residence will be single floor, energy efficient, access to garden space ▪ None ▪ Single family homes. One story ranch types. 	<ul style="list-style-type: none"> ▪ Single Family Homes ▪ More village concept development \$150,000-\$300,000 ▪ Also need some low income or “starter” homes and attached “in law” housing ▪ All ▪ APARTMENT COMPLEX RENTALS with onsite management and grounds keeping. More affordable, smaller “first time buyer” type homes and townhomes for young homeowners and families. ▪ Small energy efficient units, bring children into walkable community settings – allow people to have granny cottages or separate apartments for adult kids. ▪ Houses in the price this area can afford, at most \$200,000
<p>What price range?</p>	<ul style="list-style-type: none"> ▪ Low income to high end ▪ \$120k-\$180k ▪ No more than \$200k ▪ \$110,000 to \$210,000 	<ul style="list-style-type: none"> ▪ \$150-\$200K ▪ Low-income to high end ▪ \$120k-\$180k
<p>What essential features?</p>	<ul style="list-style-type: none"> ▪ Smaller lots – reduces mowing & pollution; allows for more open “shared” space ▪ Focus on green energy for homes of the 	<ul style="list-style-type: none"> ▪ 50 or so homes or ¼-1/3 ac ▪ Walking, bicycling, and public trans. ▪ Greenways – parks

Public Meeting #1 Questionnaire - Summary

Eastern Adams County Joint Comprehensive Plan

	<ul style="list-style-type: none"> future ▪ Open spaces ▪ Energy efficient to keep monthly bills lower ▪ Off-street parking ▪ Public spending are out of control. ▪ A scheduled bus route to nearby towns such as York and Hanover. 	<ul style="list-style-type: none"> ▪ Housing areas ▪ Open spaces ▪ Energy efficient to keep monthly bills lower
<p>What preferable amenities?</p> <p>What preferable amenities? (Continued)</p>	<ul style="list-style-type: none"> ▪ Services ▪ Central heating/ air, front porches, dishwashers ▪ A/C, gas heat, public water/ sewer. ▪ Food shopping. Good sewer system and city water. 	<ul style="list-style-type: none"> ▪ Services ▪ Central heating/ air, front porches, dishwashers
<p>Located close to...</p>	<ul style="list-style-type: none"> ▪ Open space, pretty views but not difficult for commuters to access main roads ▪ Town centers (2) ▪ New Oxford ▪ New communities 	<ul style="list-style-type: none"> ▪ Town centers ▪ Schools, parks, grocery and drug stores, and restaurants that deliver!
<p>Comments</p>	<ul style="list-style-type: none"> ▪ Keep the buildings off of 94/194/30 (like Lake Meade) ▪ We don't need a Little River Turnpike in Northern Virginia ▪ Pennsylvania has a large proportion of retirees but would attract more seniors if the above features were provided. 	

Public Meeting #1 Questionnaire - Summary

Eastern Adams County Joint Comprehensive Plan

	<ul style="list-style-type: none"> ▪ Enough is enough! ▪ Community shared garden, etc. instead of green front yards. 	
4. Better and different travel choices? 50% Yes / 10% No/ 40% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
New road connections from ... (specify place) to....(specify place)	<ul style="list-style-type: none"> ▪ New Oxford Rt. 30 by-pass ▪ Easier access from Hanover/McSherrystown area to MD. The NW expressway needs to come up and around Hanover/ Adams County somewhere to give main access. ▪ Bike paths, route on highway for safety. 	<ul style="list-style-type: none"> ▪ New Oxford Rt. 30 by-pass ▪ Easier access from Hanover/McSherrystown area to MD. The NW expressway needs to come up and around Hanover/ Adams County somewhere to give main access. ▪ Bike paths, route on highway for safety.
<p>More sidewalk and trail connections from ... (specify place) to....(specify place)</p> <p>More sidewalk and trail connections from ... (specify place) to....(specify place)</p> <p>(Continued)</p>	<ul style="list-style-type: none"> ▪ Yes, interconnect the boros and trails ▪ From housing developments, schools and parks to DESTINATIONS - Convenience stores, places to eat, drug stores, etc. I don't want to have to drive to get a gallon of milk or pick up a Rx or lottery ticket,. It would be nice to get a walk in while I do that. ▪ YES - trail links East Berlin to Abbottstown ▪ Fix road in area. ▪ NO ▪ Along railroad cut at Route 194 there could be a walking and bicycle trail 	<ul style="list-style-type: none"> ▪ Rail Trail and B to A town, ▪ Yes, interconnect the boros and trails ▪ From housing developments, schools and parks to DESTINATIONS - Convenience stores, places to eat, drug stores, etc. ▪ Integrated transportation system, transit links and bicycle and pedestrian connections. ▪ Home to shop without use of car

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	<p>perhaps as far as Hanover in the south to East Berlin in the north.</p> <ul style="list-style-type: none"> ▪ Home to shop without car 	
<p>Bus service from ... (specify place) to....(specify place)</p>	<ul style="list-style-type: none"> ▪ Gettysburg, New Oxford, Abbottstown, East Berlin, Hanover ▪ East Berlin Borough (EBACC ?), New Oxford circle, Rutter's in Hampton (or close by - maybe the fire hall area) to Hanover Mall, Eisenhower Drive area, Gettysburg destinations, and local medical facilities and hospitals. ▪ There basically is not bus service now, and insufficient population density to support any. ▪ Easter Adams boroughs, Lake Meade to Hanover, connect to York ▪ NO ▪ Bus service could be from Lake Meade to Hanover via Route 194, with stops in between at regularly scheduled times just like the big cities have. Bad weather shelters should be provided at each stop. ▪ More public transit 	<ul style="list-style-type: none"> ▪ Along Rt. 30 from G'burg to Abbottstown ▪ Gettysburg, New Oxford, Abbottstown, East Berlin, Hanover ▪ East Berlin Borough (EBACC ?), New Oxford circle, Rutter's in Hampton (or close by - maybe the fire hall area) to Hanover Mall, Eisenhower Drive area, Gettysburg destinations, and local medical facilities and hospitals. ▪ More public transit
<p>Comments</p>	<ul style="list-style-type: none"> ▪ Widen Route 94/194/Stoney Point Road for the bikes, turn lanes ▪ I know many don't want to encourage the MD PA commuter thing, but these people are also CONSUMERS that support local industry traveling back and forth, and that York 	

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	<p>Adams line in blurred in Hanover and I think it needs to be better used to our advantage.</p> <ul style="list-style-type: none"> ▪ Correct terrible sight distance situation at Hampton – put square back into village – beautify. ▪ Fix Route 30 in Adams County from Gettysburg to York 	
5. More places to buy local foods and locally grown products? 70% Yes / 10% No / 20% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
Roadside farm stands, selling...	<ul style="list-style-type: none"> ▪ More ▪ Nice once in a while, but not always convenient to do multiple stops while running errands. 	<ul style="list-style-type: none"> ▪ More ▪ Sounds quaint and nice for ambiance, but I don't know how practical for everyday residents.
Roadside farm stands, selling... (Continued)	<ul style="list-style-type: none"> ▪ Yes (2) ▪ Local fruit and vegetables in season ▪ 	<ul style="list-style-type: none"> ▪ Yes
Farmer's markets, selling...	<ul style="list-style-type: none"> ▪ More ▪ Would be nice, but I doubt I would use it weekly ▪ Various local produce, home-prepared bakery, other food products ▪ Yes (3) ▪ Local fruit and vegetables in season and various perishables in refrigerated. 	<ul style="list-style-type: none"> ▪ Good start with this in Oxford ▪ More ▪ Always good to have one that is convenient ▪ Yes
Local restaurants	<ul style="list-style-type: none"> ▪ More ▪ YES – Delivery would be nice, or close 	<ul style="list-style-type: none"> ▪ More ▪ YES with delivery is better, or close enough

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	<p>enough to walk</p> <ul style="list-style-type: none"> ▪ We have enough ▪ East Berliners and others remember the “Iron Skillet”. We need such a place with good food at moderate prices. ▪ Yes 	<p>to walk</p> <ul style="list-style-type: none"> ▪ Yes
Comments	<ul style="list-style-type: none"> ▪ Local stores – other than “convenience stores” for convenience in food shopping ▪ If these stands and farmer’s markets were on walking trails/paths, I think the flow of customers would really increase. ▪ Community garden plots near East Berlin ▪ Less banks. There is one on every corner now. ▪ If these stands and farmer’s markets were on walking trails/paths, I think the flow of customers would really increase - ESPECIALLY if they added some type of activity for children – petting zoos, hay bales to climb, etc. ▪ Safe, good, locally produced food. 	
6. More places to buy products and services in the region? 20% Yes / 50% No / 30% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
Products, such as ... building/remodeling supplies, clothing, furniture, jewelry	<ul style="list-style-type: none"> ▪ Located in centers not spread out ▪ YES especially newer technologies and services! ▪ Building remodeling ▪ NO 	<ul style="list-style-type: none"> ▪ Located in centers not spread out ▪ YES especially newer technologies and services! ▪ We have enough now.
Services, such as...	<ul style="list-style-type: none"> ▪ Located in centers not spread out 	<ul style="list-style-type: none"> ▪ Located in centers not spread out

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health/fitness/beauty, business support, veterinary services, ...	<ul style="list-style-type: none"> ▪ HUGE YES ▪ NO 	<ul style="list-style-type: none"> ▪ HUGE YES ▪ Wide variety. Target type stores, higher quality than Walmart.
Comments	<ul style="list-style-type: none"> ▪ Frankly with only 16,000 2 super markets, 2 hardware stores, etc. that's enough - Hanover provides all the listed services not found locally ▪ More small shops, not so much focused on Civil War stuff, hobby stuff, crafts, Target! ▪ Every time you get a new business, there goes more farm land. ▪ For the population we have there are products and services already in place. What we need is mass transit to get to them. 	
7. More or different things to do with free time? 50% Yes / 20% No / 30% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
"By myself" recreation opportunities, such as...	<ul style="list-style-type: none"> ▪ Walking trails ▪ Safe walking and on road bicycling. ▪ Walking and bicycling. This means sidewalks and trails. 	<ul style="list-style-type: none"> ▪ Walking trails ▪ More places adults and kids can go together that it not geared solely for one age group - someone needs to slap a chunky cheese on a laundry mat with a coffee shop. ▪ Safe walking and bicycling.
Group/Team recreation opportunities, such as...	<ul style="list-style-type: none"> ▪ Ballfield, soccer, basketball, playgrounds ▪ Lifetime activities - walking and biking activities, swimming. 	<ul style="list-style-type: none"> ▪ Need more Youth programs and facilities ▪ Ballfield, soccer, basketball, playgrounds ▪ Lifetime healthy activities, walking, biking, swimming, places for kids to be kids - build huts and forts! Not so much organized team sports.

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Arts and crafts programs	<ul style="list-style-type: none"> ▪ community competition 	<ul style="list-style-type: none"> ▪ community competition
Skills classes, such as...	<ul style="list-style-type: none"> ▪ BASIC COMPUTER SKILLS AND FREE HELP FOR PC NOVICES 	<ul style="list-style-type: none"> ▪ Advanced Computer software classes so everyone could learn skills they may need for a job or job hunting.
Cultural activities, such as...	<ul style="list-style-type: none"> ▪ Theatre groups ▪ I would like more cultural street type festivals. Give me a Polish, German, Italian festival where you can eat drink and socialize. I know we have more that Dutch in the area... 	<ul style="list-style-type: none"> ▪ Theatre groups
Places to (do)...	<ul style="list-style-type: none"> ▪ Parks 	<ul style="list-style-type: none"> ▪ Parks ▪ SOCAILIZE without having to be a member (like a health club or YMCA) - More spots that encourage hanging out. We don't have anyplace fro younger people to gather.
Comments	<ul style="list-style-type: none"> ▪ Better integration of Community Centers and Parks ▪ My daughters tell me that they don't like living here because there is nothing to do. We don't have any close activities for teens and younger adults - no concerts or clubs, or hang out type coffee shops, etc. ▪ EBACC provides lots of these activities ▪ East Berlin has an activity center which seems to be under-utilized. There could be activities for all ages there. ▪ All continue to grow with EBACC (already in place) 	

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8. More parks and green spaces in towns? 80% Yes / 10% No / 10% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
Just for sitting	<ul style="list-style-type: none"> ▪ Yes (3) ▪ Small parks with limited rec. opportunities ▪ On the Square 	<ul style="list-style-type: none"> ▪ Yes (3)
For community events	<ul style="list-style-type: none"> ▪ Yes (3) ▪ On the Square 	<ul style="list-style-type: none"> ▪ Yes (3)
For the "greenery" and seasonal aspects	<ul style="list-style-type: none"> ▪ Yes (3) ▪ Keep the farm land 	<ul style="list-style-type: none"> ▪ Yes (3)
Comments	<ul style="list-style-type: none"> ▪ Greenways ▪ A combination of all ▪ AND WE NEED TO UTILIZE THE ONES WE HAVE ALREADY! More community events and social uses. ▪ Green infrastructure is essential if area is to remain attractive to investment. This will affect future property values and ability to sell houses at decent price!!! ▪ All of the above. <p>Maintain and improve what we already have in East Berlin with three parks</p>	
9. More protection of open land? 60% Yes / 20% No / 20% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
For local food production	<ul style="list-style-type: none"> ▪ Yes (7) 	<ul style="list-style-type: none"> ▪ Yes (3)
For wildlife, specifically...	<ul style="list-style-type: none"> ▪ Yes (3) 	<ul style="list-style-type: none"> ▪ Yes (1)

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	<ul style="list-style-type: none"> ▪ YES - WETLANDS AND PEST MANGEMENT PRACTICES ▪ YES - Along Conewago Creek ▪ Bird and animal watching. 	<ul style="list-style-type: none"> ▪ YES - WETLANDS AND PEST MANGEMENT PRACTICES
For water supply/quality	<ul style="list-style-type: none"> ▪ Yes (7) 	<ul style="list-style-type: none"> ▪ Yes (3)
For scenic character, for views of...	<ul style="list-style-type: none"> ▪ Yes (4) ▪ YES - ORCHARD/VINYARD/FARM VIEWS ▪ The blue hills of Pennsylvania 	<ul style="list-style-type: none"> ▪ Yes (2) ▪ YES - ORCHARD/VINYARD/FARM VIEWS
For recreation, athletic fields? Nature preserves? Trails? Other?	<ul style="list-style-type: none"> ▪ Yes (4) ▪ NO 	<ul style="list-style-type: none"> ▪ Yes (3)
Other purpose	<ul style="list-style-type: none"> ▪ Use what we have already ▪ To combat global warming 	
Comments	<ul style="list-style-type: none"> ▪ Does not mean "no development"! Means careful planning, more emphasis on resource protection than farmland per se. ▪ This is a very beautiful area with far reaching vista. Let's not mess it up with too many tacky attractions. ▪ Green buildings and all of the above to turn us around from destruction and degradation of the planet to restoration and protection of its species, including ourselves. ▪ All maintained in East Berlin. ▪ Critical, but area also has to provide for future housing, employment, shopping needs. 	
10. More maintenance/protection of existing buildings? 70% Yes / 0% No / 30% Not Answered		
11. Greater efficiency and/or consistency through shared public services? 70% Yes / 0% No / 30% Not Answered		

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If yes,	For yourself	For your children, grand children, or the next generation of residents
Local Police	<ul style="list-style-type: none"> ▪ Eastern Adams regional ▪ Yes (3) ▪ Should work towards county police service. ▪ Good 	<ul style="list-style-type: none"> ▪ Recognize ▪ Regional forces more economical and efficient sharing can save money for municipalities like the county contract options ▪ Yes (2) ▪ YES. We cannot sustain so many government units and duplication of positions and services. Not affordable!!!
Code Enforcement	<ul style="list-style-type: none"> ▪ Joint ▪ Yes (3) ▪ Has been badly enforced, mostly ignored in many municipalities. 	<ul style="list-style-type: none"> ▪ Yes (2)
Trash and Recycling	<ul style="list-style-type: none"> ▪ Joint ▪ Yes (3) ▪ Agreed, regional or county-wide collection would be better. ▪ Good 	<ul style="list-style-type: none"> ▪ Yes (2)
Comments	<ul style="list-style-type: none"> ▪ Clean up the 194/234 intersection in East Berlin ▪ a county recycling facility for household and yard waste ▪ We need to stop being tiny kingdoms. There are too many chiefs all with different rules, we need to pull together and have some continuity in what we do. Not only does it pool our resources, but it makes it easier on our residents. 	

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	<ul style="list-style-type: none"> ▪ Most public services in small communities can be bundled better in regional or county-wide organizations. ▪ Consolidation of services is essential and maybe consolidation of municipalities. ▪ Get our police in their own building and not have to rent, even though they have a nice place. ▪ I don't know very much about the above. I think we have regional support for local police. My community has trash pickup and Hamilton Township has recycling. ▪ Protect historical from destruction and maintain all together. 	
12. Different standards for new development? 80% Yes / 10% No / 10% Not Answered		
If yes,	For yourself	For your children, grand children, or the next generation of residents
Fewer driveways	<ul style="list-style-type: none"> ▪ Yes (2) ▪ I'm all for this in the scheme of water issues, but then you really need to look at all your ordinances regarding parking on the street, and what do you do about garages? Not build them? That would be a HUGE issue with many home buyers. ▪ No, keeps vehicles off ever narrowing streets. ▪ YES. Fewer curb cuts on major roads! Connect businesses with lateral driveways. ▪ Yes (2) 	<ul style="list-style-type: none"> ▪ YES
More landscaping	<ul style="list-style-type: none"> ▪ Yes (4) 	<ul style="list-style-type: none"> ▪ Yes, but native plantings that are low

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	<ul style="list-style-type: none"> ▪ Yes, but native plantings that are low maintenance. ▪ YES. Put in landscape controls (design standards) like they have near Gettysburg - use innovative standards. ▪ Gardens 	<p>maintenance.</p> <ul style="list-style-type: none"> ▪ Gardens
<p>Fewer signs</p> <p>Fewer signs (Continued)</p>	<ul style="list-style-type: none"> ▪ Yes (5) ▪ No, most developments need more signs. ▪ Smaller signs, not way up in air - gear to pedestrians and people instead of cars in boroughs (slow cars). Lower, smaller, artistically designed. ▪ 2' x 4' is nice size and don't hide the area around 	<ul style="list-style-type: none"> ▪ Yes (4)
<p>More light control</p>	<ul style="list-style-type: none"> ▪ Yes (5) ▪ Will fix itself as electricity costs rise. ▪ YES. Develop one or two small business parks with housing next to it or in it, especially for younger workers, not ready to buy houses. 	<ul style="list-style-type: none"> ▪ Yes (3)
<p>More mixed-uses (home, work, shop, and recreation uses in same development)</p>	<ul style="list-style-type: none"> ▪ Yes (5) ▪ No, creates parking problems unless tightly controlled. 	<ul style="list-style-type: none"> ▪ Yes (3)
<p>Other design/building standard...</p>	<ul style="list-style-type: none"> ▪ Low rise commercial 1-3 stores ▪ PAVED PATHS (not gravel that many 	<ul style="list-style-type: none"> ▪ Low rise commercial 1-3 stores ▪ Energy efficient

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	<p>want to use) THAT CONNECT EXISTING DEVELOPMENTS AND DESTINATIONS (OPEN FOR ALL PUBLIC TO USE)</p> <ul style="list-style-type: none"> ▪ Encourage good design. Careful inside boroughs to be consistent with historic styles. BUT, outside of boroughs - encourage more contemporary design, ask chains to do most modern designs they have. Go green, energy sustainability. ▪ YES ▪ Energy efficient 	
<p>Comments</p>	<ul style="list-style-type: none"> ▪ I would like to see open spaces that are left natural for the sole purpose of wildlife habitat, not just large areas of mowed grass for recreation ▪ I think the developments that are being built will be pleasing to the eye, if only to attract buyers. We could do with less light pollution. You can hardly see the stars anymore. ▪ More county/regional comprehensive control over development. 	

Public Meeting

Eastern Adams County Joint Comprehensive Plan

Summary

June 10, 2010

Union Hook & Ladder Company, New Oxford

1. Welcome

Andy Merkel, Senior Planner with the Adams County Office of Planning and Development welcomed 20 attendees to the public meeting. He noted that this joint comprehensive plan for the Boroughs of Abbottstown, East Berlin, New Oxford and the Townships of Hamilton, Oxford, and Reading had been under preparation for over a year. The first public meeting presented the main issues the plan was to address. This meeting would share the preliminary recommendations. He introduced Michelle Brummer, project manager from Gannett Fleming; Craig Shirk, project planner from Gannett Fleming as the meeting presenters.

Richard (Dick) Schmoyer, Director of the Adams County Office of Planning and Development, highlighted several regional items that have some influence on the Eastern Adams County region:

- a. The Northern York County Transportation Element Amendment study is nearly complete. This study focuses on the US 15 corridor in Northern York County, primarily through Dillsburg. It outlines short- and medium-term recommendations to address intersections and safety concerns. Long-term recommendations aim to make the corridor a limited access corridor. This project may have implications for Eastern Adams regarding improved access to the Harrisburg area.
- b. A study is underway to determine if there is sufficient ridership to support a weekday express bus route from Gettysburg to Harrisburg.
- c. PennDOT, and its contractor, Gannett Fleming, have conducted a Roadway Corridor Safety Audit on Route 94. Route 94 is one of 3 roads in Adams County that is designated on the National Highway System.
- d. Based on new development application trends, the recession is not over but is stabilizing. Adams County planners are watching trends in job creation and development in Maryland. Residential development is expected to spill over into Pennsylvania.
- e. The energy production industry across the state has been growing with incentives from the Rendell administration. Here in Adams County, we should be prepared to see solar farms proposed as new development, new jobs, and new land use.

2. Presentation

Michelle Brummer thanked everyone for attending, made sure everyone had a handout, and outlined the evening's presentation:

- What is a comprehensive plan?
- Current Conditions and Trends
- Goals for Our Region
- Recommendations
- Route 194 Study
- Next Steps
- Discussion & Questions

The presentation is attached.

After the short introduction to what a comprehensive plan is, Michelle outlined the major points or issues studied in the comp plan. She noted that these issues were identified by the municipalities as conditions that affect their communities – for good or bad.

- Regional Influences
 - Employment, Services, Utilities
- Growth Management
 - Land Use balance – Housing, Business/Industry, Agriculture, Rural
- Transportation Needs
- Recreation Needs and Tourism Opportunities
- Community Identity & Vitality
- Historic and Cultural Resources
- Energy
 - Conservation, Production
- Shared Services for Efficiency

Michelle then outlined the 12 goals for the region. The goals were listed in the handout. Each goal was shown with a series of photographs, some of which represented an issue or concern and some of which represented an approach or recommendation in the plan.

Next, she characterized the recommendations by type and briefly discussed about 20 of the plan's preliminary recommendations:

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Eastern Adams County Joint Comprehensive Plan

- Fix, Update, or Review
- Extend, Improve, or Enhance
- Develop, Plan, or Explore

These, too, were listed in the handout.

Craig Shirk introduced the Route 194 corridor study as a special supplemental study that was considering the value and impacts of additional business-oriented zoning policy along Route 194 in Hamilton Township. He shared the results of an economic impact model called IMPLAN that estimates the number of jobs, the economic value of goods and services produced by those jobs, and the state and local taxes generated based on assumed characteristics of development. Craig is working to estimate the additional resident population and public service impacts that would result from such development. He noted the study is intended to demonstrate the level of impact to help inform future zoning changes. The study will not recommend a particular scenario as a best option.

He shared the results of 3 scenarios:

- Scenario A: business and residential uses as allowed by current zoning
- Scenario B: business, mixed, and institutional uses, also as allowed by current zoning
- Scenario C: business and institutional uses; would require zoning change

The modeling was recently completed and will be shared with Hamilton Township next week. Based on the results, the planning team will seek further input from Hamilton Township on future land use, and community facilities and services recommendations as they prepare the draft comprehensive plan.

3. Next Steps

Michelle noted that comments from tonight's meeting would be considered in finalizing the recommendations. The draft comprehensive plan would then be reviewed by the Steering Committee and the Adams County Office of Planning and Development. Finally, the plan would proceed through the required public review and municipal adoption process.

4. Discussion & Questions

1. Where will the additional residents from Route 194 development live?
Some could choose to live in Hamilton Township, but others could live in other Eastern Adams County communities, western York County, or elsewhere.
2. Is Route 194 the best location for economic development? Why not Route 94?
Route 194 was selected because the Township received multiple development

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proposals for Route 194 several years ago. It was concerned about the traffic impacts, but did not have tool to estimate other impacts. The Township received special monies to support this study. Because the modeling analysis was prepared as sub-regions of this corridor, the type and size of development and its associated impacts are generally transferrable across Hamilton Township (to Route 94 and Cross Keys) and throughout this planning region.

3. Was a balance of economic development considered across the two school districts? Yes. Some additional sites were considered for economic development in the Bermudian Springs school district. The committee did not feel that the changes were needed at this time. The data from the Route 194 study can be applied to development scenarios along Route 94 or Route 234 in Reading Township and East Berlin.
4. Will the recommendations, i.e. for zoning, be implemented by each municipality or a regional entity? Either could occur. The method of making such changes has not been discussed. Dick Schmoyer mentioned that the NW Adams County region continued to meet regularly to discuss issues and share ordinance updates with one another.
5. Dick Schmoyer made the point that our state and federal governments are facing severe transportation funding challenges. Congress has not re-authorized the transportation bill, but is approving short-term interim extensions of the previous bill. Alternatives to state funding include traffic impact fees, an increased gas tax, which has not been raised since 1992, and development or connection of alternative transportation choices (bicycle, pedestrian, transit).

Michelle thanked the attendees for their time and ended the meeting at 8:45pm.



OVERVIEW

- What is a Comprehensive Plan?
- Current Conditions & Concerns
- Goals for Our Region
- Recommendations
- Route 194 Study
- Next Steps

WHAT IS A COMPREHENSIVE PLAN?

- a 10 year blueprint for policy, action and investment for community and economic development.
- enabled by the PA Municipalities Planning Code.
- intended to guide a governing a body to accomplish the coordinated development of land and improvements, in accordance with present and future needs and resources.
- includes citizen participation and thorough analysis

WHAT'S IN A COMPREHENSIVE PLAN?

- Current Conditions
- Goals for Our Region
- Recommendations
 - Capital Improvements.....*Build*
 - Ordinance / Regulatory Updates.....*Act*
 - Partnerships and Initiatives.....*Invest*
- Action plan - timeline, partners, financing resources

WHAT IS THE ROUTE 194 STUDY?

- Specific study of alternative land use patterns along Route 194
- Implications for job creation, travel needs/ traffic improvements, water/sewer infrastructure, schools and recreation

WHO IS PREPARING THE PLAN?

- Steering Committee of municipal representatives
- Adams County Office of Planning and Development
- Gannett Fleming and Kairos Design Group

CURRENT CONDITIONS & CONCERNS

- Regional Influences
 - Employment, Services, Utilities
- Growth Management
 - Land Use balance - Housing, Business/Industry, Agriculture, Rural
- Transportation Needs
- Recreation Needs and Tourism Opportunities
- Community Identity & Vitality
- Historic and Cultural Resources
- Energy
 - Conservation, Production
- Shared Services for Efficiency

GOALS FOR OUR REGION

To provide a locally desirable quality of life, municipalities in the Eastern Adams County region must:



Protect, preserve, and interpret sensitive natural resources, connecting corridors, and natural landscapes.



Protect, preserve and promote the region's historic, architectural, and cultural resources.



Preserve productive farmland and maintain agricultural support operations in Eastern Adams County.



Preserve natural open space resources and develop and retain indoor and outdoor recreational facilities for residents of all ages and abilities.



Manage and guide the location, character, density and timing of community development in a manner that retains the region's small town character and preserves rural landscapes.



Maintain a ...transportation network that connects local activity centers, residential areas, and regional employment centers in a manner that minimizes impacts ...while balancing goods movement, safety and mobility....



Enhance the economic vitality of Eastern Adams County by indentifying locations and infrastructure and public service needs to attract business...uses that maximize economic opportunity for residents and support ...local jobs



Provide for the development of diverse housing choices for households of all age and income levels that allow existing and potential residents to live in the region throughout their life cycle.



Provide sufficient sewer and water capacity to the designated growth areas to accommodate future population growth and economic development.



Provide high quality community facilities and services in the most cost effective manner.



Improve the vitality, attractiveness and quality of life in borough and village center settings.

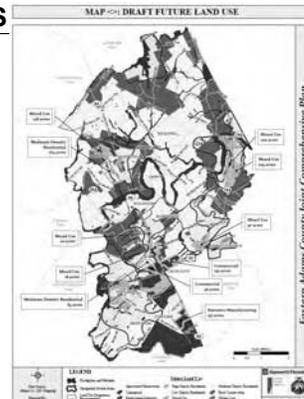


Apply energy conservation principles to all aspects of community planning and decrease reliance on non-renewable energy sources.

RECOMMENDATIONS

Fix, Update or Revise

- Municipal Ordinances
 - Zoning for business/industry and housing
 - SALDO for site design requirements regarding streets, driveways, sidewalks; lighting; landscaping
- Historic Resources Survey



RECOMMENDATIONS

Extend, Improve or Enhance

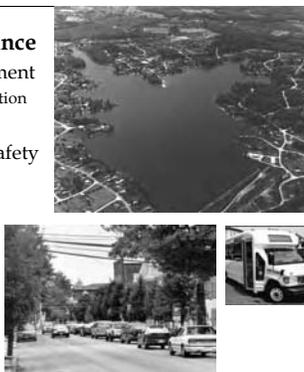
- Water and sewerage service to planned growth areas
- Public awareness of natural, historic and recreation resources through signage and online information
- Farmland and Open Space Conservation



RECOMMENDATIONS

Extend, Improve or Enhance

- Natural Resource Management
 - Water supply/quality protection
- Roadway congestion and safety concerns
- Potential for transit service



RECOMMENDATIONS

Develop, Plan, or Explore

- A regional farm marketing campaign
- Needs to support a regional tourism economy and businesses
- Additional economic development opportunities and new job opportunities for residents
- Local roads most commonly used by farmers
- Shared road maintenance program
- Shared service contracts
- ...

RECOMMENDATIONS

Develop, Plan, or Explore

- A regional park, recreation and open space plan
- New stream access points
- Rail-trail from East Berlin to Abbottstown
- Designated historic districts for awareness and /or preservation
- New community activities and special events
- Energy efficiency elements in public projects

ROUTE 194 STUDY

Consider value and impacts of additional business oriented zoning policy along Route 194

- 3 scenarios of varied uses/types

The economic model yields

- # of Jobs
- Economic Value (goods and services) in 2010 \$
- PA/Local Tax Revenue in 2010 \$

We've characterized

- Potential service impacts based on additional residential development



ROUTE 194 STUDY SCENARIO A

Uses: 80 ac business, 230 housing units, 12 ac retail commercial

Jobs: 2,037 in Adams/York (1,515 in Hamilton Twp area)

Economic Value: \$278M

PA/Local Tax Revenue: \$12M

Add. Population: 2,130-3,630

Service Impacts

- Fire: 12-14 personnel
- Police: 16-18 officers
- School: 1,360-1,600 K-12
- Sewer demand: 0.68-0.80 mgd



ROUTE 194 STUDY SCENARIO B

Uses: 87 ac business, 326 housing units, 22 ac retail commercial, 56 ac institutional

Jobs: 2,609 in Adams/York (2,106 in Hamilton Twp area)

Economic Value: \$327M

PA/Local Tax Revenue: \$15M

Add. Population: 2,900-4,835

Service Impacts:

- Fire: 13-15 personnel
- Police: 17-19 officers
- School: 1,490-1,640 K-12
- Sewer demand: 0.75-0.82 mgd



ROUTE 194 STUDY SCENARIO C

Uses: 273 ac business, 122 housing units, 12 ac retail commercial, 76 ac institutional

Jobs: 7,090 in Adams/York (5,769 in Hamilton Twp area)

Economic Value: \$931M

PA/Local Tax Revenue: \$39M

Add. Population: 5,550-10,762

Service Impacts:

- Fire: 17-24 personnel
- Police: 23-32 officers
- School: 1,920-2,770 K-12
- Sewer demand: 0.95-1.40 mgd



ROUTE 194 STUDY

- Discussion with Hamilton Township on June 14; seeking input on further future land use revisions, and community facilities and services recommendations
- Incorporate into draft comprehensive plan

NEXT STEPS

- Revise/ update recommendations
- Review by Committee and ACOPD
- Formal public review and municipal adoption process

DISCUSSION & QUESTIONS

- Have your concerns been addressed?
- Have we missed any important issues or approaches?

Appendix D Route 194 Corridor Study

*The Eastern Adams County Joint Comprehensive Plan
and Route 194 Corridor Study, 2012*



Route 194 Corridor Study

An Analysis of Potential Economic and Service
Demands Generated By Future Investments along
the Route 194 Corridor
Hamilton Township, Adams County, PA

2010

Prepared for: Hamilton Township Board of Supervisors

In association with: Hamilton Township Planning Commission
Hamilton Township Commercial Zoning Committee
Eastern Adams County Joint Comprehensive Plan Steering Committee
Adams County Office of Planning and Development

Developed as a companion analysis to the Eastern Adams County Joint Comprehensive Plan, 2011

I. Background

The Route 194 corridor is a rural landscape within Hamilton Township that serves as a transportation connection and distinct land use and landscape buffer between the urbanized areas of East Berlin Borough and Abbottstown Borough to the north and south, respectively. Originally laid out in 1813, this approximately 2.6 mile corridor is currently characterized by a mix of rural and agriculture land use, with scattered residential development along the corridor and commercial enterprises, including Cashman's Hardware, Nell's Shurfine, and Adams County National Bank, located at the northern terminus of the corridor adjacent to East Berlin Borough.

Portions of this corridor are zoned for development (including mixed use and employment center) which, if realized, could affect the character of the area and potentially require increased and expanded public and community services, such as emergency response, sewer and water infrastructure, school facilities, parks and recreation opportunities, and neighborhood commercial shopping enterprises. Potential land use changes, based on the uses permitted under the existing zoning provisions, could have a wide range of effect on the demand for enhanced services. Additionally, travel demand from more intense land use could require roadway improvements to provide adequate mobility and access along the corridor.

In conjunction with (1) planned wastewater treatment system capacity improvements that would support growth along the corridor and (2) the desire for increased economic and employment opportunities, Hamilton Township funded this study to conceptualize the overall service and community demands that could result directly and indirectly from future development.

II. Study Purpose

While Hamilton Township has a desire to expand business and employment opportunities in the township, they wish to consider such policy and regulatory changes with an understanding of the potential land use, community service, and infrastructure demands that may accompany such growth.

The purpose of this analysis is to (1) evaluate alternative land use scenarios along the corridor incorporating varied levels of development, (2) to determine relative service demand and transportation demand implications driven by those scenarios, and (3) to identify recommendations and strategies for accommodating planned growth and addressing service improvements requirements.

This purpose of this analysis is not to set policy or prescribe zoning regulations, but to provide information to Hamilton Township planners and officials and other Eastern Adams County municipalities as they consider specific land use and development policy changes.

III. Methodology

a. IMPLAN Economic Modeling

To evaluate potential service and infrastructure changes associated with a conceptual expansion of business and employment opportunities along the corridor, the IMPLAN¹ economic modeling tool was employed.

IMPLAN is an economic assessment modeling system that allows users to build data models to estimate the impacts of economic changes in their states, counties, or communities. Economic changes could include the construction of an expanded highway or rail system, a new business moving to the area, additional recreation and tourism development, and many other activities.

¹ Minnesota IMPLAN Group, Inc., IMPLAN System (data and software), 502 2nd Street, Suite 301, Hudson, WI 54016 www.implan.com

The model uses a wide array of socioeconomic data to evaluate economic effects based on land use changes, including information from the:

- U.S. Bureau of Economic Analysis Benchmark Input/Output Accounts of the U.S.
- U.S. Bureau of Economic Analysis Output Estimates
- U.S. Bureau of Economic Analysis REIS Program
- U.S. Bureau of Labor Statistics Covered Employment and Wages (ES202) Program
- U.S. Bureau of Labor Statistics Consumer Expenditure Survey
- U.S. Census Bureau County Business Patterns
- U.S. Census Bureau Decennial Census and Population Surveys
- U.S. Census Bureau Economic Census and Surveys
- U.S. Department of Agriculture Crop and Livestock Statistics
- U.S. Geological Survey

For this analysis, the “change” input into the model consists of various scenarios representing conceptual completion of various types and intensities of residential, commercial, and institutional land uses. The model then calculates the economic effect of spending by new households, overall changes to regional employment by industry sector, and industry output.

b. Conceptual Land Use Analysis Scenarios

Three conceptual land use scenarios (Figures 1, 2 and 3) were developed in coordination with the Adams County Office of Planning and Development (ACOPD) and the Hamilton Township Commercial Zoning Committee. These scenarios assumed completion of different amounts and types of growth along the corridor to provide a comparison of the economic effects and service demands potentially realized from diverse levels of development along the corridor.

To provide a consistent analysis framework, the Route 194 corridor was divided into eleven analysis zones. Each zone represents an area of similar existing land use and/or current zoning classification. For each scenario, conceptual changes in land use were derived at the analysis zone level to detail theoretical growth and development that could occur in the future while retaining general conformity with future land use objectives of the township.

Table 1 broadly summarizes the three land use scenarios that were evaluated, indicating the conceptual development changes analyzed through the IMPLAN application.

Table 1: Future Land Use Scenarios

Analysis Zone	Existing Condition Zoning	Scenario A	Scenario B	Scenario C
A	Low Density Residential	25 SFD housing units Avg 2,000 sq feet Avg sales price \$200,000	38 SFD housing units Avg 2,000 sq feet Avg sales price \$200,000	38 SFD housing units Avg 2,000 sq feet Avg sales price \$200,000
B	Ag Preservation	No change	No change	No change
C	Mixed Use	No change	12 SFD housing units Avg 1,800 sq feet Avg sales price \$190,000	12 SFD housing units Avg 1,800 sq feet Avg sales price \$190,000
D	Rural Conservation	No change	No change	67 acres business/institutional 65% lot coverage = 44 available acres 24 acres of business space (16 acres of 1-story and 8 acres of 2-story) and 20 acres of institutional space Business space= 80,000 sq feet of 1-story space and 80,000 sq feet of 2-story space Institutional space = Church (8 ac), Medical services (8 ac) and Governmental use (4 ac)
E	Moderate Residential	No change	64 SFD housing units Avg 1,800 sq ft Avg sales price \$175,000	64 SFD housing units Avg 1,800 sq ft Avg sales price \$175,000
F	Employment Center	80 acres business park 65% lot coverage = 52 available acres - (30 acres of 1-story bldgs & 22 acres of 2-story bldgs) 150,000 sq ft of 1-story space and 220,000 sq ft of 2-story space	70 acres business park 65% lot coverage = 45.5 available acres - (30 acres of 1-story bldgs and 15.5 acres of 2-story bldgs) 150,000 sq feet of 1-story space and 155,000 sq feet of 2-story space 10 acres retail commercial 12,000 sq ft general retail (2.5 ac) 5,000 sq ft restaurant (1.5 ac) 120,000 sq ft 2-story 110 room business motel (6 ac)	80 acre business park 65% lot coverage = 52 available acres - (30 acres of 1-story bldgs & 22 acres of 2-story bldgs) 150,000 sq ft 1-story space and 220,000 sq ft of 2-story space
G	Commercial	4 acres retail commercial 8,000 sq ft general retail 2,500 sq ft fast food restaurant w/drive-through	4 acres retail commercial 8,000 sq ft general retail (2.5 ac) 2,500 sq ft fast food restaurant w/drive-through (1.5 ac)	4 acres retail commercial 8,000 sq ft general retail 2,500 sq ft fast food restaurant w/drive-through

Route 194 Corridor Study
Hamilton Township, Adams County, PA

Analysis Zone	Existing Condition Zoning	Scenario A	Scenario B	Scenario C
H	Rural Conservation	<p>120 SFD housing units Avg 1,800 sq feet Avg sales price \$200,000</p> <p>84 duplex housing units Avg 1,800 sq ft Avg sales price \$175,000</p>	<p>120 SFD housing units Avg 1,800 sq ft Avg sales price \$200,000</p> <p>84 duplex housing units Avg 1,800 sq ft Avg sales price \$175,000</p> <p>5 acres retail commercial 10,000 sq ft retail drug store (2 ac) 8,000 sq ft general retail (2.5 ac)</p>	<p>109 acres business park 65% lot coverage = 71 available acres - (40 acres of 1-story bldgs & 31 acres of 2-story bldgs)</p> <p>200,000 sq feet of 1-story space and 310,000 sq feet of 2-story space</p>
I	Mixed Use	<p>8 acres retail commercial Commercial greenhouse/nursery</p>	<p>8 SFD housing units Avg 1,800 sq ft Avg sales price \$190,000</p> <p>8 acres retail commercial Commercial greenhouse/nursery</p>	<p>8 SFD housing units Avg 1,800 sq ft Avg sales price \$190,000</p> <p>8 acres retail commercial Commercial greenhouse/nursery</p>
J	Rural Conservation	No change	No change	No change
K	Mixed Use-Rural Conservation	No change	<p>17 acres business 65% lot coverage = 11 available acres - (8 acres of 1-story bldgs & 3 acres of 2-story bldgs)</p> <p>40,000 sq ft of 1-story space and 30,000 sq ft of 2-story space</p> <p>56 acres institutional 65% lot coverage = 36 available acres</p> <p>Educational/training facility = 18 ac Recreation/tourism facility = 18 ac</p>	<p>17 acres business 65% lot coverage = 11 available acres - (8 acres of 1-story bldgs & 3 acres of 2-story bldgs)</p> <p>40,000 sq ft of 1-story space and 30,000 sq ft of 2-story space</p> <p>56 acres institutional 65% lot coverage = 36 available acres</p> <p>Educational/training facility = 18 ac Recreation/tourism facility = 18 ac</p>

Figure 1: Conceptual Land Use Analysis Scenario A

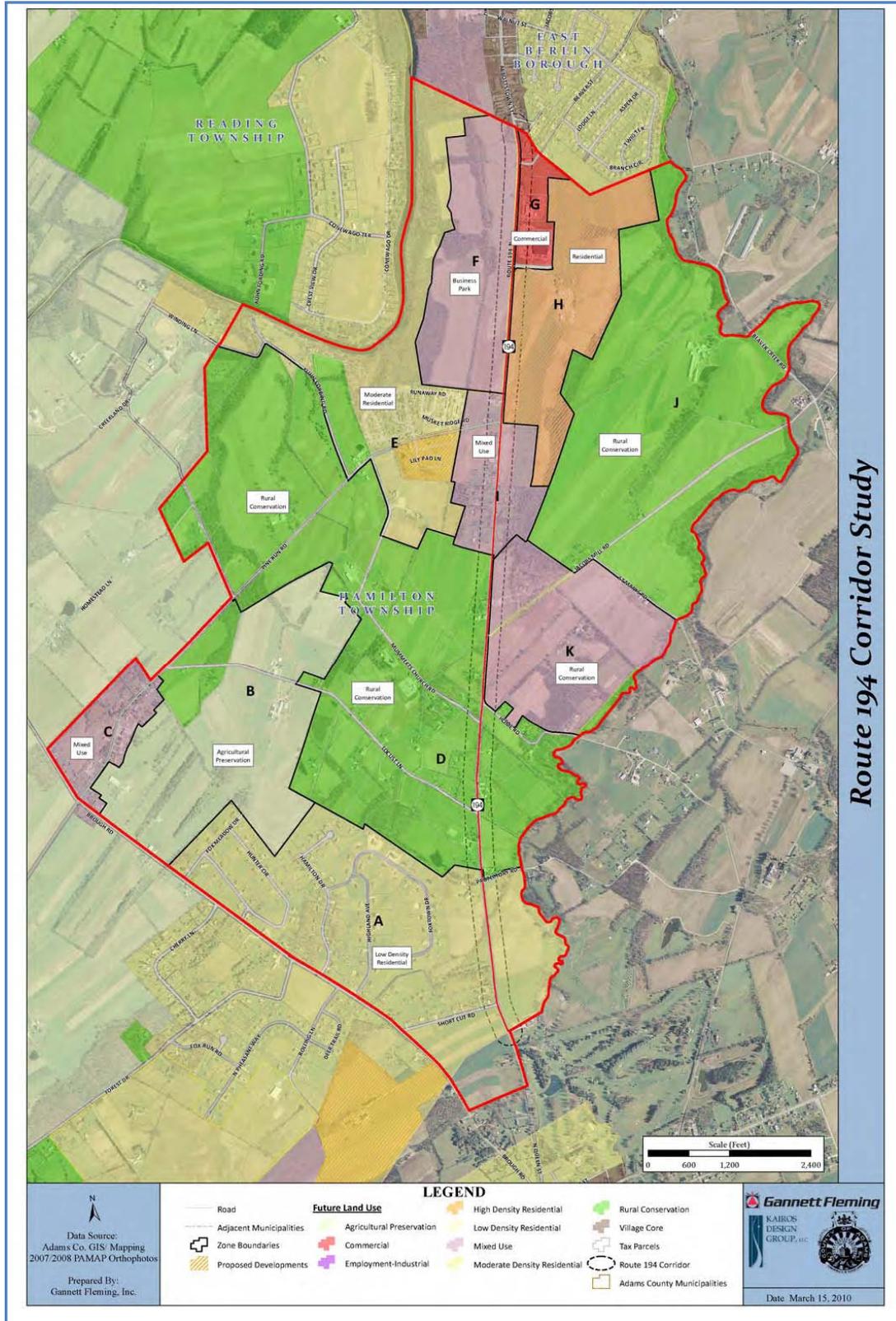


Figure 2: Conceptual Land Use Analysis Scenario B

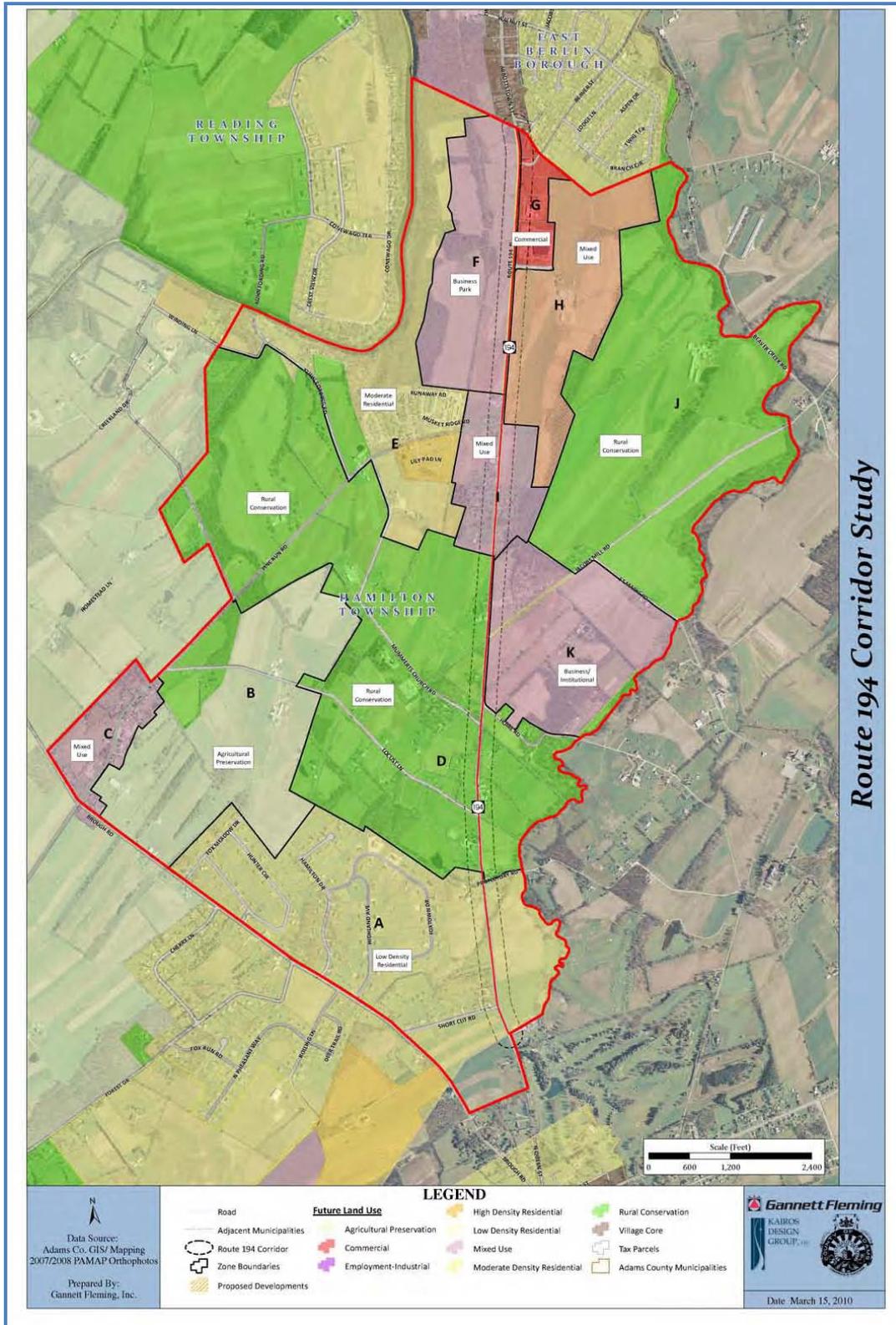
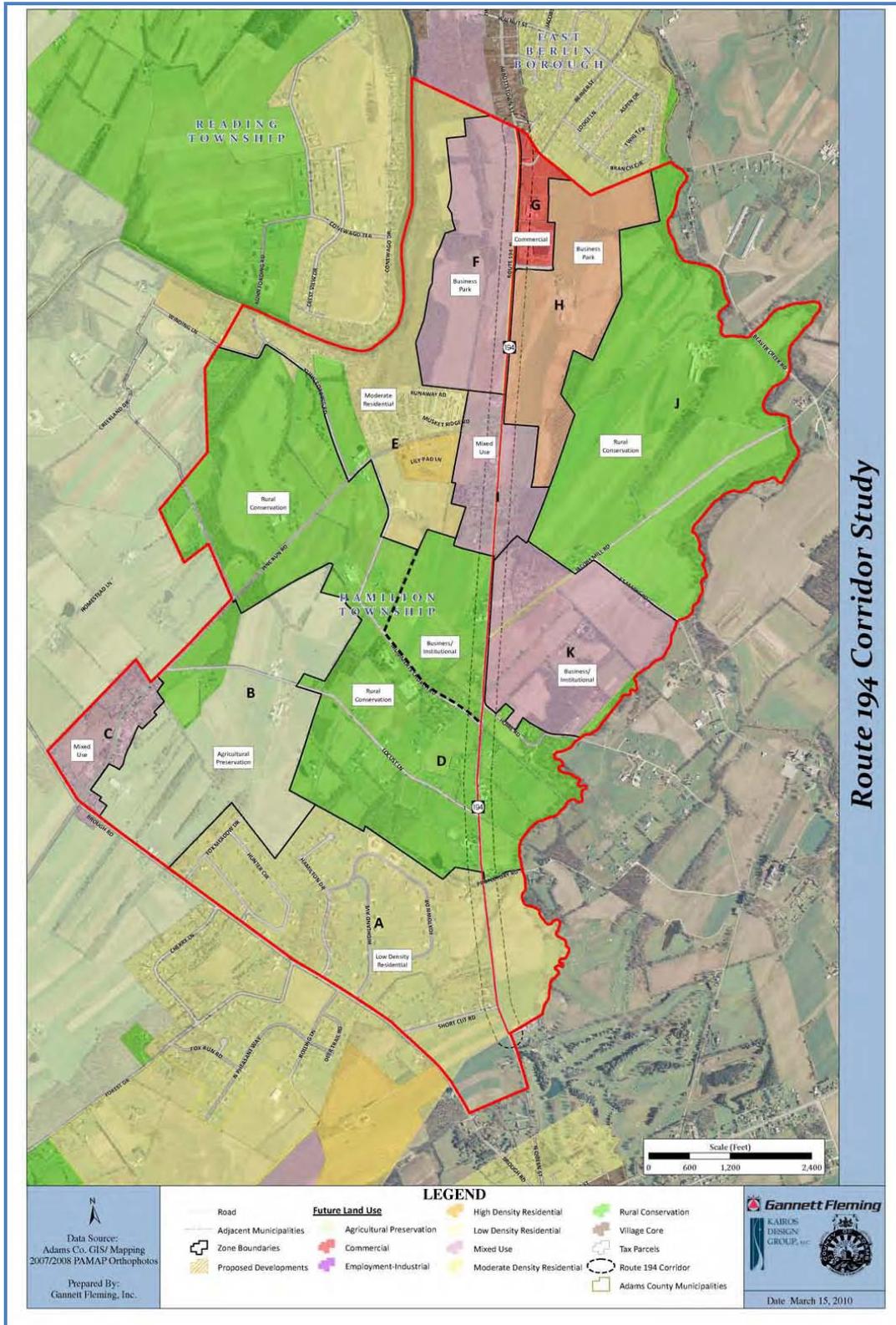


Figure 3: Conceptual Land Use Analysis Scenario C



c. Conceptual Land Use Scenario Assumptions

Residential

Residential uses were coded in the model, using the North American Industry Classification System² (NAICS) as private residences, NAICS 814110.

The average sales price for a home in the analysis was estimated to range from \$175,000 to \$200,000. In comparison, the average self-reported value of an Eastern Adams County Region home was \$121,700 in 2009 dollars.³ Because the average sales price for new neighborhoods is higher than the average home value in the region, it was assumed that new households would earn at least the median county income. According to the U.S. Census Bureau, median household income for Adams County in 1999 was \$42,704, which equates to \$56,650 in 2009 dollars (scaled using the *U.S. Consumer Price Index for Urban Wage Earners and Clerical Workers, Northeast U.S. Region*, BLS 2010). While some of these new households may have higher incomes, the median county income was selected as a reasonable assumption to avoid overestimation of economic effects. The median county income was multiplied by the number of housing units and entered into the model as a change in labor income.

To the extent that the new residents in the proposed housing developments are employed by, and/or spend their income at the new commercial and office developments, the model may slightly overstate the economic impacts of household spending. However, due to the small number of housing units proposed, it was determined that the model results would differ by less than two percent in either direction by varying the employment and household spending assumptions for the residential development.

Business Parks

For the business park components of the land use scenarios, the potential use mix was estimated using business uses permitted by the Hamilton Township Zoning Ordinance and similar business parks in the region as a guide. The assumed mix represents a “best guess” about the type of uses that could be present; the actual mix may vary from the assumptions. However, the assumed mix is considered a reasonable proxy for the actual mix that could occur.

At each proposed business park, it was assumed that one-story structures would be occupied by manufacturing, and two-story structures would be occupied by professional services and offices. Tables 2 and 3 describe the assumed mix of manufacturing and professional services/office uses classified by the applicable NAICS code.

The available square footage at each business park was divided evenly between each manufacturing and each service/office type. Four major types of service/office uses (veterinary services, child day care, offices of physician, dentists and other health practitioners, and medical laboratories/health centers/outpatient clinics) were assigned depending on the size of the proposed business park.

The approximate number of employees at each business park was calculated using Commercial Real Estate Development Association (CREDA) guidelines of 280 sq. ft. per office employee and 546 sq. ft.

² The North American Industry Classification System (NAICS) was developed under the direction and guidance of the Federal Office of Management and Budget (OMB) as the standard for use by Federal statistical agencies in classifying business establishments for the collection, tabulation, presentation, and analysis of statistical data describing the U.S. economy.

³ Eastern Adams County Joint Comprehensive Plan, 2010: Housing Profile

per manufacturing employee.⁴ The IMPLAN model then uses the total number of new employees in each industry sector to calculate the change in industry sales.

Table 2: Business/Manufacturing uses (one-story building)

NAICS code	Title	Description
321918	Wood millwork	Comprises establishments primarily engaged in manufacturing millwork (except wood windows, wood doors, and cut stock)
323110	Commercial lithography printing	Comprises establishments primarily engaged in lithographic (i.e., offset) printing without publishing (except books, grey goods, and manifold business forms). This industry includes establishments engaged in lithographic printing on purchased stock materials, such as stationery, letterhead, invitations, labels, and similar items, on a job order basis.
326199	Plastics manufacturing	Comprises establishments primarily engaged in manufacturing plastics products (except film, sheet, bags, profile shapes, pipes, pipe fittings, laminates, foam products, bottles, plumbing fixtures, and resilient floor coverings).
332322	Sheet metal work manufacturing	Comprises establishments primarily engaged in manufacturing sheet metal work (except stampings).
332710	Machine shop	Comprises establishments, known as machine shops primarily engaged in machining metal parts on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, and milling.
333514	Metal tool & die	Comprises establishments, known as tool and die shops, primarily engaged in manufacturing special tools and fixtures, such as cutting dies and jigs
334419	Electric component manufacturing	Comprises establishments primarily engaged in manufacturing electronic components (except electron tubes; bare printed circuit boards; semiconductors and related devices; electronic capacitors; electronic resistors; coils, transformers and other inductors; connectors; and loaded printed circuit boards).
541380	Testing laboratories	Comprises establishments primarily engaged in performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing. The testing may occur in a laboratory or on-site.

Table 3: Professional Service/Office uses (two-story building)

NAICS code	Title	Description
522110	Commercial banking	Comprises establishments primarily engaged in accepting demand and other deposits and making commercial, industrial, and consumer loans. Commercial banks and branches of foreign banks are included in this industry.
524210	Insurance agent and broker offices	Comprises establishments primarily engaged in acting as agents (i.e., brokers) in selling annuities and insurance policies
531210	Real estate agent and broker offices	Comprises establishments primarily engaged in acting as agents and/or brokers in one or more of the following: (1) selling real estate for others; (2) buying real estate for others; and (3) renting real estate for others
541330	Engineering services	Comprises establishments primarily engaged in applying physical laws and principles of engineering in the design, development, and utilization of machines, materials, instruments, structures, processes, and systems. The assignments undertaken by these establishments may involve any of the following activities: provision of advice, preparation of feasibility studies, preparation of preliminary and final plans and designs, provision of technical services during the construction or installation phase, inspection and evaluation of engineering projects, and related services.
541512	Computer	Comprises establishments primarily engaged in planning and designing computer systems that

⁴ Commercial Real Estate Development Association. Online. www.naiop.org. Accessed May 2010

NAICS code	Title	Description
	systems design	integrate computer hardware, software, and communication technologies. The hardware and software components of the system may be provided by this establishment or company as part of integrated services or may be provided by third parties or vendors. These establishments often install the system and train and support users of the system.
541611	Administrative management and general management consulting services	Comprises establishments primarily engaged in providing operating advice and assistance to businesses and other organizations on administrative management issues, such as financial planning and budgeting, equity and asset management, records management, office planning, strategic and organizational planning, site selection, new business startup, and business process improvement. This industry also includes establishments of general management consultants that provide a full range of administrative; human resource; marketing; process, physical distribution, and logistics; or other management consulting services to clients.
541940	Veterinary services	Comprises establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals; and establishments primarily engaged in providing testing services for licensed veterinary practitioners
624410	Child day care services	Comprises establishments primarily engaged in providing day care of infants or children. These establishments generally care for preschool children, but may care for older children when they are not in school and may also offer prekindergarten educational programs.

Commercial Land Use

For the commercial components of the scenarios, potential retail mix was estimated using similar shopping plazas in the region as a guide. The assumed retail mix represents a “best guess” about the type of retail uses that could be present; again the actual mix may vary from the assumptions. However, the assumed mix is considered a reasonable proxy for the actual mix that will occur.

Commercial uses varied by analysis zone and included the uses shown in Table 4.

Table 4: Retail commercial uses

NAICS code	Title	Description	Example Business	Retail Sales per sq ft.
444220	Nursery, Garden Center, and Farm Supply Stores	Comprises establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves.	Stauffer's of Kissel Hill (Harrisburg area)	N/A
446110	Pharmacies and Drug Stores	Comprises establishments known as pharmacies and drug stores engaged in retailing prescription or nonprescription drugs and medicines.	RiteAid, CVS	\$170
452990	General merchandise stores	Comprises establishments primarily engaged in retailing new goods in general merchandise stores (except department stores, warehouse clubs, superstores, and supercenters). These establishments retail a general line of new merchandise, such as apparel, automotive parts, dry goods, hardware, groceries, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating	Mid-size department store, e.g., Kohls	\$143
721110	Business Hotels	Comprises establishments primarily engaged in providing short-term lodging in facilities known as hotels, motor hotels, resort hotels, and motels. The establishments in this industry may offer food and beverage services, recreational services, conference rooms and convention services, laundry services, parking, and other services	Hampton Inn	N/A

NAICS code	Title	Description	Example Business	Retail Sales per sq ft.
722110	Full-service restaurant	Comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e. waiter/waitress service) and pay after eating. These establishments may provide this type of food services to patrons in combination with selling alcoholic beverages, providing carry out services, or presenting live nontheatrical entertainment	Applebees, Red Robin, Chili's	\$525
722211	Limited-service restaurant	Comprises establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages.	McDonald's, Wendy's	\$550

The general retail, restaurant, fast food restaurant and drug store uses were entered into the model as a change in sales within these industry sectors. Annual sales per square foot were estimated using the *2007 Retail Store Taxable Sales Estimates*⁵ and multiplied by total square footage to calculate total annual sales.

The business motel and greenhouse/nursery were entered into the model as a change in employment within these sectors. The IMPLAN model then uses the number of new employees to calculate the change in industry sales. The number of new employees for the motel and nursery were estimated through telephone interviews with similar area businesses (Holiday Inn Express 2010, Hampton Inn 2010, and SKH 2010).

Institutional Land Uses

For the institutional components of the land use scenarios, potential institutional uses were estimated through discussions with Hamilton Township about institutional needs in the region. The assumed uses represent a “best guess” about the type of institutional uses that could be present; once more, the actual mix may vary from the assumptions. However, the assumed uses are considered a reasonable proxy.

Institutional uses varied by analysis zone and included the uses shown in Table 5.

Table 5: Institutional uses

NAICS code	Title	Description	Number of employees	Example source
611519	Technical and trade Schools	Comprises establishments primarily engaged in offering job or career vocational or technical courses (except cosmetology and barber training, aviation and flight training, and apprenticeship training). The curriculums offered by these schools are highly structured and specialized and lead to job-specific certification.	367	York Technical Institute

⁵ HDL Companies. *2007 Retail Store Taxable Sales Estimates*. Online. www.hdlcompanies.com. Accessed May 2010.

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NAICS code	Title	Description	Number of employees	Example source
621498	Outpatient care center	Comprises establishments with medical staff primarily engaged in providing general or specialized outpatient care (except family planning centers, outpatient mental health and substance abuse centers, HMO medical centers, kidney dialysis centers, and freestanding ambulatory surgical and emergency centers). Centers or clinics of health practitioners with different degrees from more than one industry practicing within the same establishment (i.e., Doctor of medicine and Doctor of dental medicine) are included in this industry	621	280 sq. ft per employee (CREDA 2010)
712110	Museum	Comprises establishments primarily engaged in the preservation and exhibition of objects of historical, cultural, and/or educational value.	13	Renfrew Institute for Cultural and Environmental Studies, Waynesboro, PA
713990	Amusement and recreation industries	Comprises establishments (except amusement parks and arcades; gambling industries; golf courses and country clubs; skiing facilities; marinas; fitness and recreational sports centers; and bowling centers) primarily engaged in providing recreational and amusement services.		
813110	Religious organizations	Comprises (1) establishments primarily engaged in operating religious organizations, such as churches, religious temples, and monasteries and/or (2) establishments primarily engaged in administering an organized religion or promoting religious activities.	4	Estimate from local area churches
921190	General government support	Comprises government establishments primarily engaged in providing general support for government. Such support services include personnel services, election boards, and other general government support establishments that are not classified elsewhere in public administration.	6	Hamilton Township

Institutional uses were entered into the model as a change in employment within these sectors. The IMPLAN model then uses the number of new employees to calculate the institutional operating budget or change in industry sales.

The number of employees for the proposed educational/training facility was based on York Technical Institute (YTI) employment.⁶ YTI is a private post-secondary institution of higher education serving south-central Pennsylvania and northern Maryland. YTI offers degree programs, as well as programs leading to professional certifications and diplomas

Employment for the recreation/tourism facility was based on the Renfrew Institute for Cultural and Environmental Studies (Renfrew Institute) in Waynesboro, PA. The Renfrew Institute encompasses 150 acres with a focus on providing environmental and cultural education to elementary and secondary school children; support for research on natural and cultural history; opportunities for adults to learn more about the nature and culture of the region and the world beyond; and programs that inform and entertain the community. The modeled site for such a facility in Hamilton Township, a former fairground, could potentially return to use as a local fairground, or become an agricultural heritage site and/or environmental education center. Employment at the Renfrew Institute was considered a reasonable proxy for these uses.

⁶ South Central Workforce Investment Board. 2009. *Workforce Investment Act Local Plan, Program Year 2009-2010*. Online. <http://wibpa.org/> Accessed May 2010.

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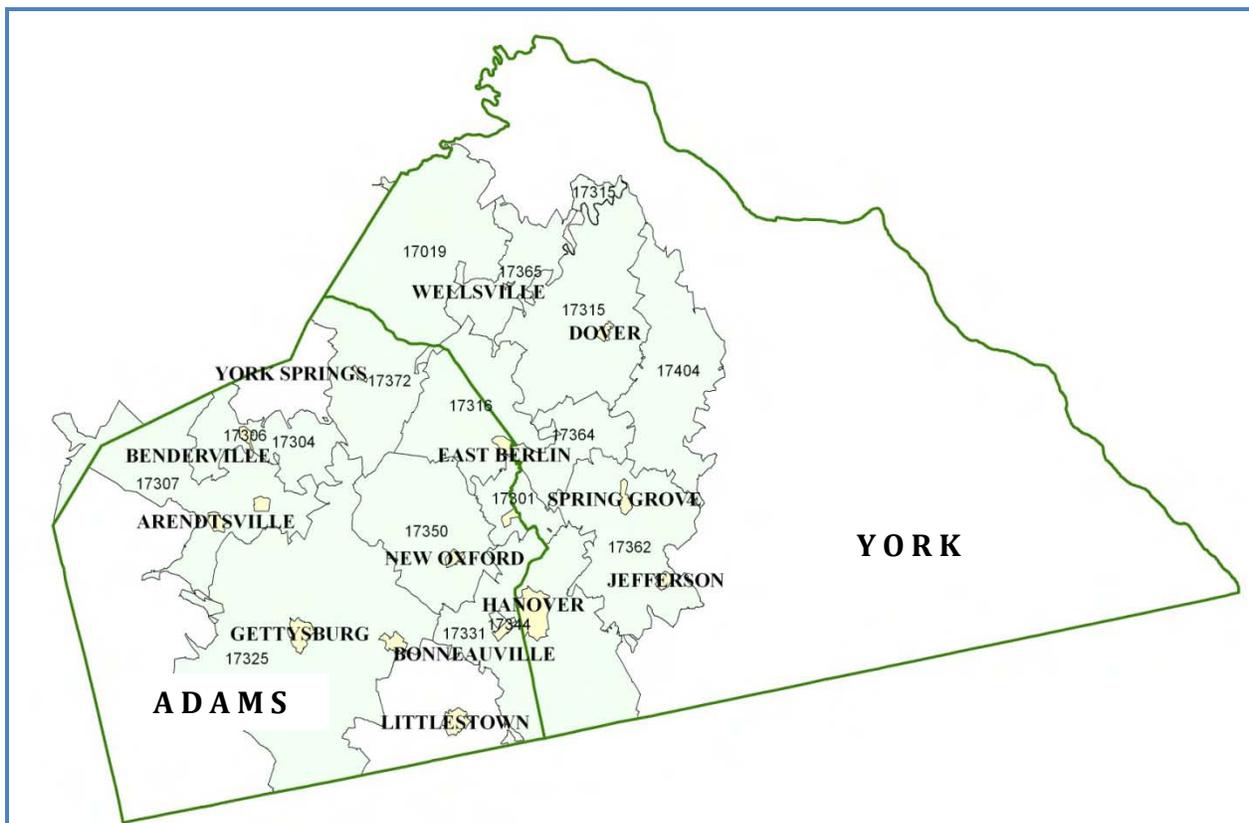
Employment estimates for the church and Hamilton Township administrative building were based on available data for similar area institutions. Employment at the medical services facility was based on Commercial Real Estate Development Association guidelines of 280 sq. ft. per office employee (CREDA 2010).

d. Model Results Framework

Geographic Level

Economic effects were calculated at three geographic levels: local, sub-county, and county. The local level consists of Hamilton Township (zip codes 17301, 17350 and 17316). The sub-county level consists of the area bounded by Gettysburg to the west, Dillsburg to the north, Hanover to the south, and York City to the east, and includes the zip codes shown in Figure. The sub-county level was developed to depict the general geographical extent of the economic influence of conceptual new business development in Hamilton Township. The county level includes all of Adams and York Counties.

Figure 4: Sub-county geographic analysis level



Time Horizon

The time horizon of an impact can be temporary or permanent. For example, construction and sale of residences in a new neighborhood would be a temporary or one-time impact, while the effect of spending by the new households would be a permanent or recurring impact. This project focused on the permanent impacts of the proposed new land uses; temporary construction impacts were excluded.

IV. IMPLAN Model Results

IMPLAN reports economic impacts in terms of *direct, indirect and induced effects*. Indirect and induced effects are sometimes referred to as “multiplier” effects. Direct effects are caused by the economic

change itself, e.g., sales generated or number of jobs created from a new business. Indirect effects occur when the suppliers to the new local business must increase their purchases from other businesses. Induced effects result from increased income paid to households by both directly and indirectly affected businesses. An induced effect occurs when this increased income is spent on other goods and services.

a. Output for Scenario A

Table 6 summarizes the employment and output impacts of the proposed land uses changes for Scenario A within Adams and York Counties. Employment impacts are reported as number of jobs created, and output impacts are reported in 2010 dollars. Output represents the value (in producer prices) of industry production. For manufacturing sectors, this would be sales plus/minus change in inventory. For service sectors production equals sales. For retail and wholesale trade sectors, output equals gross margin and not gross sales.

Table 6: Scenario A – Employment and Output Impact Summary

Impact Type	Employment (jobs)	Output (2010 \$)
Direct Effect	1,132	\$168,486,800
Indirect Effect	308	\$40,588,600
Induced Effect	597	\$69,081,600
Total Effect (Adams and York County region)	2,037	\$278,157,000
Subtotal Effect (Sub-county region)	1,928	\$254,157,000
Subtotal Effect (Hamilton Twp region)	1,515	\$190,568,400

Scenario A, generally representing the buildout of the baseline land use zoning, would create approximately 2,037 jobs and \$278,157,000 worth of output in Adams and York Counties. Of the total employment and output created within the two county area, approximately 1,928 jobs and \$254,030,100 of output would occur within the sub-county region. Hamilton Township itself would capture approximately 1,515 jobs and \$190,568,400 of output.

Table 7 reports the employment impacts for Scenario A by major employment sector. The top ten sectors impacted are reported individually.

Table 7: Scenario A – Employment Impacts by Top 10 Business Sector

Description	Employment (jobs)
Offices of physicians, dentists, and other health practitioners	230
Architectural, engineering, and related services	143
Real estate establishments	135
Food services and drinking places	126
Monetary authorities and depository credit intermediation	115
Insurance agencies, brokerages, and related activities	111
Management, scientific, and technical consulting services	105
Computer systems design services	100
Retail Stores - Building material and garden supply	60
Employment services	57
<i>Remaining Sectors</i>	855
Total (Adams and York County region)	2,037

The top ten business sectors affected within the sub-county region and the Hamilton Township region are largely the same as the two-county area; the employment services sector is replaced by the machine shop sector within Hamilton Township and the printing sector within the sub-county region.

The business sectors impacted depend to some degree on the type of uses (commercial, manufacturing and institutional) selected for the proposed development. Therefore, these affected sectors represent a likely future scenario, but could vary somewhat depending on the specific uses that occur.

Table 8 reports the local, state and federal tax impacts of the proposed land use changes. Impacts are reported in 2010 dollars.

Table 8: Scenario A – Tax Impacts (Adams and York County region)

Description	Employee Compensation	Proprietor Income	Indirect Business Tax	Households	Corporations	Total (2010 \$)
State & Local Tax	\$156,500	\$0	\$8,688,700	\$2,607,300	\$1,291,200	\$12,743,700
Federal Tax	\$10,448,100	\$1,302,200	\$1,056,400	\$6,415,900	\$2,100,100	\$21,322,700

Scenario A would result in approximately \$12,743,700 of new state and local tax revenue, and \$21,322,700 of new federal tax revenue within Adams and York Counties. Of the new state and local tax revenue generated, 91% (\$11,621,100) would be generated within the sub-county region, and 72% (\$9,218,300) would be generated within the Hamilton Township region.

b. Output for Scenario B

Table 9 summarizes the employment and output impacts of the proposed land uses changes for Scenario B within Adams and York Counties. Employment impacts are reported as number of jobs created, and output impacts are reported in 2010 dollars. Output represents the value (in producer prices) of industry production. For manufacturing sectors, this would be sales plus/minus change in inventory. For service sectors production equals sales. For retail and wholesale trade sectors, output equals gross margin and not gross sales.

Table 9: Scenario B – Employment and Output Impact Summary

Impact Type	Employment (jobs)	Output (2010 \$)
Direct Effect	1,545	\$195,335,200
Indirect Effect	355	\$50,465,200
Induced Effect	708	\$82,007,200
Total Effect (Adams and York County region)	2,609	\$327,807,500
Subtotal Effect (Sub-county region)	2,490	\$300,953,900
Subtotal Effect (Hamilton Twp region)	2,160	\$252,835,700

Scenario B would create approximately 2,609 jobs and \$327,807,500 worth of output in Adams and York Counties. Of the total employment and output created within the two county area, approximately 2,490 jobs and \$300,953,900 of output would occur within the sub-county region. The Hamilton Township region itself would capture approximately 2,160 jobs and \$252,835,700 of output.

Table 10 reports the employment impacts for Scenario B by major employment sector. The top ten sectors impacted are reported individually.

Table 10: Scenario B – Employment Impacts by Top 10 Business Sector

Description	Employment (jobs)
Private junior colleges, colleges, universities, and professional schools	380
Food services and drinking places	191
Offices of physicians, dentists, and other health practitioners	179
Architectural, engineering, and related services	137

Real estate establishments	131
Monetary authorities and depository credit intermediation activities	100
Insurance agencies, brokerages, and related activities	94
Management, scientific, and technical consulting services	89
Computer systems design services	84
Retail Stores - Building material and garden supply	62
<i>Remaining Sectors</i>	1,162
Total (Adams and York County region)	2,609

The top ten business sectors affected within the sub-county region are the same as the sectors within the two county area. Within the Hamilton Township region, the top sectors are highly similar in comparison with the counties; the retail stores sector is replaced by the wood windows and doors and millwork manufacturing sector.

The sectors impacted depend to some degree on the type of uses (commercial, manufacturing and institutional) selected for the proposed development. Therefore, these affected sectors represent a likely future scenario, but could vary somewhat depending on the specific uses that occur.

Table 11 reports the local, state and federal tax impacts of the proposed land use changes. Impacts are reported in 2010 dollars.

Table 11: Scenario B – Tax Impacts (Adams and York County region)

Description	Employee Compensation	Proprietor Income	Indirect Business Tax	Households	Corporations	Total (2010 \$)
State & Local Tax	\$185,600	\$0	\$10,133,200	\$3,020,800	\$1,399,400	\$14,739,000
Federal Tax	\$12,393,300	\$1,301,900	\$1,232,000	\$7,433,300	\$2,276,000	\$24,636,500

Scenario B would result in approximately \$14,739,000 of new state and local tax revenue, and \$24,636,500 of new federal tax revenue within Adams and York Counties. Of the new state and local tax revenue generated, 91% (\$13,461,700) would be generated within the sub-county region, and 80% (\$11,798,100) would be generated within the Hamilton Township region.

c. Output for Scenario C

Table 12 summarizes the employment and output impacts of the proposed land uses changes for Scenario C within Adams and York Counties. Employment impacts are reported as number of jobs created, and output impacts are reported in 2010 dollars. Output represents the value (in producer prices) of industry production. For manufacturing sectors, this would be sales plus/minus change in inventory. For service sectors production equals sales. For retail and wholesale trade sectors, output equals gross margin and not gross sales.

Table 12: Scenario C – Employment and Output Impact Summary

Impact Type	Employment (jobs)	Output (2010 \$)
Direct Effect	4,223	\$581,614,500
Indirect Effect	1,095	\$145,025,900
Induced Effect	1,772	\$204,994,800
Total Effect (Adams and York County region)	7,090	\$931,635,300
Subtotal Effect (Sub-county region)	6,696	\$856,262,700
Subtotal Effect (Hamilton Twp region)	5,796	\$715,172,800

Scenario C would create approximately 7,090 jobs and \$931,635,300 worth of output in Adams and York Counties. Of the total employment and output created within the two county area, approximately 6,696 jobs and \$856,262,700 of output would occur within the sub-county region. The Hamilton Township region itself would capture approximately 5,769 jobs and \$715,172,800 of output.

Table 13 reports the employment impacts for Scenario C by major employment sector. The top ten sectors impacted are reported individually.

Table 13: Scenario C – Employment Impacts by Top 10 Business Sector

Description	Employment (jobs)
Medical and diagnostic labs, outpatient and other ambulatory care services	942
Architectural, engineering, and related services	428
Real estate establishments	411
Private junior colleges, colleges, universities, and professional schools	399
Food services and drinking places	347
Monetary authorities and depository credit intermediation activities	337
Insurance agencies, brokerages, and related activities	323
Management, scientific, and technical consulting services	312
Offices of physicians, dentists, and other health practitioners	298
Computer systems design services	292
<i>Remaining Sectors</i>	3,001
Total (Adams and York County region)	7,090

The top ten business sectors affected within the sub-county region and the Hamilton Township region are the same as the top sectors within the two county area. The sectors impacted depend to some degree on the type of uses (commercial, manufacturing and institutional) selected for the proposed development. Therefore, these affected sectors represent a likely future scenario, but could vary somewhat depending on the specific uses that occur.

Table 14 reports the local, state and federal tax impacts of the proposed land use changes. Impacts are reported in 2010 dollars.

Table 14: Scenario C – Tax Impacts (Adams and York County region)

Description	Employee Compensation	Proprietor Income	Indirect Business Tax	Households	Corporations	Total (2010 \$)
State & Local Tax	\$506,700	\$0	\$25,496,600	\$8,401,100	\$4,669,100	\$39,073,500
Federal Tax	\$33,831,500	\$4,076,300	\$3,099,900	\$20,672,600	\$7,594,000	\$69,274,300

Scenario C would result in approximately \$39,073,500 of new state and local tax revenue, and \$69,274,300 of new federal tax revenue within Adams and York Counties. Of the new state and local tax revenue generated, 91% (\$35,405,600) would be generated within the sub-county region, and 76% (\$29,709,600) would be generated within the Hamilton Township region.

d. Comparison of Scenario Outputs

Table 15 compares the economic impacts of the three conceptual land use scenarios. Impacts are reported for each geographic level and each impact type (employment, output and state and local tax base).

Table 15: Summary of Output by Conceptual Land Use Scenario

Output Analysis Region	Employment (Jobs)			Output (2010 \$)			State and Local Tax (2010 \$)		
	Hamilton Twp region	Sub-county region	Adams and York Counties	Hamilton Twp region	Sub-county region	Adams and York Counties	Hamilton Twp region	Sub-county region	Adams and York Counties
Scenario A	1,515	1,928	2,037	\$190,568,400	\$254,030,100	\$278,157,000	\$9,218,300	\$11,621,100	\$12,743,700
Scenario B	2,160	2,490	2,609	\$252,835,700	\$300,953,900	\$327,807,500	\$11,798,100	\$13,461,700	\$14,739,000
Scenario C	5,769	6,696	7,090	\$715,172,800	\$856,262,700	\$931,635,300	\$29,709,600	\$35,405,600	\$39,073,500

Scenario C clearly has the greatest economic impacts to the Hamilton Township region, the sub-county region and Adams and York Counties. Scenario C creates more than twice as many jobs, output dollars and tax revenue as Scenario B, and more than three times as many jobs, output dollars and tax revenue as the baseline, Scenario A.

Table 16 compares the employment and output impacts of Scenario B and C for Hamilton Township, with output reported by individual analysis zone.

Table 16: Comparison of Scenario B and C - Employment and Output Summary

Zone	Scenario B		Scenario C	
	Total Employment (Jobs)	Output (2010 \$)	Total Employment (Jobs)	Output (2010 \$)
A	8	\$827,300	8	\$827,300
B	0	0	0	0
C	2	\$250,400	2	\$250,400
D	0	0	1,401	\$165,237,800
E	13	\$1,335,300	13	\$1,335,300
F	1,256	\$164,009,000	1,487	\$197,377,400
G	41	\$2,053,700	41	\$2,053,700
H	66	\$5,205,600	2,043	\$268,936,500
I	49	\$2,594,400	49	\$2,594,400
J	0	0	0	0
K	725	\$76,560,000	725	\$76,560,000
TOTAL	2,160	\$252,835,700	5,769	\$715,172,800

Land use Zones B and J are zoned rural conservation and no changes were proposed under any scenario. Zone D is currently zoned rural conservation, and no changes were proposed under Scenario B, but a zoning change to mixed use was proposed under Scenario C.

The land use zones that are proposed for single-family and/or duplex housing (Zones A, C, and E) have the most moderate impact on employment and output. Zones G and I, with 2 to 5 acres of retail commercial space, in addition to single-family housing under Zone I, have a moderate impact as well.

Zone F, proposed for a 45- to 52-acre business park under each conceptual scenario, has a substantial impact on employment and output. Scenario B envisions converting 6.5 acres of the proposed business park into retail commercial space. While the results demonstrate that this produces somewhat lower employment and output in a fully built-out scenario, it is possible that retail commercial space would assist in attracting tenants to the business park.

Zone K, currently zoned Mixed-Use-Rural Conservation, is proposed for a smaller (11-acre) business park, as well as 36 acres of institutional development, under the scenarios B and C. This proposed zoning change would create a substantial amount of employment and output for Hamilton Township.

The largest differences between Scenarios B and C occur in Analysis Zones D and H. While Scenario B proposes no change to the rural conservation zoning designation in Zone D, Scenario C proposes a 24-acre business park and 20 acres of institutional development. This change would result in 1,401 new jobs and \$165,237,800 of output for Hamilton Township.

Zone H is currently zoned Rural Conservation, and 120 single-family homes and 84 duplex units are proposed under the Scenario A. Scenario B slightly expands this by adding 2 acres of retail commercial space, thereby creating a moderate increase in employment and output. Scenario C, in contrast, would convert this zone into a 71-acre business park, creating approximately 2,043 new jobs and \$268,936,500 of new output within Hamilton Township.

Table 17 compares the state and local tax impacts of Scenarios B and C to Hamilton Township, reported by individual analysis zone.

Table 17: Comparison of Scenario B and C – State and Local Tax Output

Zone	Scenario B State and Local Tax (2010 \$)	Scenario C State and Local Tax (2010 \$)
A	\$135,500	\$135,500
B	--	--
C	\$20,600	\$20,600
D	--	\$6,213,000
E	\$110,000	\$110,000
F	\$6,947,000	\$8,214,700
G	\$260,600	\$260,600
H	\$716,000	\$11,146,800
I	\$762,000	\$762,000
J	--	--
K	\$2,846,400	\$2,846,400
TOTAL	\$11,798,100	\$29,709,600

The state and local tax impacts closely mirror the employment and output impacts in each analysis zone. The majority of land use zones (A, C, E, G and I), proposed for single-family housing and small commercial developments, have moderate impacts on tax revenue. Zone F has a substantial impact on tax revenue under all three scenarios. Zone K has a substantial impact under both expanded Scenarios B and C. Zones D and H comprise the majority of additional tax revenue that would occur under Scenario C.

IV. Residential Demand Induced from Conceptual Land Use Scenarios

To quantify the potential range of new residential development that could accompany realization of the conceptual land use scenarios, direct and indirect housing demand was estimated, based on existing household size. Each of the conceptual scenarios included direct residential development (229 dwelling units – 632 residents for Scenario A, 326 dwelling units – 900 residents for Scenario B, 122 dwelling units – 337 residents for Scenario C) currently assumed as part of the 2030 population projections developed for Adams County by ACOPD.

In determining the potential induced housing demand realized as a result of additional employment opportunities, the analysis used the current jobs/resident ratio for Adams County and a conceptual capture rate for Hamilton Township. The capture rate of 25-50% represents the total number of new jobs and associated residents that may desire to move into Hamilton Township to fill those new employment positions. The remaining 50-75% of persons conceptually filling the new employment positions within Hamilton Township were considered to either (1) already reside within the township or (2) commute from adjacent areas to employment in Hamilton Township.

Table 18 provides an analysis summary of the induced residential demand potentially attracted to Hamilton Township from each conceptual land use scenario.

Table 18: Potential Induced Residential Development

Analysis Consideration	Scenario A	Scenario B	Scenario C
Total jobs output	2,037	2,609	7,090
Total associated residents (0.34 jobs/resident)	5,991	7,674	20,853
Potential Hamilton Twp capture (25% - 50%)	1,500 - 3,000	1,900 - 3,835	5,213 - 10,426
2030 Hamilton Twp population projection (mid-range ACOPD)	6,240	6,240	6,240
Total Potential 2030 Hamilton Twp population (capture range + ACOPD 2030 projection)	7,740 - 9,240	8,140 - 10,125	11,453 - 16,486
2030 Hamilton Twp household projection (mid-range ACOPD) (assume household size of 2.76)	2,260	2,260	2,260
TOTAL Potential 2030 Hamilton Twp households (assume household size of 2.76)	2,804 - 3,347	2,949 - 3,668	4,149 - 5,973

Note: Potential population and households beyond residential development included as part of conceptual land use scenarios and assumed to be included as part of 2030 Hamilton Township population projection.

V. Potential Service Impacts Associated with Conceptual Land Use Scenarios and Induced Residential Demand

To estimate the potential service impacts of conceptual land use development along the Route 194 corridor and induced residential demand, data analysis was completed using industry-accepted applicable criteria and criteria developing using information on current and future service conditions. Computations were generally developed on either a population or household base, with traffic conditions derived from applicable land use criteria.

a. Potential School Impacts

Potential impacts on the public Conewago Valley School District were developed using industry criteria and data from the U.S. Department of Education.

To determine the potential student generation from the projected 2030 population and that derived from the induced residential demand, two ratios were used:

- 0.45 students per dwelling unit from the American Planners Association (APR) *Planner’s Estimating Guide*,⁷ and
- 0.47 students per dwelling unit from the Penn State Cooperative Extension *Costs and Revenues of Residential Development*.⁸

For this analysis, it was assumed that housing unit and households were synonymous from a data perspective.

Table 19 summarizes the potential school student generation of the conceptual land use scenarios and associated induced residential demand.

Table 19: Potential K-12 Student Generation

Scenario	Student generation by 2030 under ACOPD baseline population projection (2,260 households)	Additional student generation from induced residential demand	Total potential student generation by 2030
Scenario A	1,017 - 1,062	1,261 - 1,573	2,278 - 2,635
Scenario B	1,017 - 1,062	1,327 - 1,724	2,344 - 2,786
Scenario C	1,017 - 1,062	1,867 - 2,807	2,884 - 3,869

Note: Analysis range reflecting of two generation criteria used – 0.45 students per household and 0.47 students per household

Based on the 2007-2008 financial information⁹ available for the district adjusted to 2010 dollars, per student revenue was \$7,220 from local sources, \$3,622 from state sources and \$255 from federal sources. Assuming a commensurate level of revenue necessary, additional local tax revenue to provide schooling and services for the additional student population induced from additional residential development is shown in Table 20.

Table 20: Potential School Revenue Impacts

Scenario	Additional student generation from induced residential demand	Local tax revenue impact (million 2010 \$)	State tax revenue impact (million 2010 \$)	Federal tax revenue (2010 \$)
Scenario A	1,261 - 1,573	\$9.1 – \$11.3	\$4.6 - \$5.7	\$0.32 - \$0.40
Scenario B	1,327 - 1,724	\$9.6 - \$12.4	\$4.8 - \$6.2	\$0.34 - \$0.44
Scenario C	1,867 - 2,807	\$13.5 - \$20.2	\$6.7 - \$10.2	\$0.47 - \$0.72

b. Potential Parks Impact

Potential service impacts associated with acceptable levels of available parkland were estimated using advisory standards by the National Recreation and Park Association used in the Planner’s Estimating

⁷ Nelson, Arthur C., 2004. *Planner’s Estimating Guide: Projecting Land-Use and Facility Needs*. Planners Press, American Planning Association.
⁸ Pennsylvania State University, 2000. *Costs and Revenues of Residential Development: A Workbook for Local Officials and Citizens*. Pennsylvania State Cooperative Extension.
⁹ U.S. Department of Education, Institute of Education Sciences, National Center for Education Statistics. <http://nces.ed.gov/datatools>. FY 2007-2008 figures were \$6,813 from local sources, \$3,471 from state sources and \$251 from federal sources.

Guide.¹⁰ The following parkland criteria were used and applied to the projected residential impacts of the conceptual land use scenarios:

- Neighborhood park: 2.0 acres per 1,000 residents
- Community park: 6.5 acres per 1,000 residents
- Regional park: 7.5 acres per 1,000 residents
- Recreation center: 1.5 acres per 1,000 residents. Generally includes public swimming pool, multiple recreation courts, and/or other indoor recreation facilities.

Table 21 depicts current parkland and recreation facilities generally considered available to Hamilton Township residents.

Table 21: Existing Available Public Parkland and Recreational Facilities for Hamilton Township

Resource	Size	Location	Amenities	Category
Abbottstown Community Park	9.5 acres	Abbottstown	Playground, sports fields	Community
Codus State Park	3,452 total includes 1,275 acre lake	SE of Hanover	Hiking, boating, fishing, swimming pool, trails, amphitheatre	Regional
East Berlin Community Center	9.0 acres	East Berlin	Indoor and outdoor play courts, playground	Recreation center
East Berlin Community Park	17.0 acres	East Berlin	Sports fields, playground, skate park	Community
New Oxford Elementary	7.0 acres	New Oxford	Sports fields	Community
New Oxford School Campus c	17.0 acres	New Oxford	Sports fields	Community

Table 22 compares available public parkland and recreational facilities generally available to Hamilton Township residents based on future baseline population and additional potential induced population.

¹⁰ Nelson, Arthur C., 2004. *Planner's Estimating Guide: Projecting Land-Use and Facility Needs*. Planners Press, American Planning Association.

Table 22: Additional Public Parkland and Recreational Acreage Needs from Induced Population

Park Type	Current available acreage	Criteria	Additional induced population		Additional park and recreation land needed
			Scenario A	Scenario B	
Neighborhood park	0	2.0/1,000	Scenario A	1,500 - 3,000	3.0 – 6.0
			Scenario B	1,900 – 3,835	3.8 – 7.7
			Scenario C	5,213 - 10,426	10.4 – 20.8
Community park	50.5	6.5/1,000	Scenario A	1,500 - 3,000	9.75 – 19.5
			Scenario B	1,900 – 3,835	12.4 – 25.0
			Scenario C	5,213 - 10,426	33.8 – 67.8
Regional park	3,452	7.5/1,000	Scenario A	1,500 - 3,000	11.3 – 22.5
			Scenario B	1,900 – 3,835	14.3 – 28.8
			Scenario C	5,213 - 10,426	39.1 – 78.2
Recreation center	17	1.5/1,000	Scenario A	1,500 - 3,000	2.3 – 4.5
			Scenario B	1,900 – 3,835	2.9 – 5.8
			Scenario C	5,213 - 10,426	7.8 – 15.6

c. Potential Water and Wastewater Impacts

Potential potable water and wastewater demands impacts associated with the conceptual land use scenarios and induced residential development were estimated using criteria from the Planner’s Estimating Guide.¹¹ The following criteria were used in the analysis:

Potable Water Consumption Demand

- Single family residence: 280 gallons per day
- Office: 125 gallons per day per 1,000 sq ft
- Restaurant: 5 gallons per day per seat
- Fast food: 40 gallons per day per seat
- Light industrial/office: 125 gallons per day 1,000 sq ft
- Motel (without restaurant): 90 gallons per day per unit
- Retail: 60 gallons per day per 1,000 sq ft

Wastewater Treatment Demand

- Single family residence: 224 gallons per day
- Office: 119 gallons per day per 1,000 sq ft
- Restaurant: 5 gallons per day per seat
- Fast food: 38 gallons per day per seat
- Light industrial/office: 119 gallons per day per 1,000 sq ft
- Motel (without restaurant): 86 gallons per day per room
- Retail: 572 gallons per day per 1,000 sq ft

¹¹ Nelson, Arthur C., 2004. Planner’s Estimating Guide: Projecting Land-Use and Facility Needs. Planners Press, American Planning Association.

Table 23 provides estimates of water and wastewater demand associated with each land use scenario and the induced residential growth associated with each.

Table 23: Estimated Water/Wastewater Service Demand

Analysis Zone	Scenario A	Scenario B	Scenario C
A	Water: 7,000 gpd Wastewater: 5,600 gpd	Water: 10,640 gpd Wastewater: 8,512 gpd	Water: 10,640 gpd Wastewater: 8,512 gpd
B	No substantial demand	No substantial demand	No substantial demand
C	No substantial demand	Water: 3,360 gpd Wastewater: 2,688 gpd	Water: 3,360 gpd Wastewater: 2,688 gpd
D	No substantial demand	No substantial demand	Water: 35,000 gpd Wastewater: 33,320 gpd
E	No substantial demand	Water: 17,920 gpd Wastewater: 14,336 gpd	Water: 17,920 gpd Wastewater: 14,336 gpd
F	Water: 46,420 gpd Wastewater: 44,030 gpd	Water: 49,345 gpd Wastewater: 53,219 gpd	Water: 46,420 gpd Wastewater: 44,030 gpd
G	Water: 2,080 gpd Wastewater: 6,096 gpd	Water: 2,080 gpd Wastewater: 6,096 gpd	Water: 2,080 gpd Wastewater: 6,096 gpd
H	Water: 57,120 gpd Wastewater: 45,696 gpd	Water: 58,200 gpd Wastewater: 55,992 gpd	Water: 63,750 gpd Wastewater: 60,690 gpd
I	Water: 1,440 gpd Wastewater: 6,684 gpd	Water: 3,680 gpd Wastewater: 8,656 gpd	Water: 3,680 gpd Wastewater: 8,656 gpd
J	No substantial demand	No substantial demand	No substantial demand
K	No substantial demand	Water: 16,662 gpd Wastewater: 15,738 gpd	Water: 16,662 gpd Wastewater: 15,738 gpd
Total	Water: 114,060 gpd Wastewater: 108,106 gpd	Water: 161,887 gpd Wastewater: 165,237 gpd	Water: 199,112 gpd Wastewater: 194,066 gpd
Average # induced residential dwelling units	815	1,038	2,832
Potential additional demand	Water: 228,200 gpd Wastewater: 182,560 gpd	Water: 290,640 gpd Wastewater: 232,512 gpd	Water: 792,960 gpd Wastewater: 634,368 gpd

d. Potential Fire and Police Personnel Impacts

Emergency and safety impacts of the induced residential demand were calculated using criteria from the Planner’s Estimating Guide.¹² The following criteria were used in the analysis:

- 1.43 fire and emergency medical services (EMS) personnel per 1,000 residents (Mid-Atlantic region)
- 1.90 uniformed police personnel per 1,000 residents (Mid-Atlantic region)

¹² Nelson, Arthur C., 2004. Planner’s Estimating Guide: Projecting Land-Use and Facility Needs. Planners Press, American Planning Association.

Costs of these positions were derived from national market and compensation data.¹³ The median salary used for a police officer was \$49,787 and median salary used for a fire fighter was \$41,060.

Table 24 estimates the number of safety personnel that would be necessary to provide service to the induced population and the total population estimated for 2030.

Table 24: Estimated Fire and Police Impacts

Analysis Consideration	Scenario A	Scenario B	Scenario C
Fire personnel for induced population	2 - 4	3 - 5	7 - 14
Potential cost	\$82,120 - \$164,240	\$123,180 - \$205,300	\$287,420 - \$574,840
Fire personnel for total estimated population	11 - 13	12 - 14	16 - 24
Potential cost	\$451,660 - \$533,780	\$492,720 - \$574,840	\$656,960 - \$985,440
Police personnel for induced population	3 - 6	4 - 7	10 - 20
Potential cost	\$149,361 - \$298,722	\$199,148 - \$348,509	\$497,870 - \$995,740
Police personnel for total estimated population	14 - 17	15 - 19	22 - 31
Potential cost	\$697,018 - \$846,379	\$746,805 - \$945,953	\$1,095,314 - \$1,543,397

The above findings do not include estimates of additional equipment and facilities that would also be required to support these services.

e. Potential Traffic Impacts

Trip generation demands of the conceptual land use scenarios was derived using applicable land use generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual.¹⁴ Rates were calculated to represent weekday trips as the most prevalent period of traffic generation. Table 25 summarizes the vehicle trips generated per weekday by the individual land uses included as part of the conceptual land use scenarios.

¹³ Salary.com online database, September 2010. Police officer salary: <http://www1.salary.com/Police-Officer-salary.html> and Fire fighter salary: <http://www1.salary.com/Fire-Fighter-salary.html>

¹⁴ Institute of Transportation Engineers, 2008. Trip Generation, 8th Edition. An ITE Informational Report

Table 25: Traffic impacts of the Conceptual Land Use Scenarios

Analysis Zone	Scenario A		Scenario B		Scenario C	
	Uses	Weekday Trip Generation	Uses	Weekday Trip Generation	Uses	Weekday Trip Generation
A	25 SFD housing units	240	38 SFD housing units	364	38 SFD housing units	364
B	No substantial demand		No substantial demand		No substantial demand	
C	No substantial demand		12 SFD housing units	115	12 SFD housing units	115
D	No substantial demand		No substantial demand		67 acres business park	8,710
					Church	180
					Medical clinic	4,810
					Government office	72
E	No substantial demand		64 SFD housing units	615	64 SFD housing units	615
F	80 acre business park	10,400	70 acre business park	9,100	80 acre business park	10,400
			12,000 sf general retail	530		
			5,000 sf restaurant	635		
			110 room hotel	645		
G	8,000 sf general retail	355	8,000 sf general retail	355	8,000 sf general retail	355
	2,500 sf fast food	1,240	2,500 sf fast food	1,240	2,500 sf fast food	1,240
H	120 SFD housing units	1,150	120 SFD housing units	1,150	109 acre business park	14,170
			84 duplex housing units	490		
	84 duplex housing units	490	10,000 sf pharmacy	880		
I	8 ac retail nursery	770	8 SFD housing units	75	8 SFD housing units	75
			8 ac retail nursery	770	8 ac retail nursery	770
J	No substantial demand		No substantial demand		No substantial demand	
K	No substantial demand		17 acre business park	2,210	17 acre business park	2,210
			18 ac education/training	1,220	18 ac education/training	1,220
			18 ac recreation/tourism	85	18 ac recreation/tourism	85
Total	14,645		20,834		45,391	

VI. Findings

Under each of the conceptual land use analysis scenarios, substantial development and associated economic benefits could be derived. However, with increasing development, the service demands required to support the additional businesses and residents of the township will become increasingly complex and costly and facilitate an overall change in community character.

For school impacts, potential cost impacts are significant if future business development would attract, and the township would accommodate, increased residential development to those new employment opportunities. Obviously, the township is seeking to balance the tax income and school student generation demands of business development (i.e. high tax, low school demand) with those of residential development (i.e. low tax, high school demand). However, as more business is attracted to the township, residential demand will generally follow. Therefore, the township must continue to monitor business and residential demand trends and work closely with the school district to proactively plan for changes in student numbers and age cohorts.

Regarding park and recreation land, the township relies on adjacent municipalities and the school district to accommodate the majority of the recreational needs of its residents. With expanding facilities in East Berlin, this situation is likely to remain. However, if development is promoted along the Route 194 corridor, additional recreation demand will be generated from (1) new residential development and (2) businesses that desire recreational amenities (e.g. walking/jogging trails, informal gathering areas) that help attract and maintain employees. In response, the township should continue to pursue development of a rails-to-trails facility along the former East Berlin Railroad corridor to link future business and commercial areas with adjacent residential areas and consider the identification and planning of one to two small neighborhood parks along the corridor.

Current wastewater capacity upgrades to serve the corridor appear adequate to meet reasonably foreseeable future development; however full development of the corridor as a business focus area, if promoted by the township, would likely require additional treatment capacity upgrades in the future. Additionally, the water demands of such development would likely require the extension of public water service to serve future business and residences. The township could consider a phased approach to development of the corridor, promoting business and residential development in the areas adjacent to Abbottstown and East Berlin initially where public water service is available, and reducing the extension of public water to the central portion of the corridor until necessary.

As the township currently relies on volunteer fire and EMS services and police coverage from the Pennsylvania State Police, current costs to the township for these services is significantly less. However, the demands of the conceptual development and induced population growth would likely require the township to consider additional paid police coverage (either township-managed or outsourced) and evaluate the need for additional fire personnel, potentially including some paid positions to provide a minimum level of response and specialized equipment (e.g. a ladder truck if future development is permitted to extend beyond two-stories). This would be especially important during weekday business hours, where an adequate number of personnel with proper training (formal structural training) would be needed to respond to incidents involving business or commercial uses.

In terms of traffic, each of the conceptual land use analysis scenarios would generate significant new traffic generation during the weekday hours and, with additional commercial activity, also affect weekend traffic. Even under Scenario A, development of only a few new land uses would likely cause a doubling

of the current average daily traffic of approximately 7,000 vehicles per day¹⁵ experienced along the corridor. Based on the conceptual land uses and distribution along the corridor, the following improvements would likely be required to support future development: widening of the Primrose Lane intersection to provide additional turning lanes into adjacent properties to the west; installation of traffic control at the Pine Run Road intersection to accommodate development to the east; realignment or reconfiguration of Jacobs Mill Road (potentially with Pine Run Road) to provide improved and safer connection with Route 194; realignment of the Mummert's Church Road and Home Road intersections with Route 194 into a single connection; and continued proactive support to both East Berlin and Abbottstown Boroughs in working with PennDOT to address the adverse effects of increased traffic generation on those communities.

VII. Hamilton Township Recommendation

Based on the findings of the study, Hamilton Township ultimately recommended a future land use pattern for the Route 194 that would affect only 28 acres of the corridor (Figure 5). The recommendation included a new commercial designation on the eastern side of the corridor between Primrose Lane at Nell's Shurfine and the Pine Run Road intersection. The Township also emphasized its desire to retain the woodland buffer along the Conewago Creek under any future development scenario, requesting that a buffer be illustrated on the map. The land use recommendation was forwarded to the Eastern Adams County Joint Comprehensive Plan Steering Committee for inclusion on the future land use map of the Joint Comprehensive Plan.

¹⁵ Pennsylvania Department of Transportation, 2009. 2008 Traffic Volume Map for Adams County.
<http://www.dot.state.pa.us/Internet/Bureaus/pdPlanRes.nsf/infoBPRTrafficInfoTrafficVolumeMap>

Figure 5: Hamilton Township Recommended Land Use Pattern

Route 194 Corridor Study
Hamilton Township, Adams County, PA

