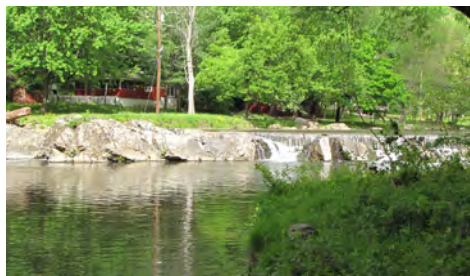


CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CUMBERLAND TOWNSHIP
GETTYSBURG BOROUGH
STRABAN TOWNSHIP

APRIL 2019

CENTRAL ADAMS

JOINT COMPREHENSIVE PLAN

Final Document April 2019



ACKNOWLEDGEMENTS

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

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ADOPTION DATES

Cumberland Township

February 26, 2019

Gettysburg Borough

March 11, 2019

Straban Township

April 1, 2019



INTRODUCTION

What is a Comprehensive Plan?

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

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

This Joint Comprehensive Plan can be used to:

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

This Joint Comprehensive Plan cannot:

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

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

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

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

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

Community Outreach Summary

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

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

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



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

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

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

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

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

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

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

Top issues identified as being in need of improvement were:

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

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

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

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

Implementing the Plan

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

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

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

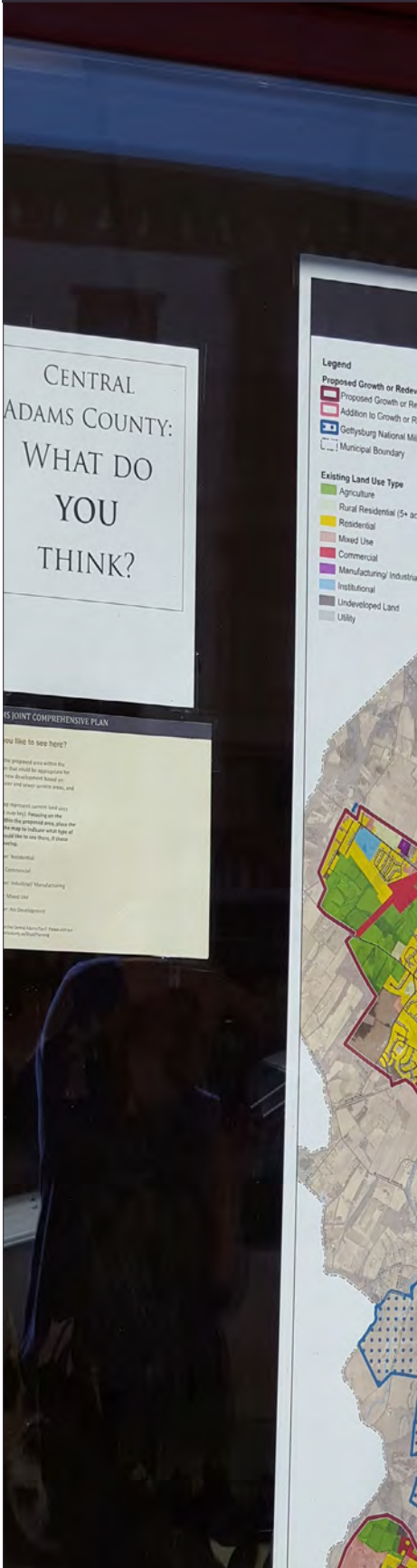
Community Design Guidelines should be considered, or updated, to incorporate character and aesthetic provisions for new development and promote context-sensitive

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

Planning tools include:

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

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

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

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

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

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

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

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



CHARACTER AND IDENTITY

Community Development History

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

Pre-European Settlement

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

Early Settlement

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

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

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

Impact of the Battle of Gettysburg

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

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



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

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

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

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

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

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



02 Character and Identity

West of Gettysburg – Cumberland Township

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



East of Gettysburg – Straban Township

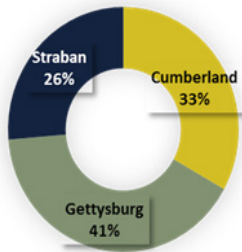
A comparable transition has occurred in Straban Township at the US Route 30 - Route 15 Interchange. In 1937, the landscape was primarily agricultural in nature. Some limited development occurred along the US Route 30 frontage through the 1970's, due to the construction of two-lane US Route 15. Residential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



SNAPSHOT OF THE REGION

Population:

18,764



2035 Projected Population:
22,060



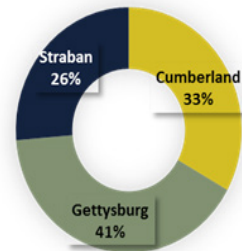
Median Age:
39.7



Cumberland: 50.9 | Gettysburg: 22.6 | Straban: 45.5

Housing Units:

7,087



Median Housing Value:
\$218,967

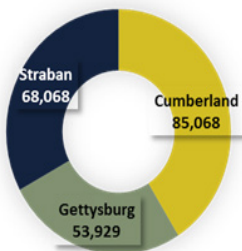


Owner Occupied Housing:
65.2%

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

Average Household Income:

\$55,026



Associate's Degree or Higher:
32%



Average Household Size:
2.6



Cumberland: 2.5 | Gettysburg: 2.1 | Straban: 3.1

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





CHARACTER AREAS & CORRIDORS

What is a Character Area?

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

How does this compare to previous comprehensive planning processes?

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

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

Will every parcel be included in a character area?

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

Agricultural Character Areas

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

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

Traditional Agriculture

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

Examples

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



Contemporary Agriculture

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

Examples

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



Multi-Functional Agriculture

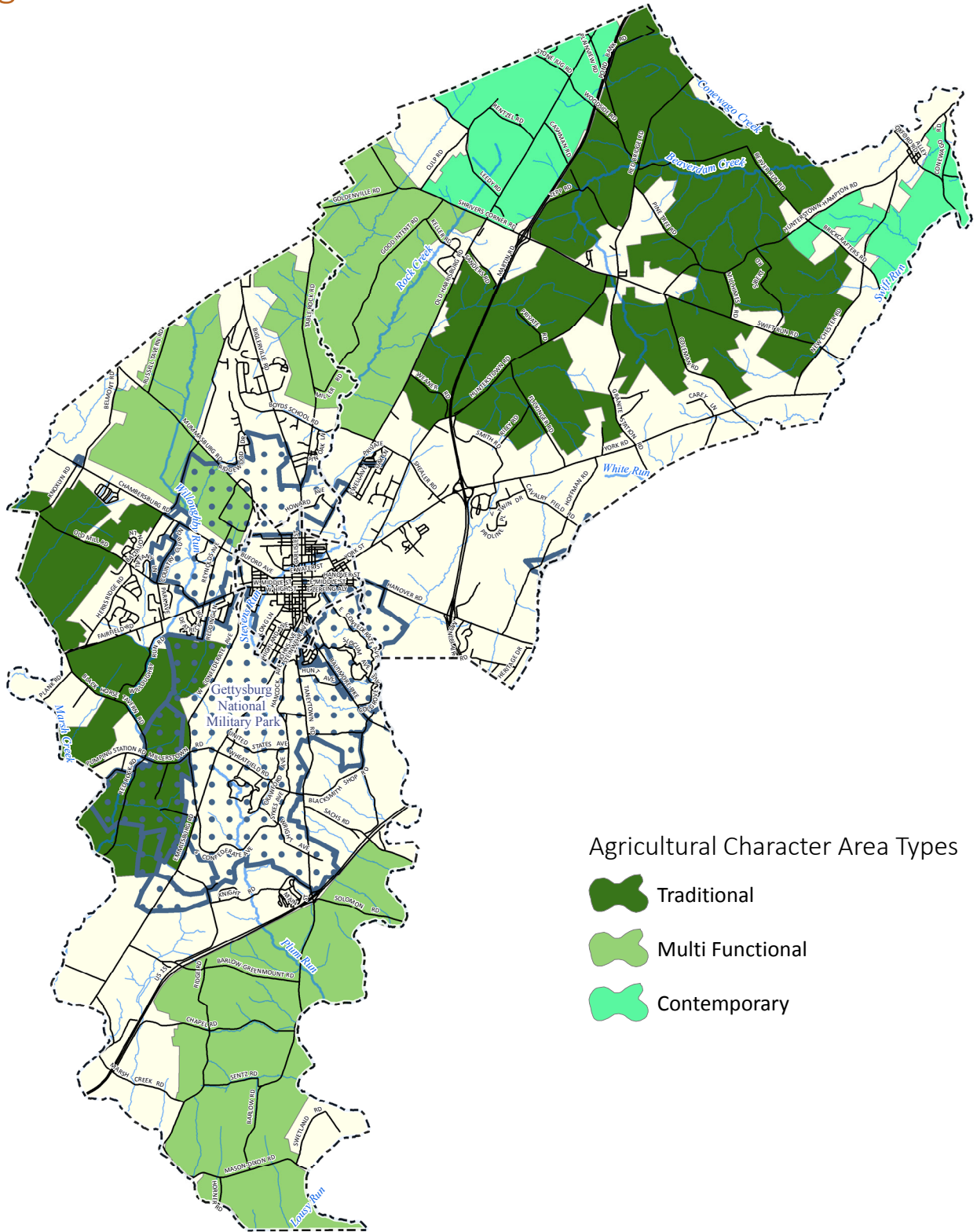
- Combination of large fields utilized for crops and grazing along with farnettes hosting companion livestock, small fields, and limited grazing opportunities.
- Large agricultural buildings are common in this area.
- Established history of family and traditional farming operations.
- Located in rural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

Examples

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



Agricultural Character Areas



Rural Character Areas

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

Rural Buffer

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

Examples

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



Rural Mix

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

Examples

- Sachs Road/Hospital Road
- Swetland Road



Rural Transition

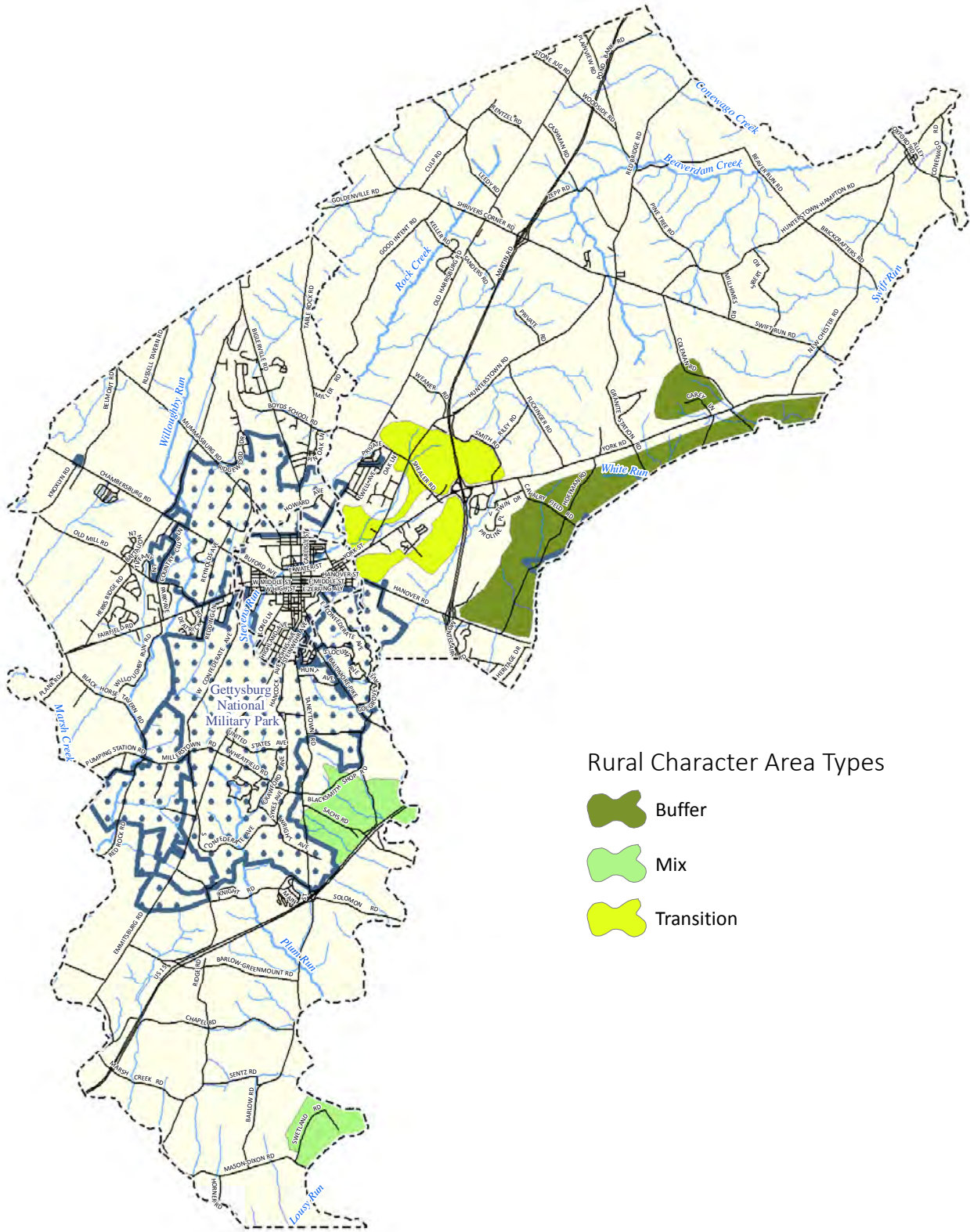
- Currently developed at lower densities with pockets of dense housing and commercial development.
- Agriculture and natural features are present, but much of this area contains sites that were at one time proposed for intense development, including several which are still active.
- Could be served by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

Examples

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



Rural Character Areas



- Rural Character Area Types
- Buffer
 - Mix
 - Transition

Natural Resource Character Areas

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

New Chester/ Swift Run

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



Marsh Creek Waterworks

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



Benner Hill/ Culps Hill/ Spangler Spring

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



Round Tops

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



02 Character and Identity

Greenmount/ Marsh Creek Lowlands/ Natural Dam

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



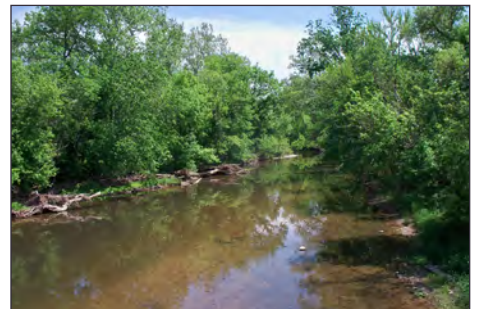
Table Rock Vistas

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

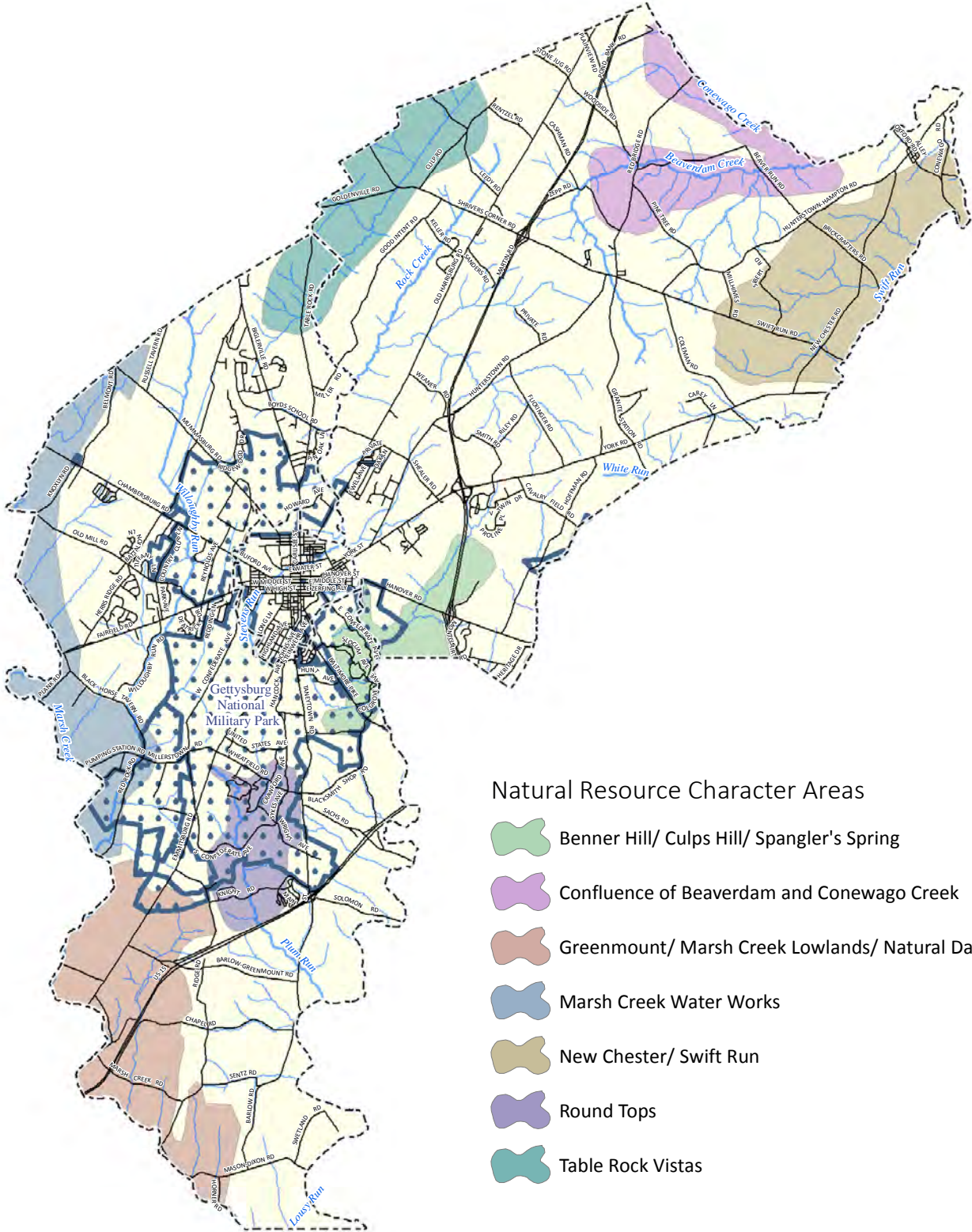


Confluence Beaverdam and Conewago Creek

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



Natural Resource Character Areas



02 Character and Identity

Civic Character Areas

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

Traditional

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

Examples

- Gettysburg College
- Gettysburg Area School District
- Gettysburg Hospital



Utility

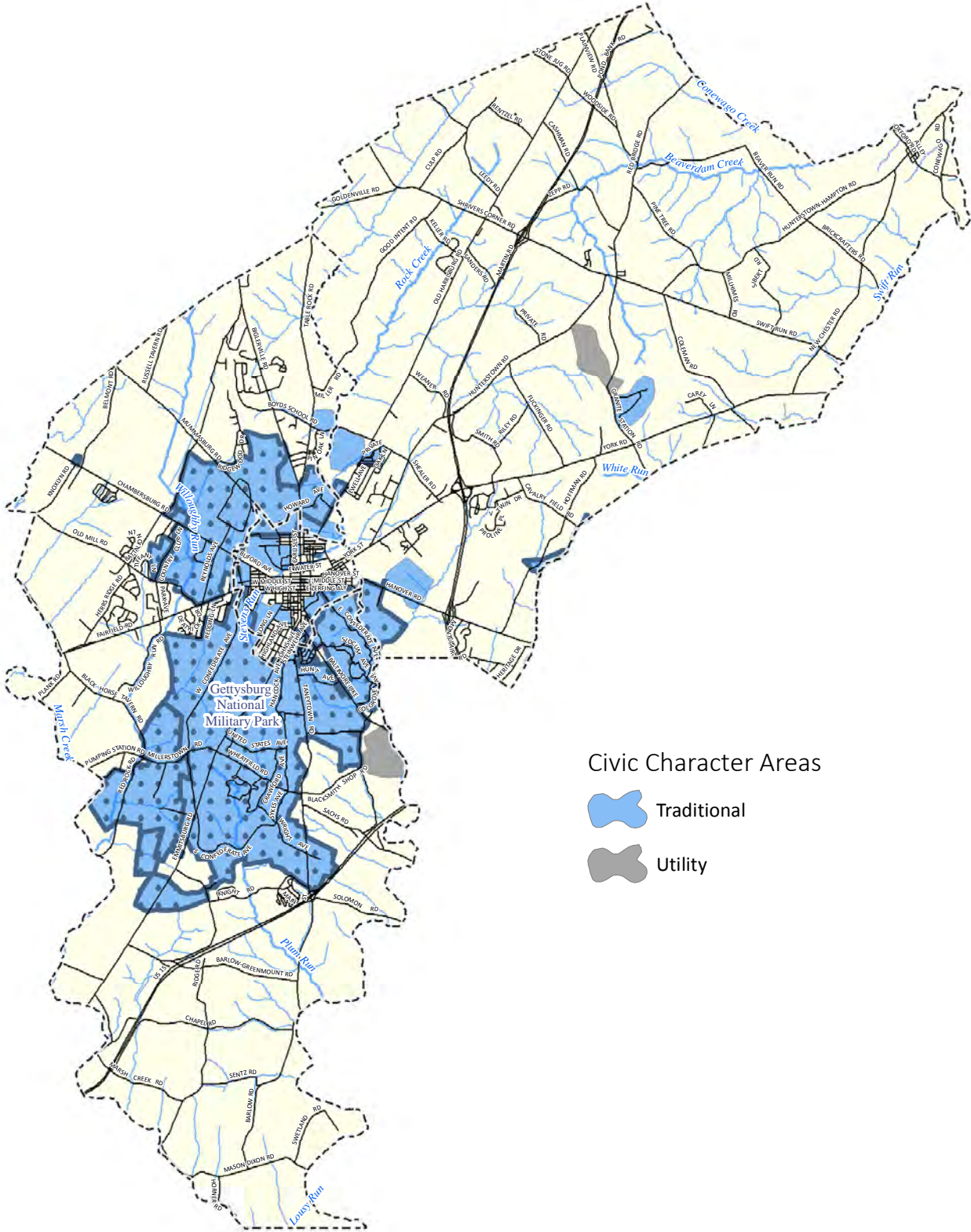
- Quasi-industrial areas where physical infrastructure plants are located.
- Settings are dominated by activities and features related to power generation or quarrying/ extraction.

Examples

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



Civic Character Areas



Civic Character Areas

-  Traditional
-  Utility

02 Character and Identity

Economic Development Character Areas

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

Highway Strip

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

Examples

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



Business Park

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

Examples

- Adams Commerce Center



Retail Commercial

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

Examples

- Peebles Plaza
- Gettysburg Marketplace



Tourist Commercial

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

Examples

- Steinwehr Avenue
- Baltimore Street
- Baltimore Pike



Commercial

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

Examples

- Greenmount
- Former Schindler plant along Biglerville Road



Downtown Core

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

Examples

- Blocks radiating from Lincoln Square



02 Character and Identity

Neighborhood Commercial

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

Examples

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



Light Industrial

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

Examples

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



Campgrounds

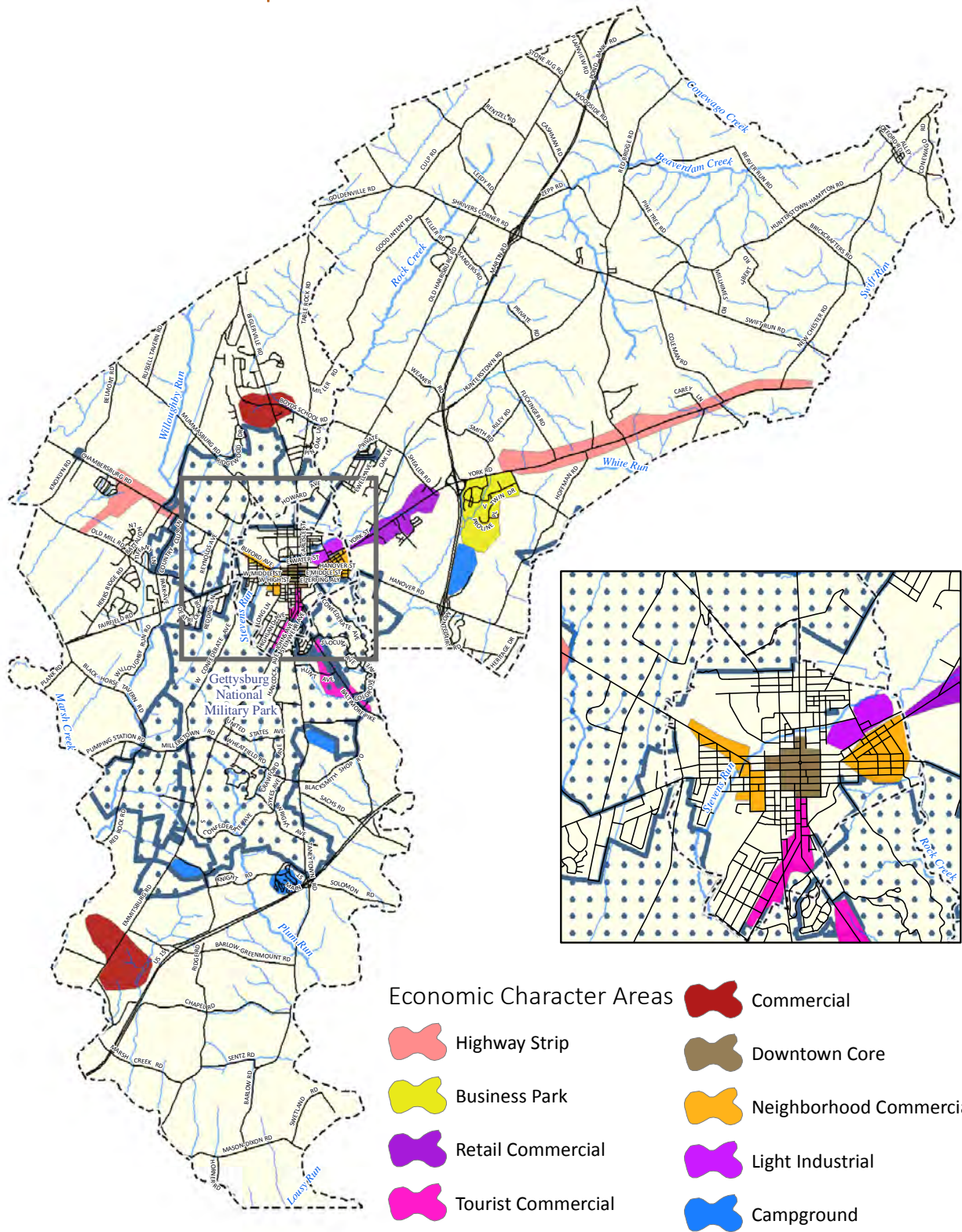
- Provide a different experience from a hotel or bed and breakfast.
- Outdoor recreation economy is growing and targets an additional segment of the tourism industry.
- Four campgrounds are located in Cumberland and Straban Townships.

Examples

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



Economic Development Character Areas



Housing Character Areas

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

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

Downtown Neighborhoods

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

Examples

- Downtown Gettysburg



In-Town Neighborhoods

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

Examples

- Broadway
- Springs Avenue
- Hanover Street



Early Suburbs

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

Examples

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



Newer Suburbs

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

Examples

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



Leapfrog Suburbs

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

Examples

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



02 Character and Identity

Village Neighborhoods

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

Examples

- Hunterstown
- New Chester



Rural Residential

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

Examples

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



Mobilehome Parks

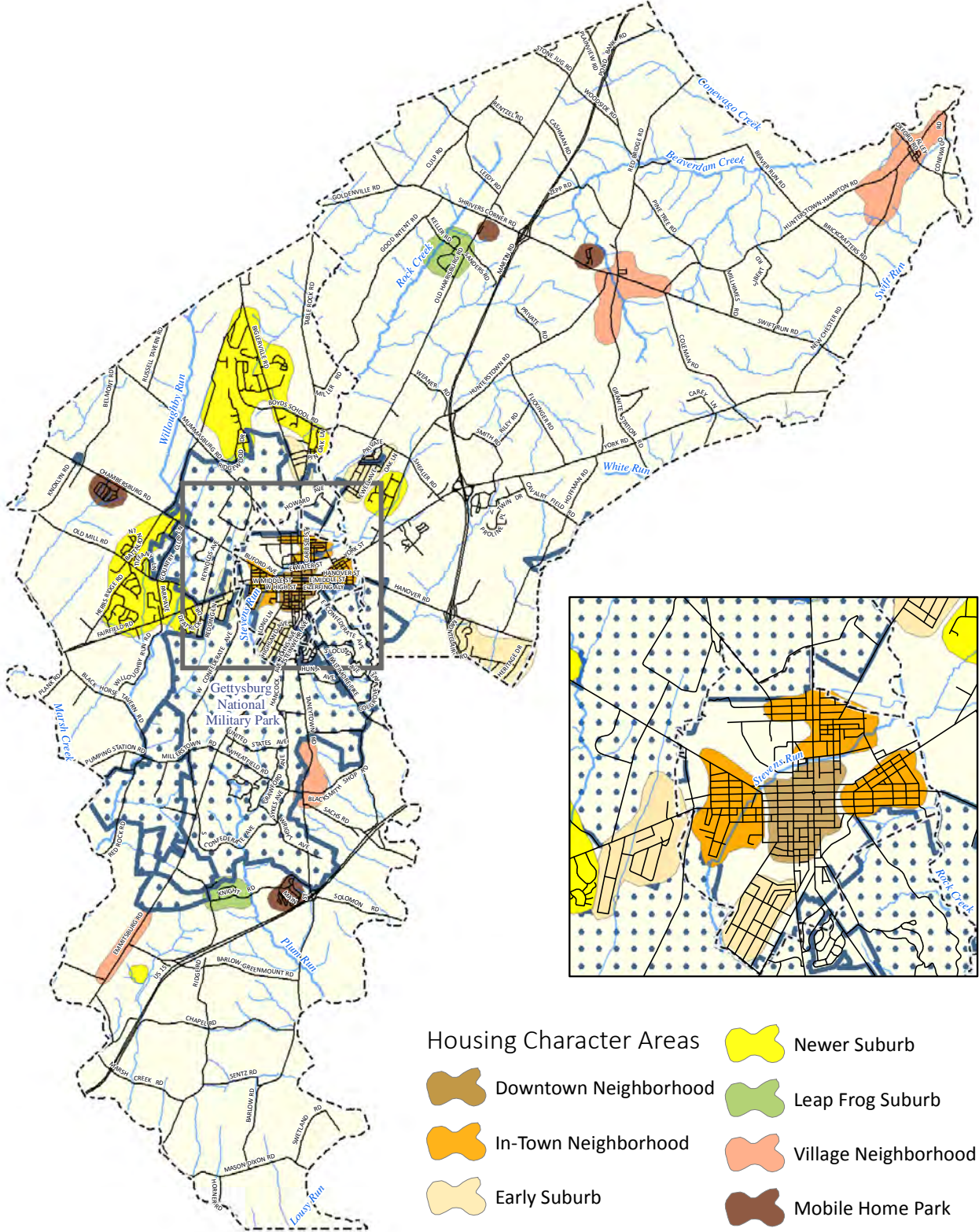
- Settings developed for placement of multiple mobilehomes or manufactured homes.
- Relies on privately owned and maintained street system with no connectivity to adjoining properties.
- Privately developed sewer and water systems.

Examples

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



Housing Character Areas



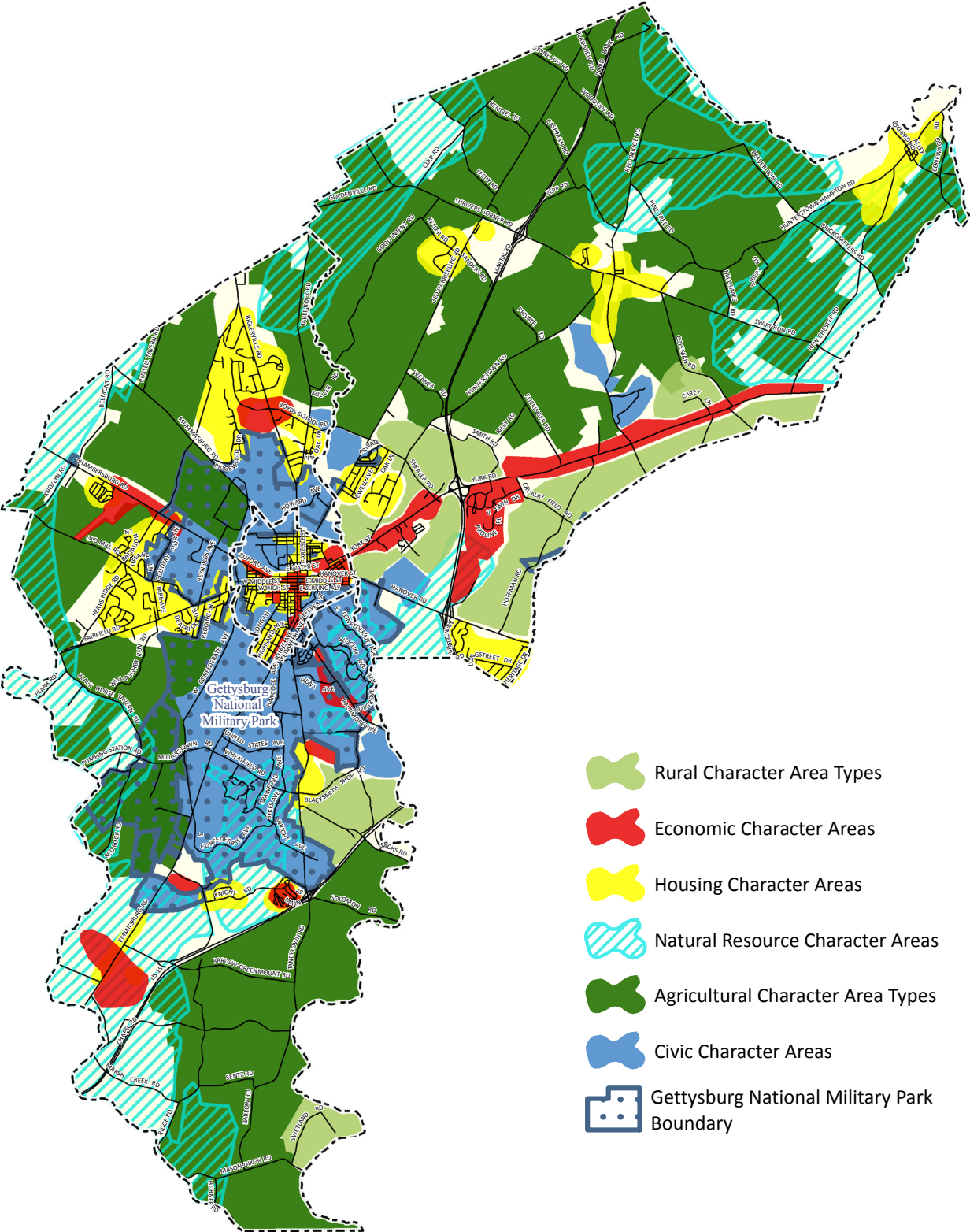


Composite Character Areas

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

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

Composite Character Areas





Corridors

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

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

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

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

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

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

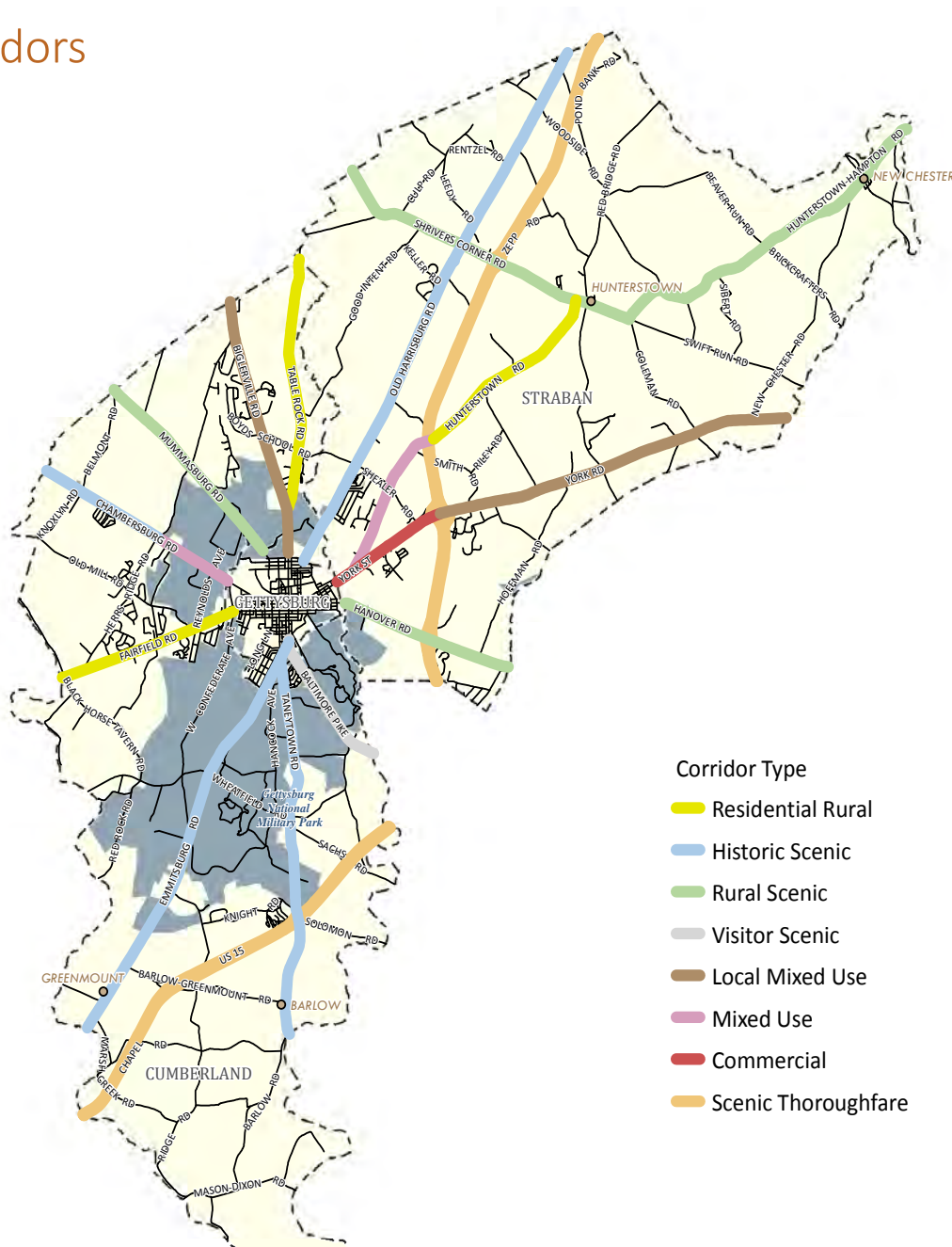
Mixed Use: Mixed Use Corridors are similar to Local Mixed Use Corridors in that a mixture of residential and nonresidential uses are located in the setting. However, Mixed Use Corridors typically include nonresidential uses that serve a broader regional area. Residential uses can be of various types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

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

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

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

Corridors





EXISTING LAND USE

Overview

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

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

Regional Land Use Character

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

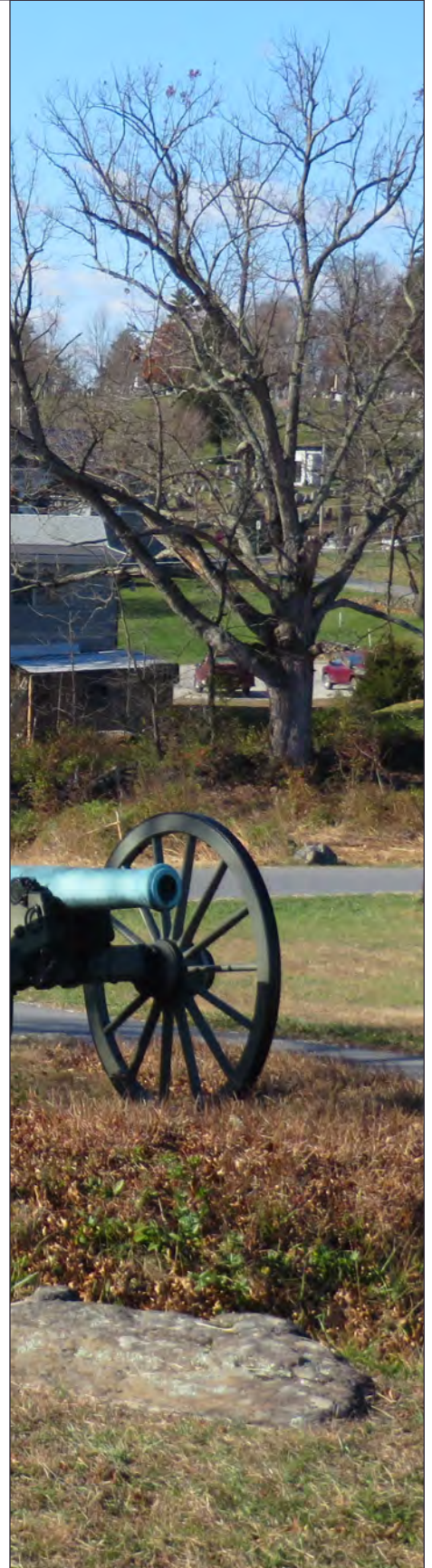
The unique feature in Central Adams, from a land use perspective, is the presence of the Gettysburg National Military Park (GNMP). The Military Park surrounds Gettysburg Borough on three sides and has significantly influenced the overall development pattern of the Region. The wide landscape of the GNMP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

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

Existing Land Use Analysis

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

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

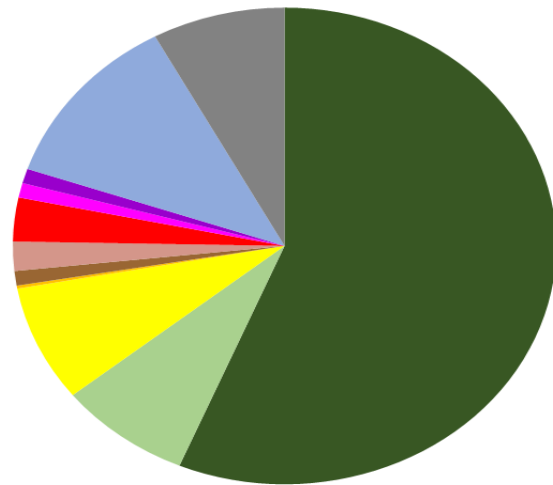


03 Land Use



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

Existing Land Use of the Region



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

Gettysburg Borough

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

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

Cumberland Township

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

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

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

Straban Township

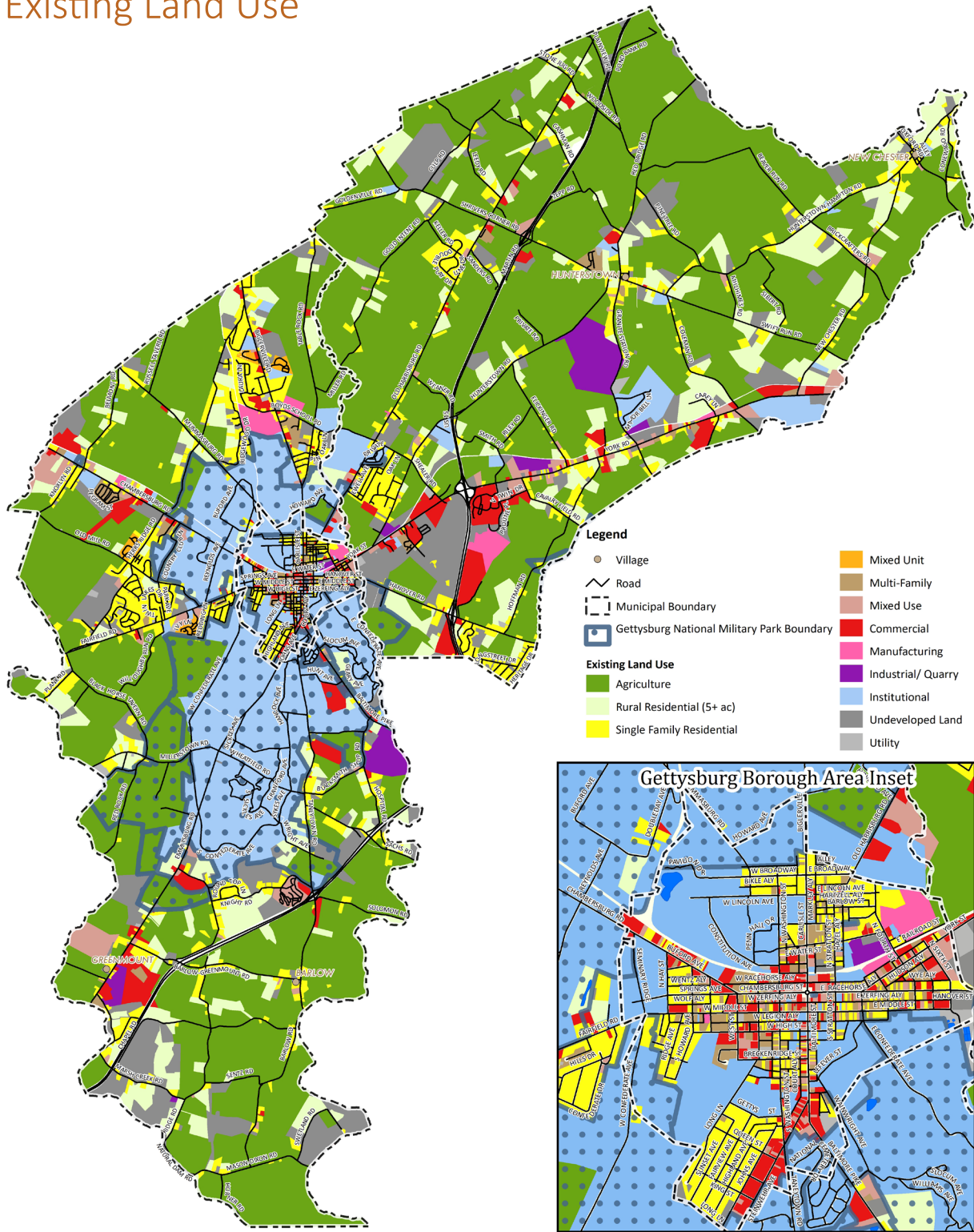
Straban Township's land use pattern is similar in many respects to that of Cumberland Township. Just over 76% of the total land area of Straban Township is within the agriculture and rural residential land use categories. Straban Township has a comparable percentage of land, 8% that is undeveloped.

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

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



Existing Land Use



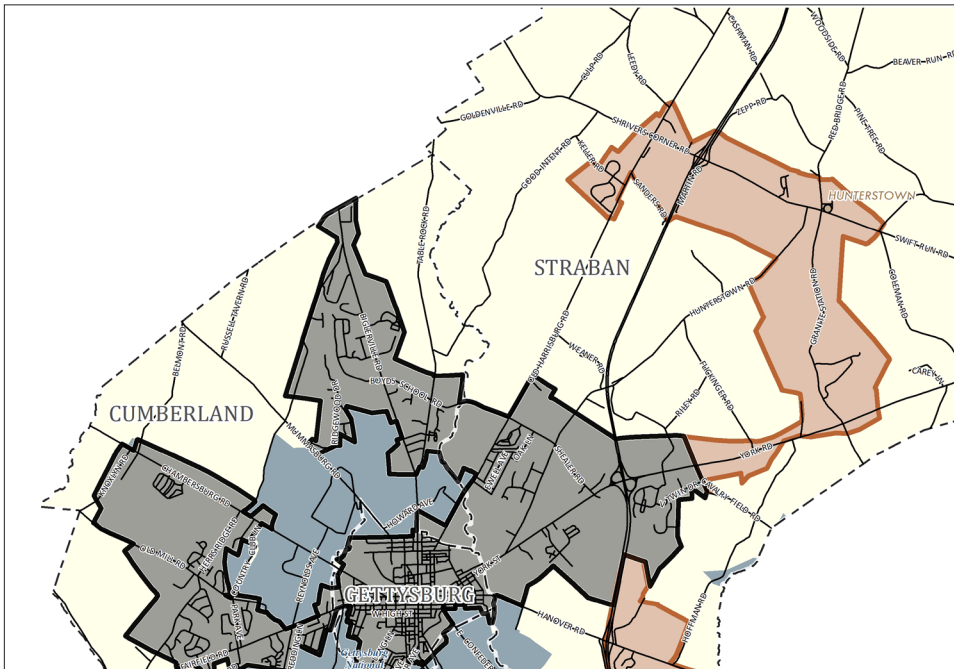
DESIGNATED GROWTH AREAS

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

Primary Designated Growth Area (DGA)

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

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

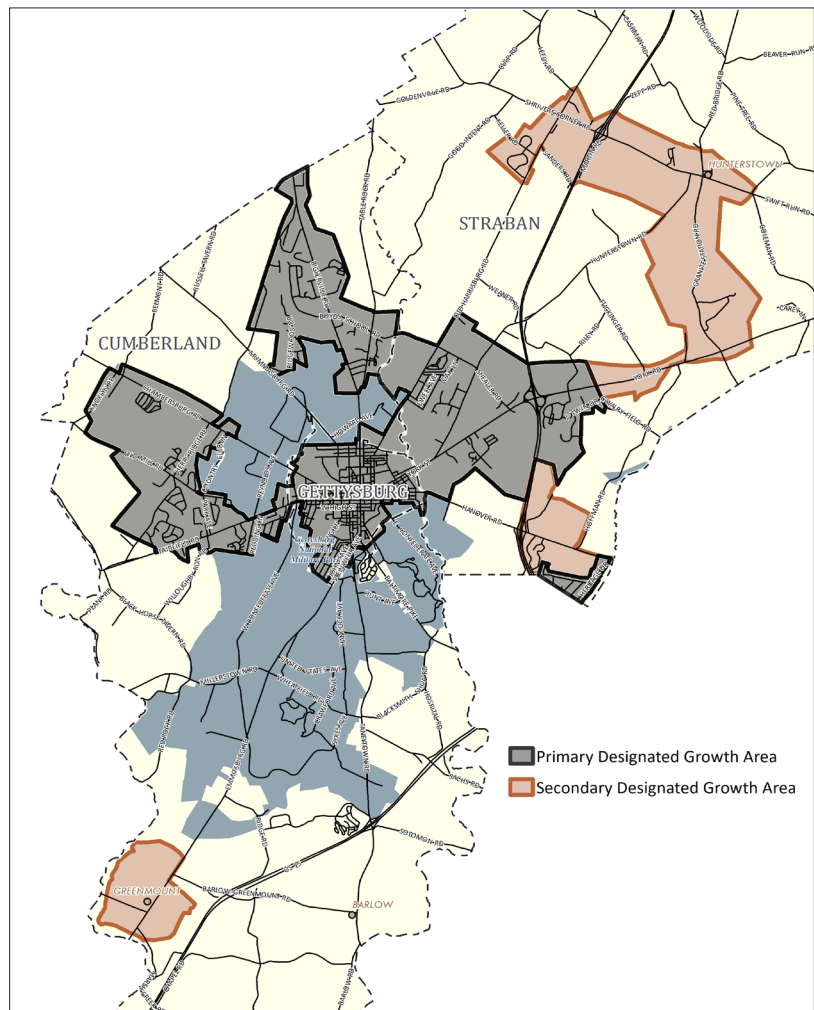




Secondary Designated Growth Area (DGA)

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

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



FUTURE LAND USE PLAN

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

Conservation

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

RECOMMENDATIONS:

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





Agricultural Enterprise

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

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

RECOMMENDATIONS:

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

Density Standards

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

Rural Landscape

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

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

RECOMMENDATIONS:

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





Rural Residential

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

RECOMMENDATIONS:

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

Suburban Residential

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

RECOMMENDATIONS:

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

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

Traditional Neighborhood

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

RECOMMENDATIONS:

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



Floor Area Ratio (FAR)

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

Form-Based Code

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

Downtown Core

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

RECOMMENDATIONS:

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

Village

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

RECOMMENDATIONS:

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

Neighborhood Mixed Use

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

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

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

RECOMMENDATIONS:

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

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





complement the existing setting is recommended.

RECOMMENDATIONS:

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

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

RECOMMENDATIONS:

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

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

RECOMMENDATIONS:

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

dwellings.

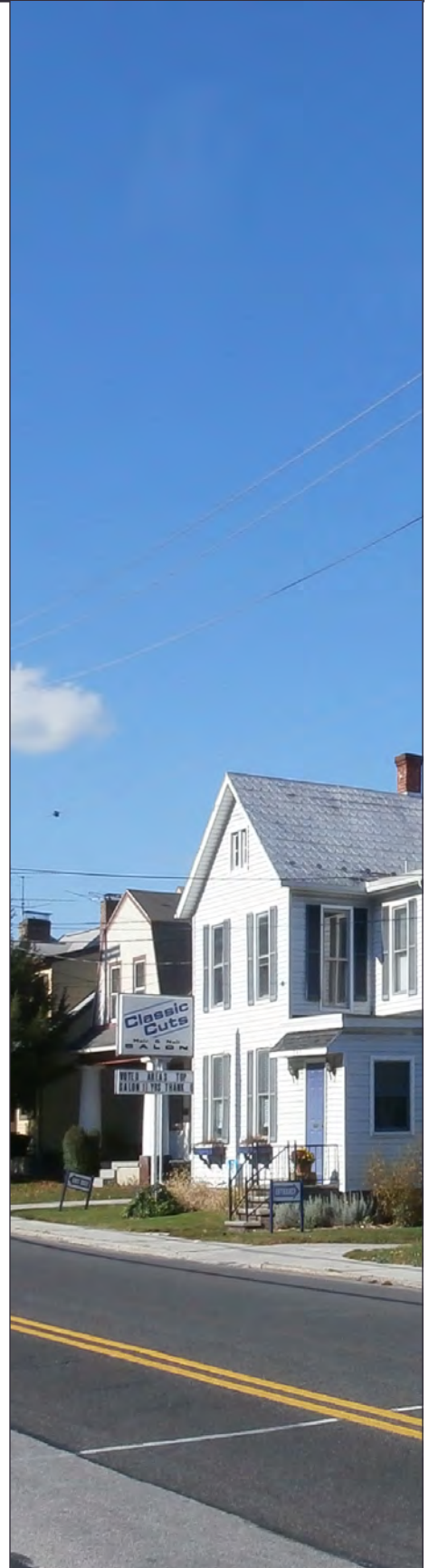
- NMU12.4 Non-residential uses should mainly include neighborhood-serving commercial uses. Such uses may include smaller-scale retail, professional office, and personal service.
- NMU12.5 New non-residential development should be focused on accommodating the needs of surrounding residential neighborhoods.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

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

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

RECOMMENDATIONS:

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





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

RECOMMENDATIONS:

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

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

RECOMMENDATIONS:

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

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

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

RECOMMENDATIONS:

NMU16.1 Residential development should be targeted to a density of around 4 dwelling units per acre.

NMU16.2 Nonresidential development floor area ratio should be around 0.6.

NMU16.3 Recognize the existing mixture of residential, retail, office, health care, and civic uses within the setting and encourage the retention of such uses.

NMU16.4 Encourage the development and redevelopment of properties at a scale and design that is reflective of traditional in-town settings. Appropriate architectural treatments in terms of building orientation and scale are recommended.

NMU16.5 Infill opportunities should be explored where properties have been previously developed with excessive surface parking.

NMU16.6 Alternative means to accommodate the private automobile should be assessed. Significant infill development should be located where connections to alternative modes of transportation, like the Gettysburg Inner Loop, can be utilized.

NMU16.7 When parking is provided on site, the visibility of such parking should be minimized through placement of parking behind buildings or the use of underground parking.

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

RECOMMENDATIONS:

NMU17.1 Recognize the existing variety of nonresidential uses by allowing a mixture of primarily commercial uses.

NMU17.2 Establish site development standards that will gradually, over time, result in visual improvements to the corridor as properties are developed or redeveloped.

NMU17.3 Minimize the visual impact of parking through the application of standards focused on the placement of new parking areas or landscaped buffering of existing parking areas.



03 Land Use



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

RECOMMENDATIONS:

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

Mixed Use

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

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

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

RECOMMENDATIONS:

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

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

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

RECOMMENDATIONS:

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

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

RECOMMENDATIONS:

- MU21.1** Residential development should be targeted to a density of around 8 dwelling units per acre.
- MU21.2** Nonresidential development floor area ratio should be around 1.





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

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

RECOMMENDATIONS:

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

Knight Road/ US Route 15 - Taneytown Road Interchange: This setting is located around the northwest quadrant of the US Route 15-Taneytown Road interchange. Existing uses in this location include a mobile home park, recreational vehicle campground, and associated small retail businesses. Several of the properties in this

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

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

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

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

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

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

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

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



03 Land Use



Commercial

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

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

RECOMMENDATIONS:

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

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

RECOMMENDATIONS:

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

Avenue Business Improvement District.

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

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

RECOMMENDATIONS:

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

Industrial

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

RECOMMENDATIONS:

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



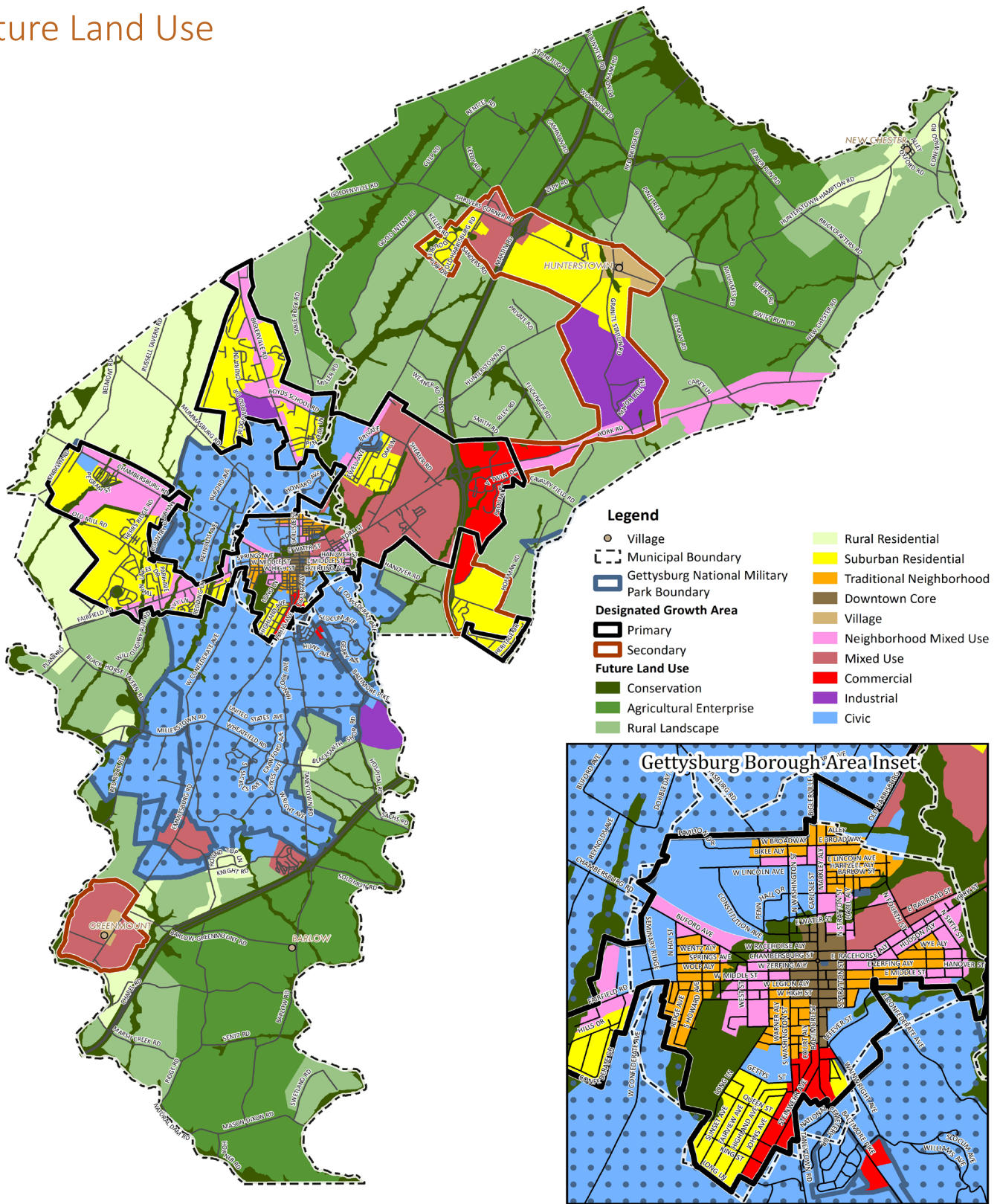
Civic

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

RECOMMENDATIONS:

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

Future Land Use



Legend

- Village
- ▭ Municipal Boundary
- ▭ Gettysburg National Military Park Boundary
- Designated Growth Area**
- ▭ Primary
- ▭ Secondary
- Future Land Use**
- Conservation
- Agricultural Enterprise
- Rural Landscape
- Rural Residential
- Suburban Residential
- Traditional Neighborhood
- Downtown Core
- Village
- Neighborhood Mixed Use
- Mixed Use
- Commercial
- Industrial
- Civic

Gettysburg Borough Area Inset



POPULATION PROJECTIONS

Overview

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

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

Cumberland and Straban Townships

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

Gettysburg Borough

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

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

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

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

POPULATION ASSUMPTIONS: MID-LEVEL GROWTH RATE

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

POPULATION PROJECTIONS

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

Build Out Analysis

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

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

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

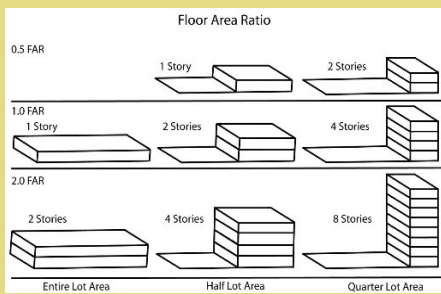
Density Standards

Dwelling Units (DU) per Acre:

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

Floor Area Ratio (FAR):

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



DENSITY STANDARDS USED FOR FUTURE LAND USE CLASSIFICATIONS

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

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

POTENTIAL BUILD-OUT RESULTS

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

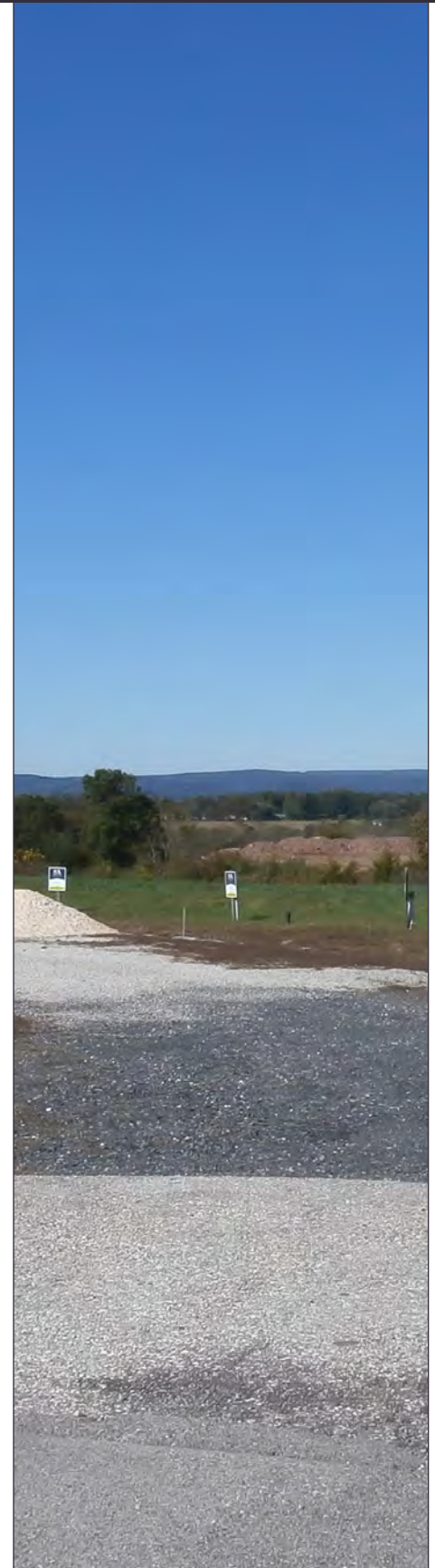
The Potential Build-Out Results illustrate that the majority of new dwelling units and non-residential floor area would be located within land use designations that make up only about a quarter of the Region's land area. These results also confirm that the majority of new development would be located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

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

03 Land Use

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

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





INTERRELATIONSHIP OF PLAN ELEMENTS

Overview

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

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

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

Community Development Objectives:



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



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



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



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



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



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

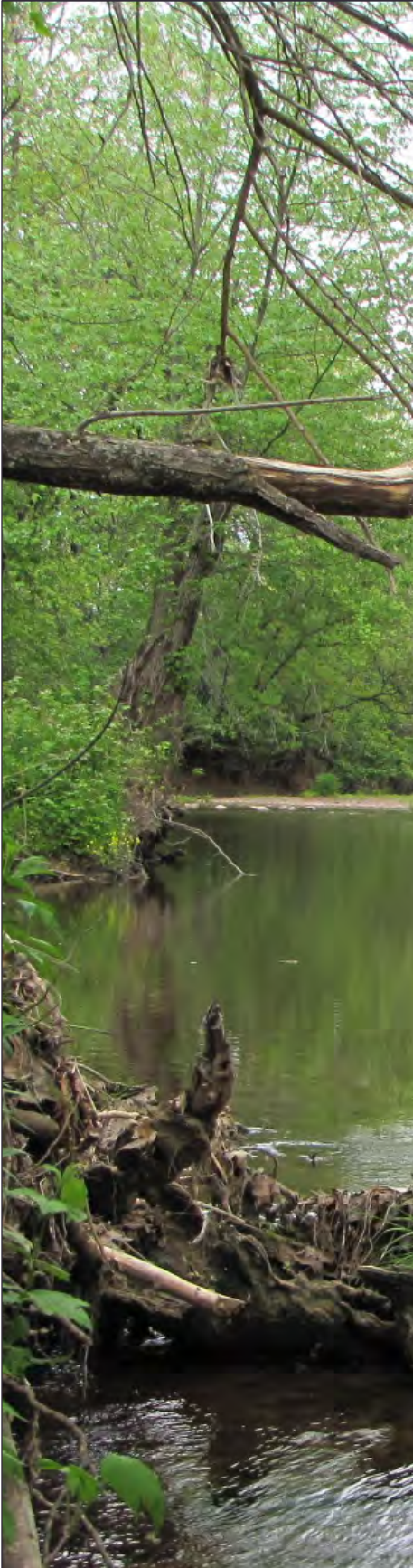


Identify proactive methods to balance preservation and promotion of the historic, natural, and scenic resources of Central Adams, while encouraging appropriate scale and aesthetics of growth activities and retention of natural features.



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





NATURAL RESOURCES

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



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

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

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

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

RECOMMENDATIONS:

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

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

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

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



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

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

RECOMMENDATIONS:

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



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

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



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

RECOMMENDATIONS:

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



Greenway

A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural and scenic features.

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

Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designed for human passage.

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



AGRICULTURE

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

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

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

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

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

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

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

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

RECOMMENDATIONS:

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



Locate intensive agricultural uses in areas with established agricultural operations.

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



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

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



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

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



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

Effective Agricultural Zoning

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

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

RECOMMENDATIONS:

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



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



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



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

RECOMMENDATIONS:

A3.1 Investigate strategies for funding farmland preservation.



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

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



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

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



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

COMMUNITY RESOURCES

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

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

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

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

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

RECOMMENDATIONS:

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



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

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



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





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

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



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

CR1.4 Explore ways to address fire protection coverage in the Hunterstown area.



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

CR1.5 Maintain and evaluate fire-training services at the Adams County Emergency Services Training Center to accommodate best practices for emergency response.



To best meet the needs of the local community, emergency responders should have the most up-to-date training possible with opportunities to review and discuss various scenarios within their line of work. Efforts to maintain and expand as needed should continue to ensure all avenues are explored to maximize training opportunities for local fire and emergency responders.

GOAL CR2: Pursue regionalization of community services.

RECOMMENDATIONS:

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



The Southern Adams County Regional Police Study recommended a regional

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

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



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



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

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



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

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

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

RECOMMENDATIONS:

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



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

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



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

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





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



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

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

RECOMMENDATIONS:

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



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

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



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



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



UTILITIES

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

Water and Sewer

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

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

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

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



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

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

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

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

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

RECOMMENDATIONS:

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

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

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

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



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

U1.3



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

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

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

U1.4



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

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

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

U1.5



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

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

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







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


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


RECOMMENDATIONS:

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

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

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

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

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

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

Stormwater Management

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

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

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

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


RECOMMENDATIONS:

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


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

MS4

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

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

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

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

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

Broadband

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

The types of broadband currently available include:

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


Federal Communications Commission, fcc.gov/general/types-broadband-connection

Telecommunications

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

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

RECOMMENDATIONS:


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

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

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


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

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

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

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

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

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

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

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





HOUSING

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

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

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

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

RECOMMENDATIONS:

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

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

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



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

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

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



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

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

RECOMMENDATIONS:

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



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

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

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



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

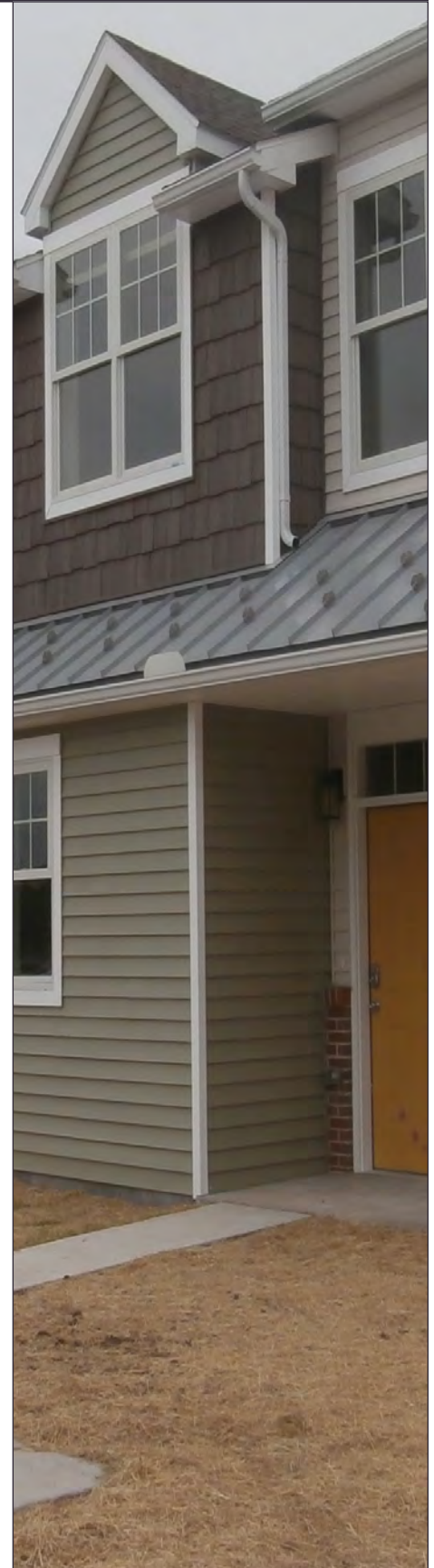
- Perform an analysis to confirm that sufficient land is available to allow for competition in providing for all housing types. This analysis should be periodically revisited (for example, every five years).

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



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


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




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

GOAL H3: Ensure that affordable housing opportunities are provided.

RECOMMENDATIONS:

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



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




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

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

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



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

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



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

Affordable Housing

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

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

RECOMMENDATIONS:

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

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

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

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

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

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

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

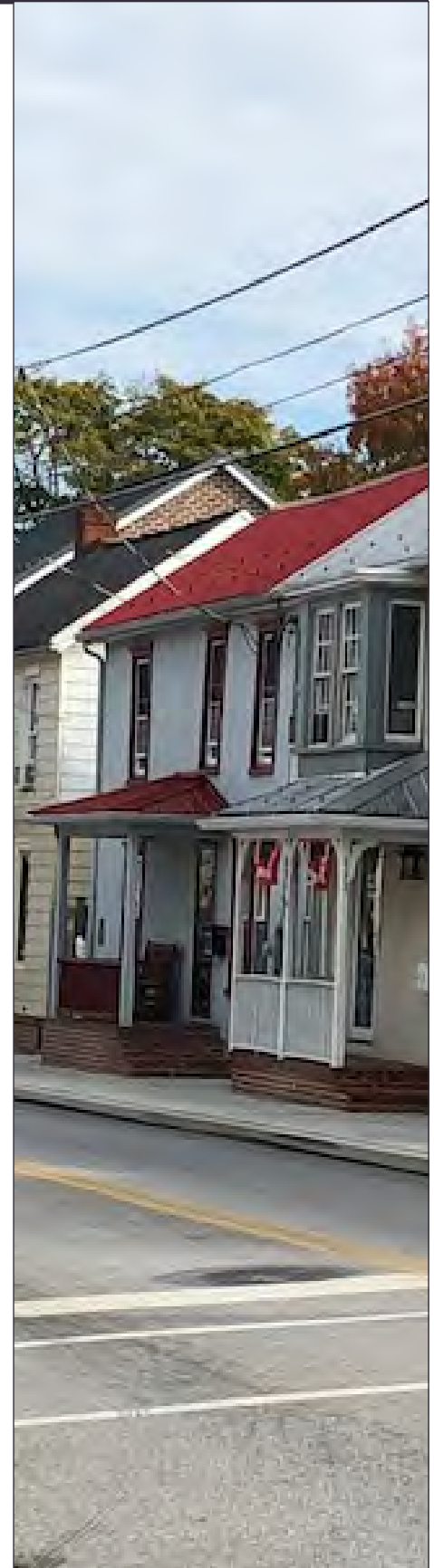
The quality of a neighborhood is affected by the quality of the infrastructure serving the area.

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

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


RECOMMENDATIONS:

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





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

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

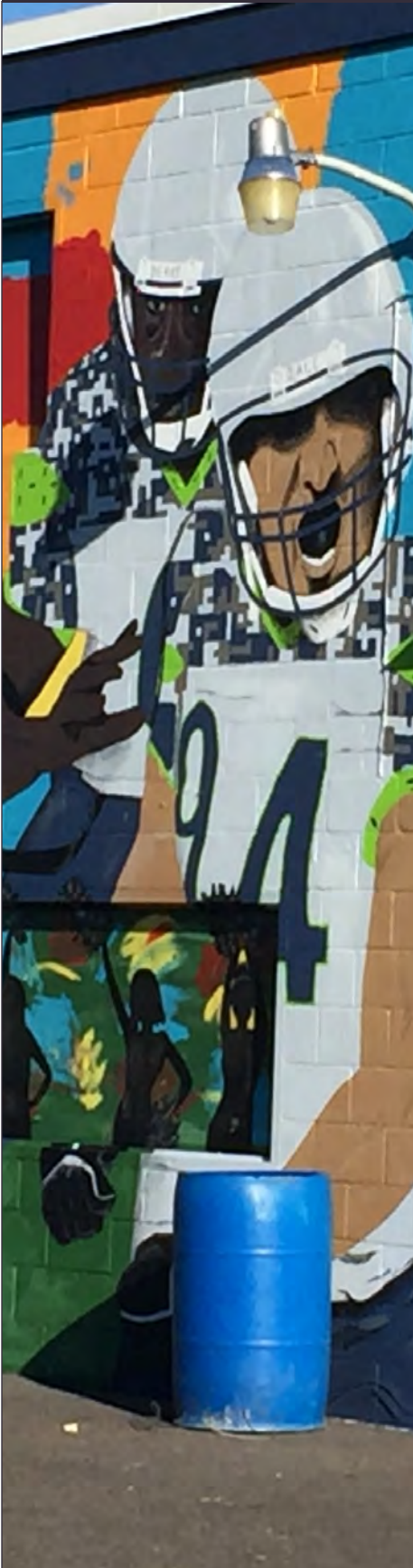
The municipalities should amend local zoning ordinances to encourage, through density provisions and other measures, the location of new residential development in close proximity to existing or proposed services. Community livability is increased when residents have convenient access to recreation facilities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

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

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

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

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



RECREATION

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

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

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

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

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

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

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

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

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

PARKLAND AND TRAIL NEEDS

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

Community Park

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

Neighborhood Park

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

Standard Land Needs*

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

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

04 Plan Elements




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

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

GOAL R1: Provide recreation opportunities to residents and visitors.


RECOMMENDATIONS:

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

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

proximity to existing population centers in the Region.

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

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

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

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

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

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

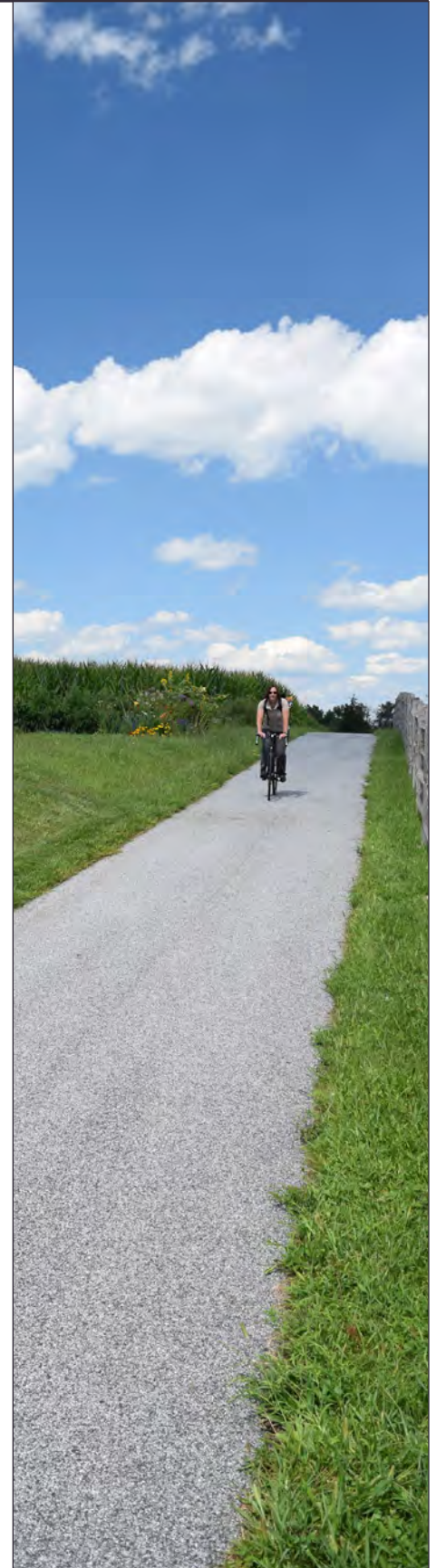
GOAL R2: Identify and offer preferred forms of recreation and programs that meet the needs of the Region.

RECOMMENDATIONS:

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

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

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





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

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

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


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

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

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

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

RECOMMENDATIONS:


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

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

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



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

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



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

TRANSPORTATION

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

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

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

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

Congestion Management

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

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

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

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





million in 2017 dollars.

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

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

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

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

Goal T1: Reduce congestion in and approaching Gettysburg

RECOMMENDATIONS:

T1.1 **Connect the Spokes.**



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

The following connections to Route 30 should be considered:

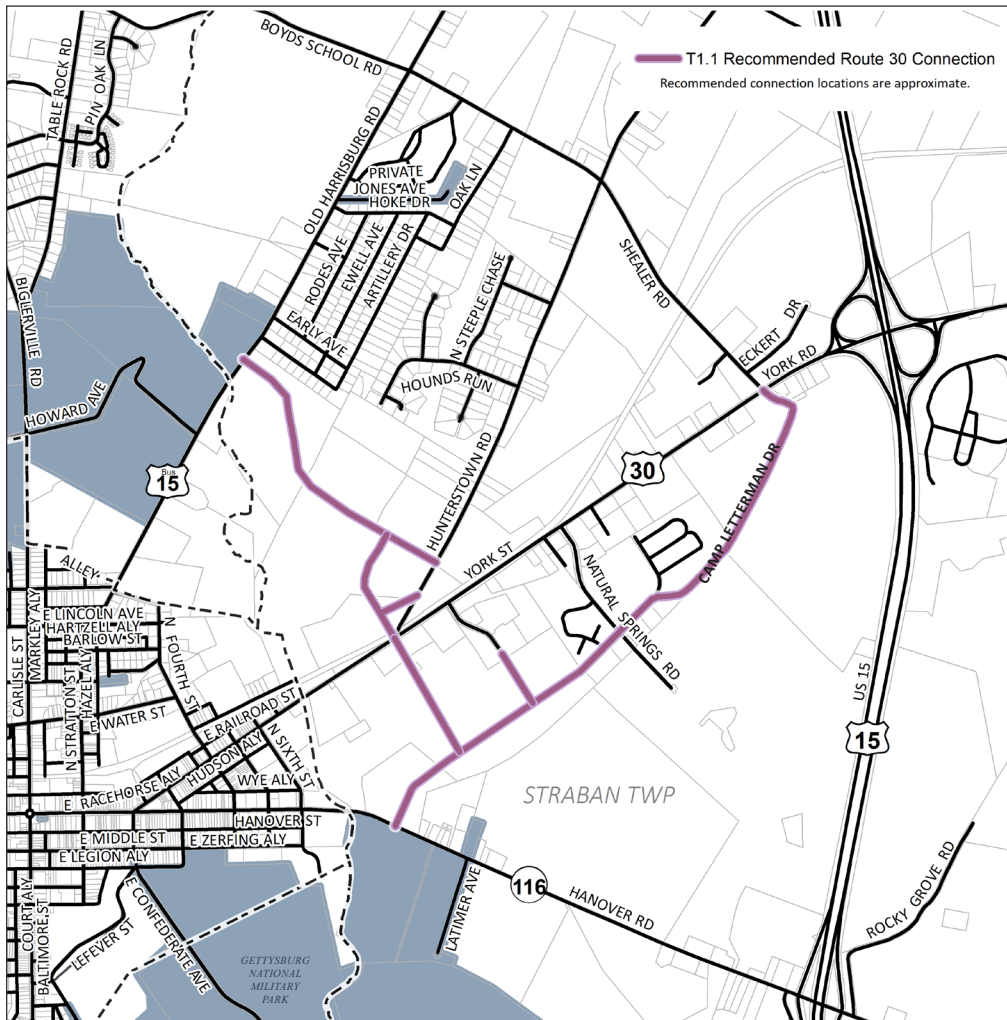
- US 30 East/Camp Letterman Drive to PA 116
- US 30 East/Hunterstown Road to Old Harrisburg Road (Business Route 15)

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

Improvements and connections to Camp Letterman Drive should include:

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

Recommended Connections





T1.2 Modernize Travel Demand Management Systems.



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

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

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



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

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

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


Transit

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

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

Goal T2: Encourage Expansion of Transit Service


RECOMMENDATIONS:


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


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

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

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

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

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

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






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

Goal T3: Expand/ improve bicycle and pedestrian infrastructure.

RECOMMENDATIONS:

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

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

New connections should include:

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

Parking

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

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

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

RECOMMENDATIONS:

T4.1 Prepare a Downtown Parking Master Plan.



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

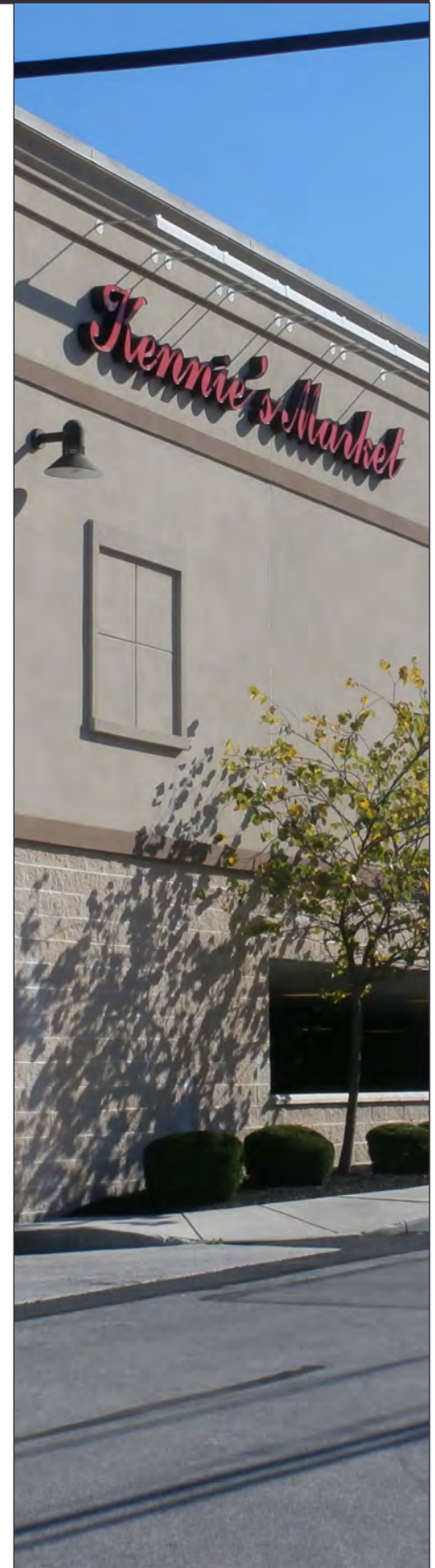
Potential items for further research should include:

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

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



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





Goal T5: Maintenance and Safety Priorities

RECOMMENDATIONS:

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



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

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

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



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

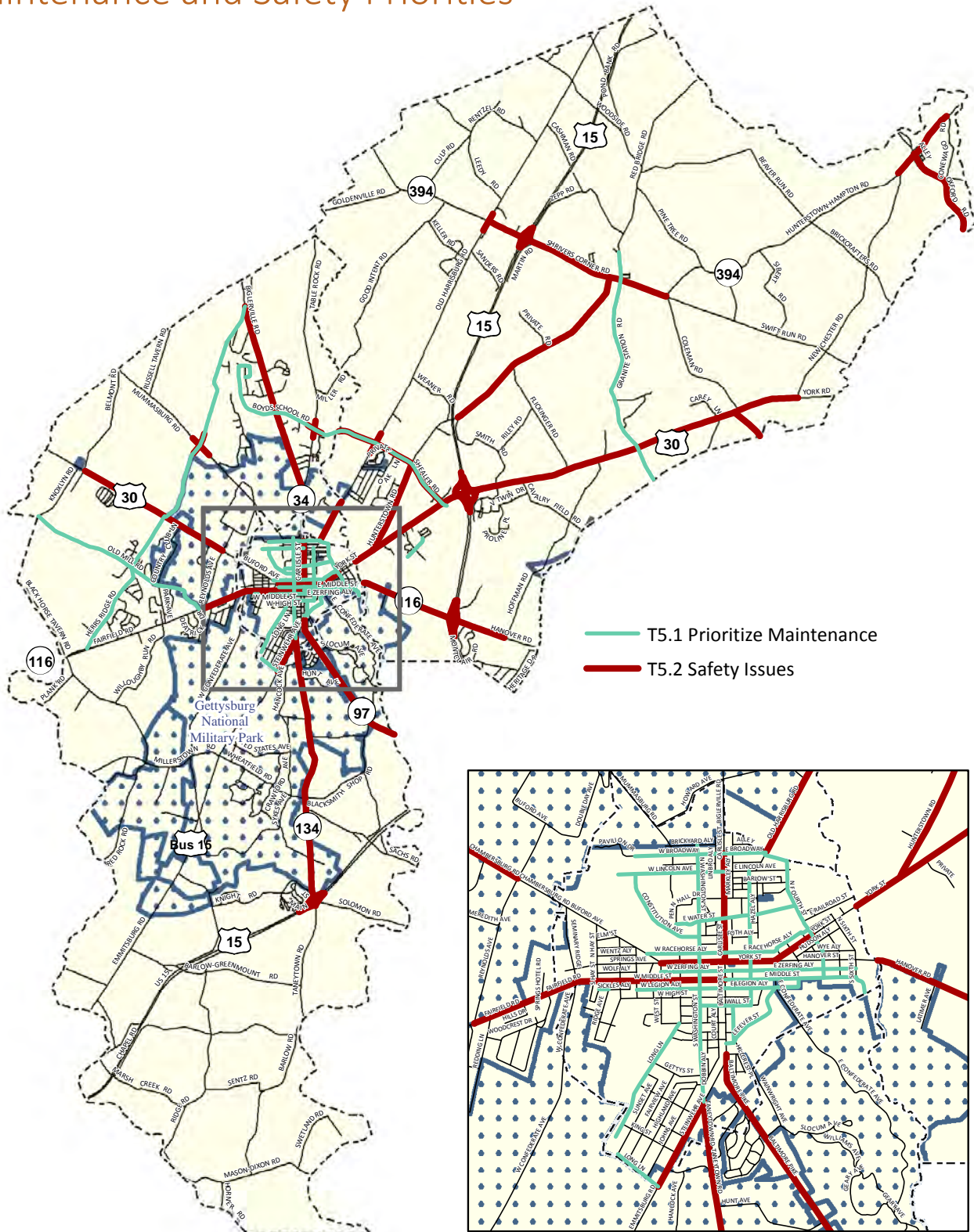
- US Route 15 Interchanges - at US 30, PA 116, PA 134, PA 394
- US Route 30
 - o Belmont Road to Reynolds Ave
 - o Rock Creek to US Route 15
 - o Springs Avenue to N. 4th Street
 - o US Route 15 to New Chester Rd
- Route 34/Carlisle Street
 - o Gettysburg Square to Broadway
 - o Table Rock Rd to Herra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

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

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

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

Maintenance and Safety Priorities



Gettysburg Regional Airport

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

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

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

RECOMMENDATIONS:

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



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

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

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

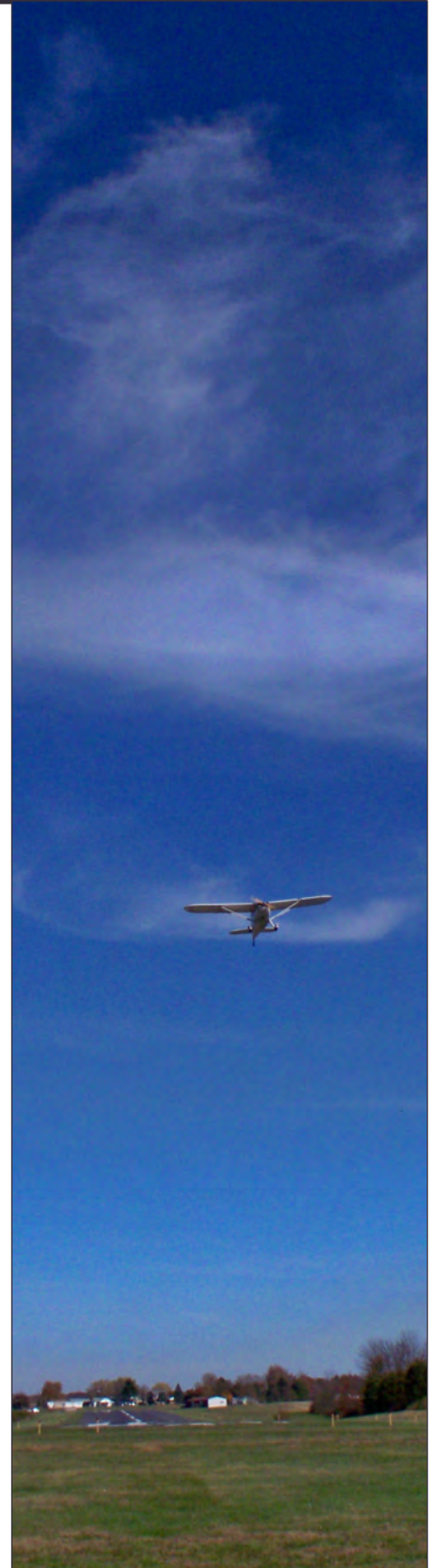
Goal T7: Access Management

RECOMMENDATIONS:

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



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



and annual maintenance.

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

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

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



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

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



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

Some examples of such connections include:

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

ECONOMIC DEVELOPMENT

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

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

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

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

Goal ED1: Promote collaboration across the community

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

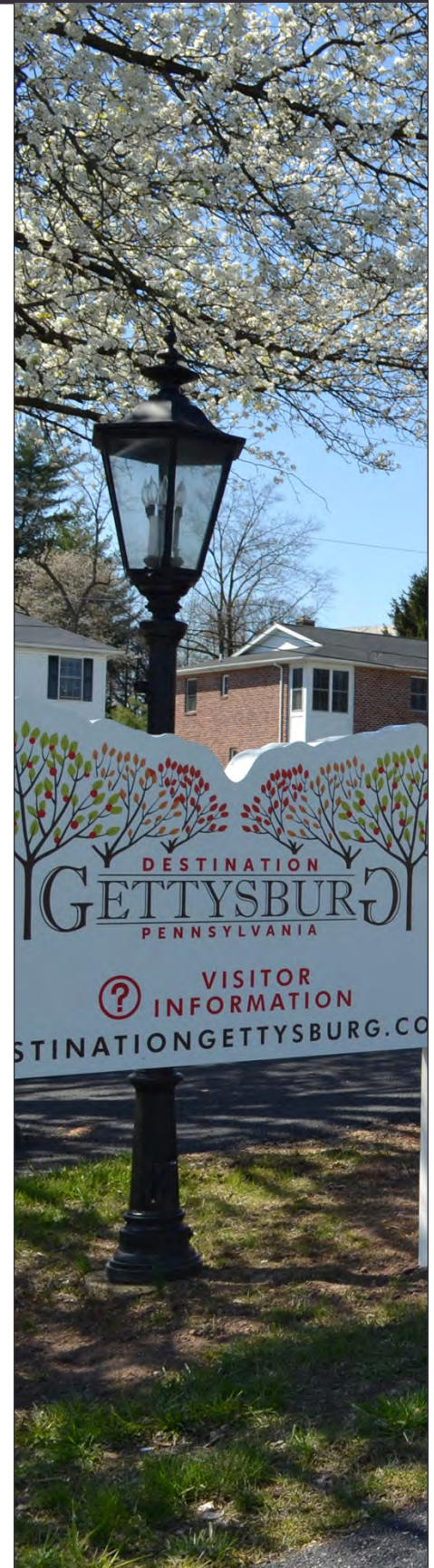
RECOMMENDATIONS:

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



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

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



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



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

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



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

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

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



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

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

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

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



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

Incentives for Development

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

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

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

Goal ED2: Incentives for Development

RECOMMENDATIONS:

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



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

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

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

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

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

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





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

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

Goal ED3: Diversify the Economy

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

RECOMMENDATIONS:

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



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

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

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



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

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

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



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

Goal ED4: Focus on Core Areas of the Region

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

RECOMMENDATIONS:

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



Gettysburg Borough

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

Cumberland Township

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

Straban Township

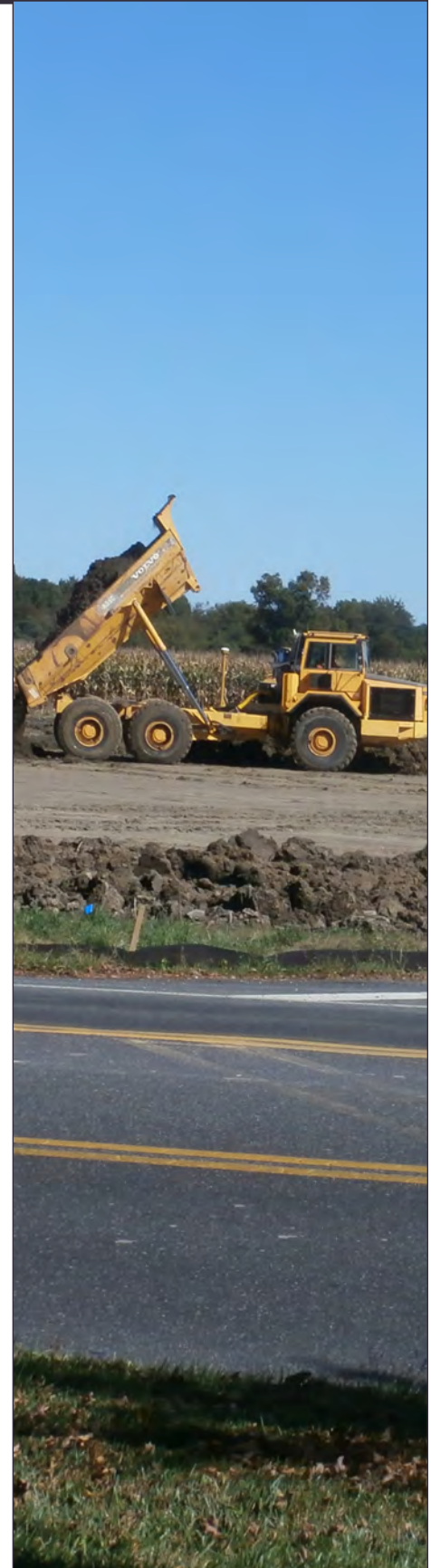
- U.S. Route 30 East
- U.S. 15/30 Interchange
- U.S. 15/394 Interchange
- Hunterstown

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



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

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



04 Plan Elements



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

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

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



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

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

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



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

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



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

HERITAGE

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

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


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

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


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

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

RECOMMENDATIONS:

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

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

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





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

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



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

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

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

RECOMMENDATIONS:

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



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

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



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

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



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

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



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

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

RECOMMENDATIONS:

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



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



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







CULTURE

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

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


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

RECOMMENDATIONS:


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


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

RECOMMENDATIONS:

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


which consists of minority residents.

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

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


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

RECOMMENDATIONS:

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

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

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

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

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

REGIONAL COMPATIBILITY

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

Consistency with the Adams County Comprehensive Plan

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

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

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

Compatibility with Adjoining Plans

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

Franklin and Butler Townships

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



Highland Township

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

Freedom Township

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

Mount Joy Township

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

Mount Pleasant Township

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

Reading Township

Reading Township, Adams County adopted the Eastern Adams Joint Comprehensive

05 Regional Compatibility

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

Tyrone Township

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

Frederick County, Maryland

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

Recommendation Abbreviations

N - Natural Resources

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R - Recreation

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

IMPLEMENTATION

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

Ordinances

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Plans and Studies

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

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

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

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

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

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

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

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

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

T4.1 Prepare a Downtown Parking Master Plan.

Capital Improvement Program (CIP)

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

A3.1* Investigate strategies for funding farmland preservation.

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

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

T1.2 Modernize Travel Demand Management Systems.

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

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

Policy Statement

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

T1.1 Connect the Spokes.

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

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

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

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

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

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

Collaboration & Education

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

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recommendations and facilitate the collaboration needed to accomplish them.

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

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

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

A3.1* Investigate strategies for funding farmland preservation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ED4.5 Enhance Business Improvement Districts in Gettysburg Borough.

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

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

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

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

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

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

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

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

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

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

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

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

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



REGIONAL DEMOGRAPHICS

Overview

Understanding the demographic makeup of a region is important when developing planning policies and recommending implementation activities. To be successful, planning initiatives must be responsive to the needs of current and future residents. Relevant demographic information includes overall population, age patterns, educational attainment, race and ethnicity, income, and employment characteristics.

The following subsections summarize the data tables at the end of this section, beginning on [page A10](#). Several tables include statistics from the 2014 American Community Survey (ACS) Five-Year Estimates. This data is provided annually and is based on a continuous sampling of the population. These numbers are estimates and may have a positive or negative margin of error.

Overall Population

For the period between 1990 to 2014, the population of Central Adams increased from 17,021 to 18,740, an increase of 10%. For the same period, the population of Adams County as a whole increased by 30%. Thus, the Region's population has grown at a significantly slower pace than that of the County as a whole.

Population changes for the Region over the decades from 1990 to 2000 and from 2000 to 2010 are comparably less than for Adams County as a whole. The Region's population increased by only 4% for the decade of 1990 to 2000 as compared to the Adams County rate of 17%. Population increases of 5% for the Region and 11% for Adams County respectively were experienced during the 2000 to 2010 decade. The estimated rate of population increase from 2010 to 2014 is comparable at 0.2% between the Region and Adams County. At the municipal level for the 25-year reporting period, Cumberland Township experienced the highest rate of population growth at 14%, while population growth in Gettysburg Borough and Straban Township were 9% and 8% respectively.

Age

The age pattern of the Region is comparable to that of Adams County. Median age for both the Region and Adams County has increased from between 33 and 34 years of age in 1990 to the 41 to 42 years of age range in 2014. This approximate eight year increase in median age represents significant aging of the Region's population.

During the 1990 - 2014 time period, the individual municipalities within Central Adams have experienced different age patterns. Gettysburg's median age decreased from 25.3 to 21.7 years of age. This decrease is likely due to higher enrollments at Gettysburg College. This pattern may also be influenced by younger families choosing to reside within Gettysburg Borough, where a wider variety of housing types and prices may be available. Straban Township's median age increased from 37.1 to 44.8. Cumberland Township's median age increased significantly from 39.0 to 52.0.

Within the Region, the percentage of population in each age group closely resembles that of Adams County as a whole, with the exception of somewhat higher percentages in the 15-19 year and 20-24 year age groups. This is attributed to enrollment at Gettysburg

College. At the individual municipal level, Cumberland Township has proportionally higher percentages of population in the 45-54, 55-64, and 65-74 age groups than the Region and Adams County.

Race / Ethnicity

The majority of the Region's population has historically been, and continues to be, white. However, the percentage of the population comprised of other races and ethnicities has increased significantly over the last several decades. Gettysburg Borough is the most racially and ethnically diverse of the three municipalities.

Educational Attainment

Overall, educational attainment within Central Adams generally reflects the broader Adams County pattern. The percentage of high school graduates in the Region is slightly less than that of Adams County, while the percentage of residents with an advanced degree is somewhat higher. Cumberland Township exhibits a higher percentage of residents that have pursued higher education and/or attained college degrees. Gettysburg Borough residents show higher percentages of residents than the County as a whole who have not completed high school, even though the percentage of residents with a college degree is comparable to that of the Region. Proportionally, Gettysburg has higher numbers of residents at either edge of the educational attainment range.

Educational attainment patterns show strong correlation with poverty rates and median earning patterns. Higher poverty rates and lower median earnings are associated with settings with lower educational attainment. Accordingly, Gettysburg Borough depicts a higher poverty rate and lower median earning levels than the two Townships. In all three settings, median earnings increased as higher levels of education were obtained.

Income

The Region's household income pattern is similar to that of Adams County. However, Central Adams shows slightly higher percentages of households in the lower income levels and slightly lower percentages of households in the medium income levels when compared to the County. Both median and mean household income for Central Adams are below the estimates for the County. At the municipal level, household incomes vary. Cumberland Township has the highest median income at \$69,485, compared to Straban and Gettysburg at \$60,083 and \$31,158, respectively.

The Central Adams region has a higher percentage of residents receiving retirement and supplemental incomes compared to Adams County as a whole. However, these increases can be attributed to specific municipalities. The percentage of residents receiving Social Security and retirement incomes in Cumberland Township is much higher than the County. Gettysburg Borough has a significantly higher percentage of residents who receive public assistance income and food stamp or SNAP benefits.

Within Central Adams, 20% of the population is below the poverty level, compared to just under 10% of the population of Adams County. Gettysburg Borough has the highest poverty rates of the three municipalities, with 34% of its individual population below the poverty level. At the family level, almost a third (29%) of the families living in the Borough have incomes that are below the poverty level, which is much higher than the family poverty rates in Cumberland (8.5%) and Straban (13%).

Employment

The Employment and Industry table provides information regarding the employment status, commuting patterns, and the industry sector worked for persons residing within Central Adams. This data details employment information of the residents of Central Adams, regardless of whether they are employed within or outside of the planning area.

Employment Status measures the rate of participation of persons 16 years of age and older within the labor force. The rate of participation in the civilian labor force in the Region is 55%, contrasted to the figures for the County as a whole at 65%. The unemployment rate in Central Adams is 4%, which is consistent with that of the County as a whole.

Commuting data details how employed persons travel to their places of employment. The Region has a significantly lower percentage of persons driving alone than the County as a whole. This is primarily explained by the commuting patterns in Gettysburg, where 44% of the persons walk to work. Residents within the two townships demonstrate a commuting pattern that more closely reflects that of the County. Interestingly, the percentage of persons who commute to work using public transportation is not higher than the County, despite the presence of the York Adams Transit Authority system.

Information regarding Industry Sectors details the types of jobs worked by residents of Central Adams. Many of the individual sector percentages for the Region are comparable to that of the County as a whole. However, the Region has proportionally fewer residents employed in the construction, manufacturing, and retail trade sectors than does the County. There are higher percentages of persons employed in the educational services, health care and social assistance and the arts, entertainment, recreation, accommodation, and food service sectors than in the County.

Residents employed in each industry sector vary by municipality. For example, in Gettysburg there is a higher percentage of persons employed in the educational services; health care and social assistance and the arts, entertainment, recreation, accommodation, and food service sectors when compared to the other two municipalities. Straban Township has a higher percentage of persons employed in the manufacturing sector than the other two municipalities. The Workforce Profile examines the Region's jobs and commuting patterns in more detail.

Population

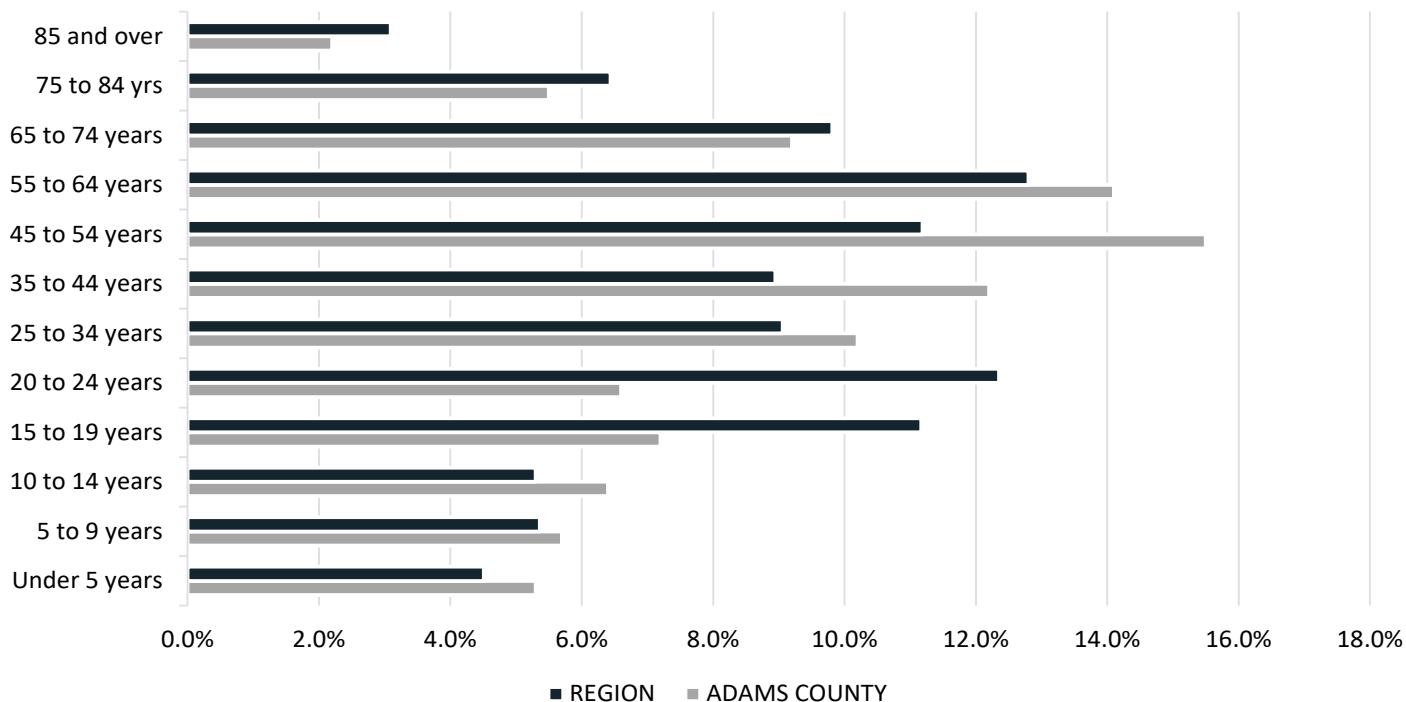
POPULATION CHANGE								
	1990	2000	% Change '90-'00	2010	% Change '00-'10	2014	% Change '10-'14	% Change '90-'14
Cumberland Twp	5,431	5,718	5.3%	6,162	7.8%	6,184	0.4%	13.9%
Gettysburg Boro	7,025	7,490	6.6%	7,620	1.7%	7,632	0.2%	8.6%
Straban Twp	4,565	4,539	-0.6%	4,928	8.6%	4,924	-0.1%	7.9%
Region	17,021	17,747	4.3%	18,710	5.4%	18,740	0.2%	10.1%
Adams County	78,274	91,292	16.6%	101,407	11.1%	101,566	0.2%	29.8%

Age

AGE	CUMBERLAND TWP				GETTYSBURG BORO				STRABAN TWP			
	1990	2000	2010	2014	1990	2000	2010	2014	1990	2000	2010	2014
Under 5	5.9%	3.8%	4.7%	3.1%	5.1%	4.4%	4.2%	5.2%	6.4%	5.1%	4.8%	5.2%
5 to 9 yrs	6.1%	5.8%	4.7%	5.3%	4.1%	4.5%	3.4%	6.2%	6.7%	5.9%	4.7%	4.3%
10 to 14 yrs	6.0%	6.8%	4.7%	4.9%	3.7%	4.5%	3.2%	4.6%	7.0%	7.0%	6.0%	6.9%
15 to 19 yrs	6.3%	6.3%	5.5%	5.8%	15.7%	15.2%	16.5%	19.8%	6.9%	6.6%	6.1%	4.5%
20 to 24 yrs	6.1%	3.9%	3.8%	5.8%	21.1%	23.8%	26.1%	22.4%	5.4%	4.5%	5.6%	5.1%
25 to 34 yrs	13.6%	9.6%	8.7%	7.5%	11.8%	10.0%	10.4%	9.6%	14.4%	10.6%	10.4%	10.2%
35 to 44 yrs	15.4%	14.1%	10.2%	8.6%	9.6%	9.1%	7.9%	6.0%	14.7%	14.8%	12.7%	14.1%
45 to 54 yrs	11.8%	16.1%	15.0%	15.9%	7.0%	9.9%	8.6%	5.9%	10.9%	14.8%	14.5%	13.5%
55 to 64 yrs	11.2%	12.7%	17.9%	16.5%	7.1%	6.1%	9.0%	8.9%	9.6%	10.8%	14.1%	14.1%
65 to 74 yrs	7.5%	10.8%	13.3%	14.1%	6.4%	6.2%	5.0%	6.8%	3.1%	8.0%	9.6%	9.1%
75 to 84 yrs	5.4%	7.4%	8.1%	8.8%	5.3%	4.8%	4.1%	3.4%	6.0%	7.1%	7.4%	8.2%
85 & over	2.2%	2.6%	3.5%	3.8%	1.6%	1.6%	1.7%	1.4%	4.5%	4.8%	4.0%	4.8%
Median Age	39.0	44.8	50.6	52.0	25.3	23.1	23.0	21.7	37.1	42.4	44.8	44.8

	REGION				ADAMS COUNTY			
	1990	2000	2010	2014	1990	2000	2010	2014
Under 5	5.7%	4.4%	4.5%	4.5%	7.0%	5.9%	5.5%	5.3%
5 to 9 yrs	5.4%	5.3%	4.2%	5.4%	7.1%	7.1%	6.0%	5.7%
10 to 14 yrs	5.3%	5.9%	4.4%	5.3%	6.8%	7.6%	6.4%	6.4%
15 to 19 yrs	10.3%	10.1%	10.1%	11.2%	7.5%	7.5%	7.4%	7.2%
20 to 24 yrs	12.1%	12.4%	13.3%	12.4%	7.7%	6.1%	6.5%	6.6%
25 to 34 yrs	13.1%	10.0%	9.8%	9.1%	16.1%	12.5%	10.3%	10.2%
35 to 44 yrs	12.8%	12.2%	9.9%	8.9%	14.8%	16.4%	13.1%	12.2%
45 to 54 yrs	9.6%	13.1%	12.3%	11.2%	10.2%	13.8%	15.6%	15.5%
55 to 64 yrs	9.1%	9.4%	13.2%	12.8%	8.8%	9.2%	13.3%	14.1%
65 to 74 yrs	8.5%	8.2%	9.0%	9.8%	6.1%	7.3%	8.4%	9.2%
75 to 84 yrs	5.5%	6.2%	6.3%	6.4%	4.2%	4.9%	5.1%	5.5%
85 & over	2.6%	2.7%	2.9%	3.1%	1.6%	1.7%	2.4%	2.2%
Median Age	33.8	36.8	39.5	41.3	33.5	37.0	41.3	42.4

Age Groups



Race/ Ethnicity

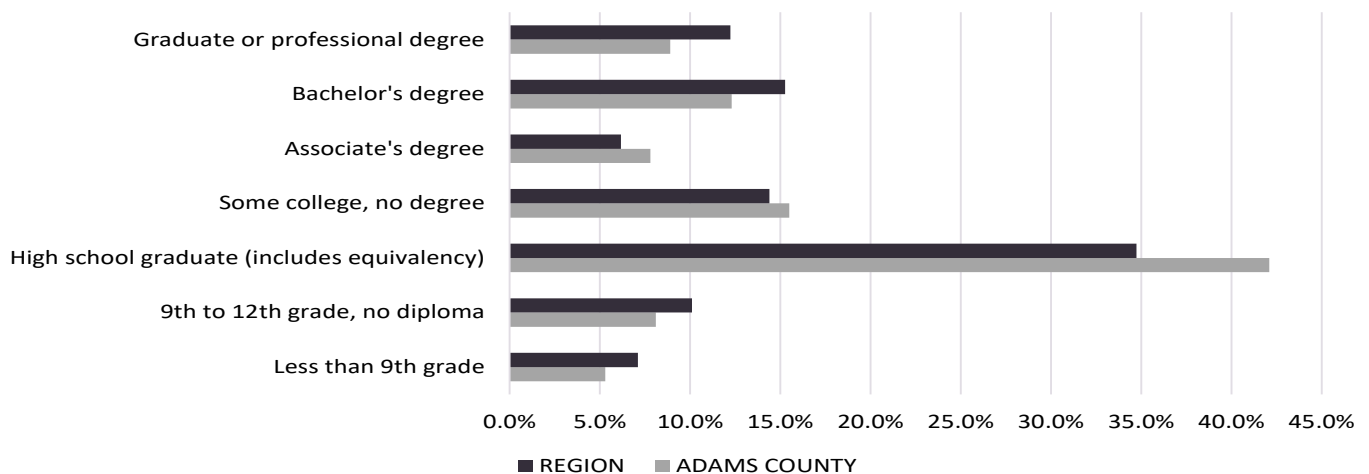
RACE/ ETHNICITY	CUMBERLAND TWP				GETTYSBURG BORO				STRABAN TWP			
	1990	2000	2010	2014	1990	2000	2010	2014	1990	2000	2010	2014
Total Population	5,431	5,718	6,162	6,184	7,025	7,490	7,620	7,632	4,565	4,539	4,928	4,924
White	96.7%	93.8%	92.4%	88.4%	91.8%	85.5%	84.5%	76.7%	98.0%	95.9%	92.8%	89.0%
Black or African American	2.0%	2.5%	3.1%	4.9%	5.4%	5.8%	5.8%	7.1%	1.2%	1.4%	2.1%	0.7%
Asian	1.0%	1.5%	1.6%	1.3%	1.0%	1.3%	1.9%	2.8%	0.2%	0.7%	1.0%	3.0%
Some Other Race or 2 or More Races	0.3%	2.2%	3.0%	5.5%	1.8%	7.5%	7.8%	13.3%	0.6%	2.0%	4.1%	7.4%
Hispanic or Latino (of any race)	1.5%	2.2%	3.6%	4.2%	3.3%	8.0%	10.9%	11.3%	0.6%	2.3%	6.2%	8.1%

	REGION				ADAMS COUNTY			
	1990	2000	2010	2014	1990	2000	2010	2014
Total Population	17,021	17,747	18,710	18,740	78,274	91,292	101,407	101,566
White	95.0%	90.8%	89.3%	83.8%	97.6%	95.4%	93.7%	92.4%
Black or African American	3.2%	3.6%	3.9%	4.7%	1.2%	1.3%	1.5%	1.6%
Asian	0.8%	1.2%	1.6%	2.4%	0.5%	0.5%	0.7%	0.7%
Some Other Race or 2 or More Races	1.0%	4.4%	5.3%	9.2%	0.8%	2.9%	4.1%	5.4%
Hispanic or Latino (of any race)	2.0%	4.7%	7.3%	8.1%	1.6%	3.6%	6.0%	6.3%

Educational Attainment

EDUCATIONAL ATTAINMENT	CUMBERLAND TWP	GETTYSBURG BORO	STRABAN TWP	REGION	ADAMS COUNTY
	2014 Est.	2014 Est.	2014 Est.	2014 Est.	2014 Est.
Population 25 years and over	4,646	3,195	3,648	11,498	69,921
Less than 9th grade	5.2%	9.5%	6.6%	7.1%	5.3%
9th to 12th grade, no diploma	8.0%	13.6%	8.7%	10.1%	8.1%
High school graduate (includes equivalency)	33.8%	26.3%	44.1%	34.7%	42.1%
Some college, no degree	14.9%	14.6%	13.7%	14.4%	15.5%
Associate's degree	6.2%	7.0%	5.3%	6.2%	7.8%
Bachelor's degree	17.2%	14.6%	14.0%	15.3%	12.3%
Graduate or professional degree	14.7%	14.3%	7.7%	12.2%	8.9%
Percent high school graduate or higher	86.7%	76.9%	84.7%	82.8%	86.6%
Percent bachelor's degree or higher	31.9%	28.9%	21.6%	27.5%	21.2%
POVERTY RATE FOR THE POP 25 YEARS+					
Less than high school graduate	25.3%	41.7%	14.8%	27.3%	18.9%
High school graduate (includes equivalency)	12.6%	21.1%	12.8%	15.5%	7.1%
Some college or associate's degree	6.9%	21.1%	1.2%	9.7%	5.6%
Bachelor's degree or higher	0.6%	8.7%	3.7%	4.3%	2.2%
MEDIAN EARNINGS IN THE PAST 12 MO					
Population 25 years and over with earnings	\$35,445	\$27,213	\$35,000	\$32,553	\$34,972
Less than high school graduate	\$26,429	\$26,063	\$12,589	\$21,694	\$23,010
High school graduate (includes equivalency)	\$30,265	\$23,083	\$28,632	\$27,327	\$31,054
Some college or associate's degree	\$30,429	\$22,194	\$37,610	\$30,078	\$35,983
Bachelor's degree	\$37,500	\$34,697	\$50,089	\$40,762	\$46,337
Graduate or professional degree	\$74,821	\$52,054	\$61,780	\$62,885	\$62,530

Educational Attainment

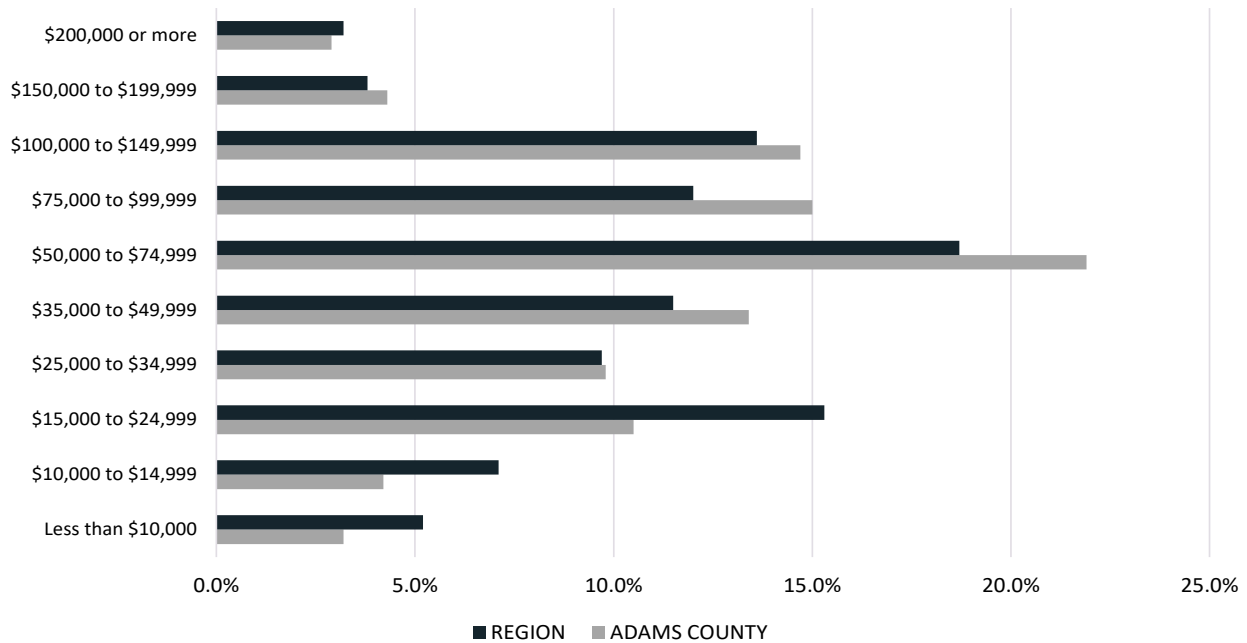


Income and Poverty

INCOME AND POVERTY	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent
Total households	2,458	(X)	2,235	(X)	1,813	(X)	6,506	(X)	37,956	(X)
Less than \$10,000	69	2.8%	210	9.4%	57	3.1%	336	5.2%	1,226	3.2%
\$10,000 to \$14,999	180	7.3%	219	9.8%	63	3.5%	462	7.1%	1,577	4.2%
\$15,000 to \$24,999	205	8.3%	478	21.4%	311	17.2%	994	15.3%	4,002	10.5%
\$25,000 to \$34,999	218	8.9%	292	13.1%	122	6.7%	632	9.7%	3,722	9.8%
\$35,000 to \$49,999	284	11.6%	223	10.0%	240	13.2%	747	11.5%	5,089	13.4%
\$50,000 to \$74,999	419	17.0%	384	17.2%	414	22.8%	1,217	18.7%	8,325	21.9%
\$75,000 to \$99,999	412	16.8%	129	5.8%	238	13.1%	779	12.0%	5,677	15.0%
\$100,000 to \$149,999	386	15.7%	223	10.0%	276	15.2%	885	13.6%	5,595	14.7%
\$150,000 to \$199,999	118	4.8%	58	2.6%	70	3.9%	246	3.8%	1,645	4.3%
\$200,000 or more	167	6.8%	19	0.9%	22	1.2%	208	3.2%	1,098	2.9%
Median household income	\$69,485	(X)	\$31,158	(X)	\$60,083	(X)	\$53,575	(X)	\$60,068	(X)
Mean household income	\$85,210	(X)	\$48,427	(X)	\$65,799	(X)	\$66,479	(X)	\$72,454	(X)
Households with earnings	1,813	73.8%	1,565	70.0%	1,340	73.9%	4,718	72.5%	29,713	78.3%
Mean earnings (dollars)	\$76,626	(X)	\$45,929	(X)	\$66,190	(X)	\$62,915	(X)	\$71,005	(X)
With Social Security	1,092	44.4%	853	38.2%	697	38.4%	2,642	40.6%	13,010	34.3%
Mean Social Security income	\$21,269	(X)	\$17,406	(X)	\$18,867	(X)	\$19,180	(X)	\$18,469	(X)
With retirement income	798	32.5%	351	15.7%	486	26.8%	1,635	25.1%	9,048	23.8%
Mean retirement income	\$37,107	(X)	\$26,546	(X)	\$22,759	(X)	\$28,804	(X)	\$26,139	(X)
HH w Supplemental Security Inc	104	4.2%	47	2.1%	36	2.0%	187	2.9%	1,335	3.5%
Mean Sup. Security Income	\$7,571	(X)	\$9,364	(X)	\$10,828	(X)	\$9,254	(X)	\$10,049	(X)
With cash public assist.income	36	1.5%	75	3.4%	47	2.6%	158	2.4%	672	1.8%
Mean cash public assist. inc	\$1,153	(X)	\$3,480	(X)	\$1,043	(X)	\$1,892	(X)	\$2,357	(X)
With Food Stamps/SNAP	166	6.8%	407	18.2%	155	8.5%	728	11.2%	2,857	7.5%
Per capita income (dollars)	\$34,674	(X)	\$15,595	(X)	\$25,484	(X)	\$25,251	(X)	\$27,701	(X)
Nonfamily households	700	(X)	1,103	(X)	598	(X)	2,401	(X)	10,804	(X)
Median nonfamily income	\$35,938	(X)	\$22,366	(X)	\$29,028	(X)	\$29,111	(X)	\$32,034	(X)
Mean nonfamily income	\$50,935	(X)	\$37,652	(X)	\$44,604	(X)	\$44,397	(X)	\$41,782	(X)

INCOME AND POVERTY	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent
Population Below Poverty Level	(X)	10.9%	(X)	34.4%	(X)	15.0%	(X)	20.1%	(X)	9.9%
All families	(X)	8.50%	(X)	29.20%	(X)	12.90%	(X)	16.9%	(X)	6.80%
Married couple families	(X)	4.90%	(X)	16.10%	(X)	4.70%	(X)	8.6%	(X)	3.30%
Female householder families	(X)	31.00%	(X)	39.90%	(X)	55.60%	(X)	42.2%	(X)	25.20%

Household Income



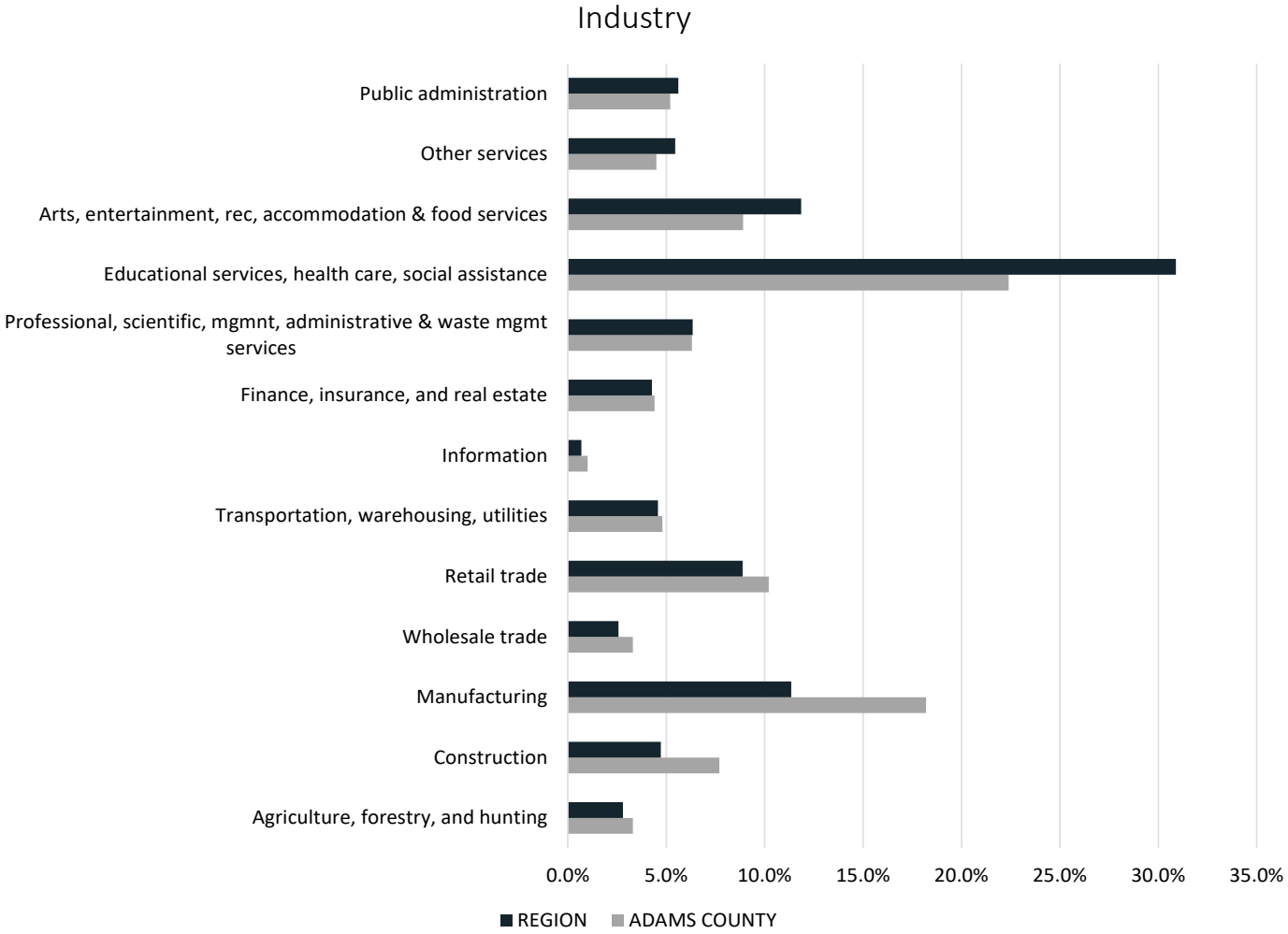
Households

HOUSEHOLDS	CUMBERLAND TWP				GETTYSBURG BORO				STRABAN TWP			
	1990	2000	2010	2014 Est	1990	2000	2010	2014 Est	1990	2000	2010	2014 Est
Total Population	5,431	5,718	6,162	6,184	7,025	7,490	7,620	7,632	4,565	4,539	4,928	4,924
Population in Households	5,032	5,320	5,942	5,864	5,682	5,513	5,158	4,868	4,318	4,296	4,404	4,469
Total Households	1,950	2,231	2,582	2,504	2,624	2,541	2,402	2,431	1,663	1,687	1,744	1,841
Avg. Household Size	2.58	2.38	2.3	2.34	2.17	2.17	2.15	2.00	2.64	2.55	2.53	2.43

HOUSEHOLDS	REGION				ADAMS COUNTY			
	1990	2000	2010	2014 Est	1990	2000	2010	2014 Est
Total Population	17,021	17,747	18,710	18,740	78,274	91,292	101,407	101,566
Population in Households	15,032	15,129	15,504	15,201	75,340	87,681	97,414	97,242
Total Households	6,237	6,459	6,728	6,776	28,067	33,652	38,013	38,141
Avg. Household Size	2.46	2.37	2.33	2.26	2.68	2.61	2.56	2.55

Employment

EMPLOYMENT AND INDUSTRY	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent
EMPLOYMENT STATUS										
Population 16 years and over	5,338	100%	6,375	100%	4,062	100%	15,775	100%	82,756	100%
In labor force	3,094	58.0%	3,271	51.3%	2,245	55.3%	8,610	55%	53,859	65.1%
Civilian labor force	3,094	58.0%	3,271	51.3%	2,245	55.3%	8,610	55%	53,771	65.0%
Employed	2,919	54.7%	2,960	46.4%	2,115	52.1%	7,994	51%	50,550	61.1%
Unemployed	175	3.3%	311	4.9%	130	3.2%	616	4%	3,221	3.9%
Armed Forces	0	0.0%	0	0.0%	0	0.0%	0	0%	88	0.1%
Not in labor force	2,244	42.0%	3,104	48.7%	1,817	44.7%	7,165	45%	28,897	34.9%
COMMUTING TO WORK										
Workers 16 years and over	2,871	100%	2,895	100%	2,090	100%	7,856	100%	49,589	100%
Drove alone	2,426	84.5%	1,186	41.0%	1,797	86.0%	5,409	69%	40,903	82.5%
Carpooled	216	7.5%	200	6.9%	175	8.4%	591	8%	4,118	8.3%
Public transportation	36	1.3%	48	1.7%	9	0.4%	93	1%	237	0.5%
Walked	52	1.8%	1,273	44.0%	6	0.3%	1,331	17%	1,954	3.9%
Other means	62	2.2%	34	1.2%	24	1.1%	120	2%	561	1.1%
Worked at home	79	2.8%	154	5.3%	79	3.8%	312	4%	1,816	3.7%
Mean travel time to work (min)	25.5	(X)	15.4	(X)	24.3	(X)	21.7	(X)	27.8	(X)
INDUSTRY										
Employed population 16 years+	2,919	(X)	2,960	(X)	2,115	(X)	7,994	(X)	50,550	(X)
Agriculture & forestry	111	3.8%	73	2.5%	39	1.8%	223	2.8%	1,655	3.3%
Construction	157	5.4%	82	2.8%	138	6.5%	377	4.7%	3,890	7.7%
Manufacturing	346	11.9%	147	5.0%	414	19.6%	907	11.3%	9,202	18.2%
Wholesale trade	134	4.6%	16	0.5%	55	2.6%	205	2.6%	1,655	3.3%
Retail trade	182	6.2%	340	11.5%	188	8.9%	710	8.9%	5,172	10.2%
Transportation, warehousing, utilities	144	4.9%	68	2.3%	154	7.3%	366	4.6%	2,406	4.8%
Information	45	1.5%	1	0.0%	9	0.4%	55	0.7%	485	1.0%
Finance, insurance, and real estate	152	5.2%	75	2.5%	114	5.4%	341	4.3%	2,204	4.4%
Professional, scientific, mgmt, admin & waste mgmt services	199	6.8%	121	4.1%	187	8.8%	507	6.3%	3,167	6.3%
Educational services, health care, social assistance	771	26.4%	1,289	43.5%	410	19.4%	2,470	30.9%	11,334	22.4%
Arts, entertainment, rec, accommodation & food services	330	11.3%	467	15.8%	151	7.1%	948	11.9%	4,520	8.9%
Other services	183	6.3%	115	3.9%	138	6.5%	436	5.5%	2,250	4.5%
Public administration	165	5.7%	166	5.6%	118	5.6%	449	5.6%	2,610	5.2%





NATURAL RESOURCES

Maps referenced in this section:

- Map B1 Hydrologic Features
- Map B2 Water Quality
- Map B3 Natural Features & Areas
- Map B4 Geology

Overview

The Central Adams region is fortunate to contain many natural features which contribute to the rural landscape. Features such as wetlands, floodplains, and steep slopes are natural constraints, which have limited development in certain areas.

The natural character of the Region can best be described as rolling hills, accompanied by long ridges and protruding knobs. Much of the remaining lands are flat, extending into long stretches of uninterrupted, scenic views.

Water Features

Streams

There are over 190 miles of streams and tributaries within Central Adams. Rock Creek, Marsh Creek, Plum Run, Stevens Run, White Run and Willoughby Run drain into the Potomac River drainage basin, which encompasses approximately 80% of the Region. The remaining 20% of the Region includes Beaverdam Creek, Conewago Creek, and Swift Run, which all flow into the Susquehanna River drainage basin. All of the surface water collected in this region eventually drains to the Chesapeake Bay. These drainage patterns are important when considering stormwater runoff and planning for wastewater management. Many of these streams experience flooding during significant rain events.

While the Region’s geographic location may have lent itself to the development of its road network, four of the county’s major streams (Conewago Creek, Marsh Creek, Rock Creek, and Swift Run) form much of the Region’s municipal boundaries.

The Pennsylvania Department of Environmental Protection (DEP) assesses the quality of certain streams by dissolved oxygen levels, pH, temperature, aquatic life and other parameters, as required by the federal Clean Water Act. They have identified Rock Creek, Beaverdam Creek, Stevens Run, and portions of Plum Run, as well as tributaries to Conewago Creek and Marsh Creek as “impaired” because they are not attaining designated and existing uses in accordance with Chapter 93 of The Pennsylvania Code. The cause of these designations vary, but include activities related to agricultural, land development, residential runoff, and discharges from industrial and municipal point sources.

Of the listed impaired streams or segments, Beaverdam Creek is the only one with a Total Maximum Daily Load (TMDL) developed for the watershed. A TMDL represents the total amount of pollutants that can be absorbed by a stream without causing impairment. When water quality problems are identified, DEP develops strategies to address and correct pollution problems for these impaired streams on a watershed level. A TMDL can be considered a watershed budget for pollutants and allocates the amount of pollutants

that can be discharged into a waterway without causing impairment. The TMDL for Beaverdam Creek recommends several Best Management Practices (BMPs) to achieve the loading reduction goals. They include practices like establishing cover crops, rotating crops and livestock grazing, terracing, manure storage, and stream bank stabilization. One of the most economical and effective BMPs recommended is the establishment of riparian forest buffers.

Floodplains

Floodplains are areas subject to frequent flooding during heavy storm events. Those with vegetative cover are the most suited to absorb stream overflow, resist erosion, and recycle nutrient-rich sediment that may be deposited after a flood. Floodplain locations in the Region have been mapped by the Federal Emergency Management Agency (FEMA), with the most recent flood maps released in February 2009. FEMA depicts flood hazard zones according to varying levels of flood risk. Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP). Central Adams contains over 3,800 acres of flood risk lands or 8.5% of the total area of the Region.

The Pennsylvania Floodplain Management Act (Act 166 of 1978) requires municipalities to enact an ordinance, which, at a minimum, meets the requirements of the NFIP. The three municipalities in the Region have adopted floodplain ordinances. The Adams County Conservation District performs floodplain monitoring in Adams County.

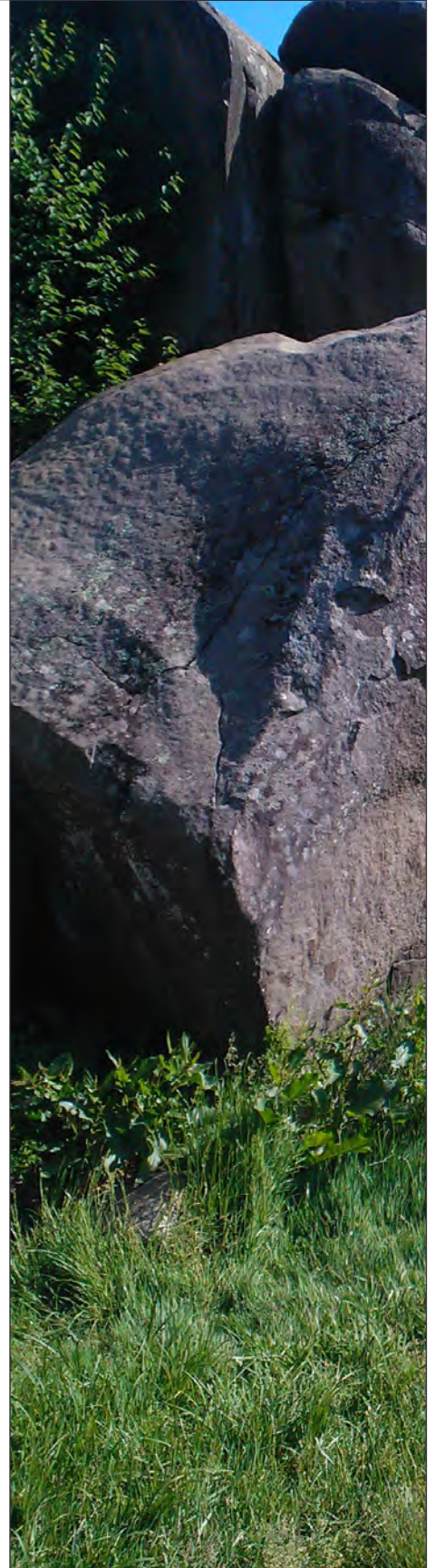
Wetlands

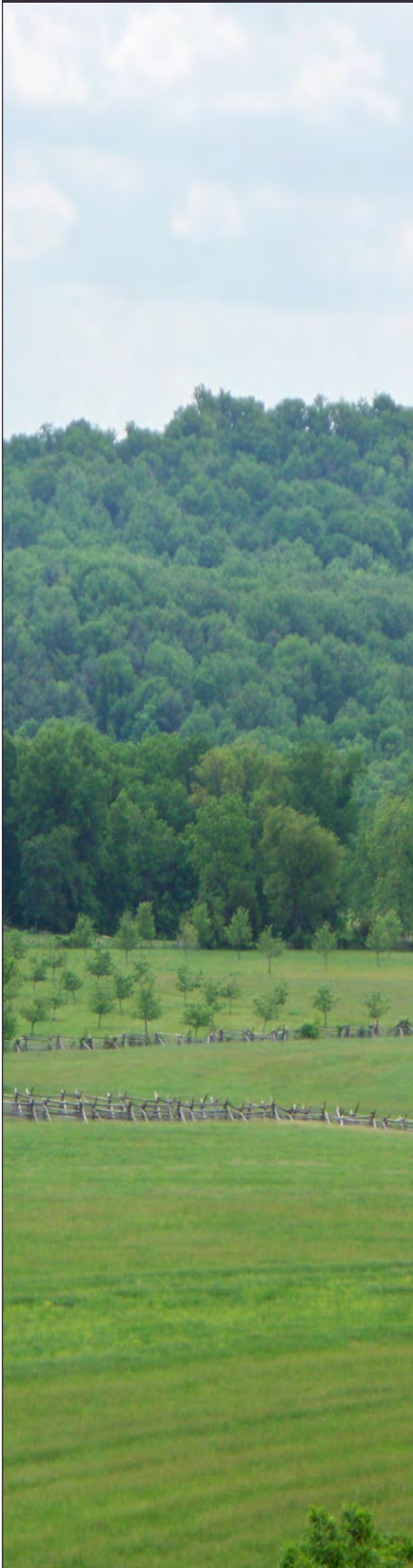
Wetlands are typically characterized by a high water table, poor drainage, and surface ponding during the year. The prolonged presence of water creates conditions that favor the growth of specially adapted plants and promote the development of wetland soils. Wetlands are a valuable resource because of the role they play in flood control, water filtration, groundwater recharge, as well as moderating climate conditions. They also support a wide variety of plant and animal species by providing sources of food and refuge. The majority of the mapped wetlands in the Region are along streams and within floodplains. The numerous farm ponds, which dot the landscape, are also considered wetlands according to the National Wetlands Inventory. Other wetlands may be present within the Region, but are only identified through a site-specific wetland delineation.

Geology

The Region is comprised of two geological formations, the Gettysburg Formation and Diabase. The Gettysburg Formation encompasses most of Central Adams. These lowlands consist of primarily Triassic Sandstone and red shale which were deposited in a large carved out basin in the Gettysburg Area approximately 180 million years ago. The Gettysburg Formation is reported to yield over 600 gal/min of water.

Diabase, also called Dolerite, is a fine- to medium-grained, dark gray to black intrusive igneous rock. It is extremely hard, resistant to weathering, and is commonly quarried for crushed stone, under the name of trap. This Diabase band runs the length of the Region, averaging a 6,000 foot wide swath and stretching from south western Cumberland Township to south of Gettysburg and following the eastern portion of Straban Township, covering a distance of 15 miles. The Gettysburg Sill is a thick slab of igneous rock which is responsible for the outcroppings and topographically high areas like Devil's Den, Little Round Top, and Culp's Hill. Areas underlain by diabase tend to have thin soils with abundant boulder fields. Diabase is widely known as one of the lowest yielding aquifers with poor recharge and infiltration capacity. The overall quality of the water as a potable





supply is poor due to the shallow circulation system in the aquifer.

Slopes

Slopes are often a limitation for development. Disturbance to steep slopes, those which are greater than 15%, often results in accelerated erosion from storm water runoff and sedimentation of water bodies, which can lead to degradation of water quality and loss of aquatic life. Central Adams only has about 2% of its topography which is considered as moderately to very steep slopes (15% and above). These areas can be found primarily in the Diabase Formation and include the Round Tops and Culp's Hill, as well as along stream banks. One instance of what appears to be a steep slope on the Natural Features and Areas map, just off of Baltimore Street near the Cumberland Township and Mount Joy Township border, is the Gettysburg Quarry.

Woodland

The Region's woodland makes up 29% of the ground cover. There are still significant wooded corridors remaining, mostly found in areas not suitable for agriculture. These corridors contain a wealth of scenic and natural resources as well as opportunities for recreation. Woodlands provide habitat and food for wildlife, improve air quality, provide shade to reduce temperatures, and infiltrate rain water recharging the aquifer.

Woodlands located along streams, also known as riparian forest buffers, help control stream stability, flow, and water quality. They are highly effective filters, which can reduce pollution from adjacent land uses, as well as decrease the amount of pollutants in impaired streams.

Flora and Fauna Habitat and Open Space

A Natural Areas Inventory (NAI) was completed for Adams County by the Pennsylvania Science Office of The Nature Conservancy in 1996 and updated in 2002. The NAI identifies known examples of outstanding natural features of flora, fauna, and geology in the County. Seven priority NAI sites were documented within the Region with additional sites documented in and around the border of Central Adams. Five of the sites within the Region are protected via publicly owned lands (Gettysburg National Military Park). Two of the sites are included on the list of the eight Top Priority Natural Areas in Adams County from the 1996 full report from The Nature Conservancy.

The Indiana Bat has been identified on the Federally Protected Endangered Species list. In Pennsylvania, funding has been established to protect and improve critical habitat for the bat. The United States Department of Agriculture (USDA) has identified two areas that may contain bat hibernacula and/or maternity colony locations within the Central Adams region. The Indiana Bat buffer areas are located in the northeast portion of Straban Township and southern Cumberland Township. The USDA is interested in purchasing permanent and term easements within these areas for properties that qualify.

Pennsylvania developed the first statewide Important Bird Area (IBA) program in the country in 1996. The National Audubon Society has recognized the Southern Adams County Grasslands as an Important Bird Area. This habitat area includes the Eisenhower National Historic Site along with other privately owned pastures, hayfields, and open grasslands, which are suitable for a variety of grassland bird populations.

In addition to these open habitat areas, the Adams County Greenways Plan (2012) recognized green spaces that contribute to the unique, natural, agricultural, historical, and visual areas which shape the character of the County. The “Table Rock Vistas” are one of these green spaces which highlight the exceptional views in the rural area around Table Rock Road and Goldenville Road. The Greenways Plan also identified the riparian areas along Marsh Creek and Rock Creek as potential locations for active or passive greenways.





AGRICULTURE

Maps referenced in this section:

- Map B5 Agricultural Soils
- Map B6 Agriculture and Farmland Protection

Overview

Farming has traditionally been a part of the Region's economy. A large number of the residents of Central Adams were attracted to the community by the open space and rural character found here. Many of the farms contribute to the Region's historic resources, as well as cultural landscapes.

Land used for agriculture comprises the largest land use within the Central Adams region. Cumberland and Straban Townships have significant acreage in farming, while Gettysburg Borough has only a small portion. With over 25,000 acres, farmland represents about 56% of the Region's total land area. Of this, 80% is classified as tillable and/or cropland or pasture land. Many of the large contiguous agricultural settings have a low residential impact. Much of the agricultural lands, including the Gettysburg National Military Park (GNMP), portray a seamless transition of rural lands into the historic South Mountain Region.

Some farmland within the GNMP is currently leased to local farmers. Strict guidelines and rules limit the activity of farming and when farming can occur within this area. (From GNMP: *"The Secretary of the Interior may lease the lands of the park at his discretion either to former owners or other persons for agricultural purposes, the proceeds to be applied by the Secretary of the Interior, through the proper disbursing officer, to the maintenance of the park."*)

Most of the Region's farms practice conventional agriculture, which range from beef and dairy operations to corn and soybean crop production. Many of the farms have adopted best management practices, including no-till farming techniques and follow nutrient management plans. Larger operations usually consist of more than one parcel owned and/or rented land.

Within the Region, livestock operations continue to grow. These farms are primarily beef and equine, accounting for 65% of the land used for livestock operations. Many of the equine found on farmettes include companion livestock (meaning they have at least two animals) used for therapy, recreation and/or sport. Central Adams is also home to a distinguishable 300-acre farm identified by rolling pastures and miles of board fence in Straban Township where standard bred racing horses are raised. Foals raised here go on to become trotters and pacers in harness racing.

The Center for Dairy Excellence states that dairy farms are growing in PA, but only a handful of working dairy farms remain in the Central Adams region. This local trend can be attributed to aging farmers, fluctuating business costs, and the lack of interest by the next generation in taking over family dairy operations. The dairy farms that remain appear to be strong family businesses and average 135 milking cows. This is significantly above the state's average of 72 cows per dairy farm.

The addition of deer farms to the Region follows a trend in Pennsylvania, representing a

rapidly growing industry. In the United States, Pennsylvania ranks second overall for the total number of commercial deer farms found in the State.

Local Food Resources

Central Adams offers two weekly farmers markets, the Gettysburg Farmer’s Market and the Adam’s County Farmer’s Market. Dating back to 1991, the farmers markets have helped to connect local consumers with the farming community. Both markets offer a wide range of products. The markets provide fresh, healthy choices for consumers while also providing education on best management farming practices. The Adams County Farmer’s Market strives to provide access to healthy, local food to low-income families and individuals by providing additional support to multiple nutrition assistance programs by accepting SNAP/ EBT benefits and also pairs with the Adams County Food Policy Council to offer a food voucher program.

Along with the traditional farmers markets found in the more urban setting of Gettysburg, there are a few unique and successful enterprises scattered throughout the Region. Community-focused agricultural businesses include places like Chapel-Ridge Meat & Mercantile, The Lion Potter, Coble’s Edible Nuts, Greystone Flower Farm, The Gettysburg Creamery, Appalachian Acres and Beevia Farm Bakery & Apiary. These agriculturally related businesses offer the consumer an opportunity to visit the business operation directly. All of these businesses are easily accessible and a current listing can be found in the Adams County Local Foods Resource Guide created by the Adams County Food Policy Council.

Other successful agriculturally related businesses found in the area are tasting rooms featuring locally produced wine, beer, cider, and spirits. Three of the major wineries in Adams County have satellite tasting room locations within the Borough limits. Adams County Winery, Hauser Winery, and Reid’s Winery are all open year round and offer the customer an opportunity to sample and purchase wine and hard cider. Other Pennsylvania and Maryland wineries have openend tasting rooms in Gettysburg as well. Mason Dixon Distillery, also located in the Borough, has the unique ability to claim that their products are handcrafted using agricultural crops grown within the borders of the Gettysburg National Military Park (GNMP).

Agriculturally related businesses found in and around Central Adams are encouraging growth, support, and a sense of connection between the local farming community and consumers. The farmers markets, wineries, and community-focused agricultural businesses seem to be positively impacting tourism and the local economy with sales in and around Gettysburg and the Region.

Soils

While not containing as large an area of prime farmland as some other parts of the County, Central Adams is still home to many acres of productive agricultural land. Based on soil characteristics, 74% of the Region is considered potentially productive. This includes 35% “prime” farmland and 39% of soils of “statewide importance”, as defined by the United States Department of Agriculture (USDA).

Prime farmland, as defined by the USDA, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Soils identified as ‘prime’ are preferred for agriculture and

FARM TYPES		
Farm Type	Parcels	Acres
Alpacas	2	79
Beef	33	2548
Cropland	416	18938
Dairy	12	1121
Deer	3	-
Equine	62	1657
Goats	4	182
Orchard	40 blocks*	120
Poultry	4	152
Sheep	3	201
Swine	1	145

- Farms are not exclusive to deer
* Blocks are located within GNMP



can be found throughout much of the Region. The prime soils found in Straban Township are mostly identified within the southern and eastern regions of the municipality. The majority of Cumberland Township's prime soils follow the Emmitsburg Road corridor from the community of Greenmount to the south end of Gettysburg. These areas also blanket the western portion of the GNMP south of Gettysburg. The Belmont Road corridor exhibits the other prime soil belt, which is located in Cumberland Township. Prime soils are considered the most desirable for long-term farming, however, this Region's significant percentage of statewide importance soils on crop and livestock parcels suggest that best management practices (BMP) by farmers can grow productively on less desirable soils.

Soils of statewide importance is land, in addition to prime farmland, that is of statewide importance for the production of food, feed, fiber, forage and oilseed crops. Criteria for defining and delineating this land are to be determined by the appropriate State agency or agencies. In Pennsylvania, Capability Class II and Capability Class III land that does not qualify as prime farmland has been designated as additional farmland of statewide importance.

Protection Programs

Conservation Easements

Conservation easements are used to preserve land specifically for agricultural and open space use through the purchase or donation of a property's development rights. There are two such programs found in the County, the Adams County Agricultural Land Preservation Program and the Land Conservancy of Adams County (LCAC). The County Program is limited to only agricultural easements and accepts applications every other year. The Land Conservancy is a nonprofit land trust designed to preserve agriculture, historic, cultural, and open space. Both programs accept donated easements and purchase conservation easements.

To date, both programs combined have preserved 2,960 acres of farmland and open space in Cumberland and Straban Townships. Though representing only 7% of Central Adams, these lands are generally clustered within the Region's agricultural landscape; with the exception of one property located near the Adams County Commerce Park and a small farm preserved in Hunterstown.

County Grant Program

The Adams County Park, Recreation and Green Space Grant program is available to any municipality in Adams County, qualified not-for-profit organization, or existing Recreation Authorities to provide match funds for the preservation of agricultural lands, open space, parklands, historical and cultural resources as well as the development of recreational and trail projects. Currently, no projects through this programs have been funded within the Region, but all three municipalities are eligible to apply.

ASAs

The Agricultural Area Security Law (Act 43 of 1981), commonly known as the Agricultural Security Area Law (ASA), is a tool intended to promote more permanent and viable farming operations by strengthening the farming community's sense of security in land use and the right to farm. ASAs are established by local governments in cooperation with individual landowners. Participating landowners are entitled to special consideration from local and state government agencies and other "nuisance" challenges, encouraging

the continuation of production farming. The ASA program is a prerequisite for the County's farmland preservation program. Currently, over 11,000 acres of farmland in the Region are enrolled in an ASA.

Clean and Green

The Clean and Green Program is a preferential tax assessment program, which is administered by the Adams County Tax Services Department and was enacted into Pennsylvania policy in 1974. This program bases property taxes on use values rather than fair market values. There are over 600 properties enrolled in Clean and Green in the Central Adams region, accounting for 63% of the land area.

Protection Stats:

- Preserved Farms- 28 | 2,269 ac.
- LCAC Easements- 20 | 691 ac.
- Properties in ASAs- 182 | 11,099 ac.
- Clean & Green- 616 | 28,278 ac.

(as of February 1, 2016)





COMMUNITY RESOURCES

Maps referenced in this section:

- Map B7 Community Resources
- Map B8 Emergency Response
- Map B9 Fire Service Area

Overview

Anticipating and preparing for the needs and safety of citizens is essential to ensuring a high quality of life in any community. Within Central Adams, community resources are vital, as they provide the services which most citizens require on a daily basis. As community needs change due to growth and development, community resources must adapt accordingly. A community resource can be defined as a facility primarily established for the benefit and service to the population within the community it is located.

Community Resources include Education, Emergency Services, Health Facilities, Municipal Resources, and Human Services. Some facilities, like emergency services (police, fire, ambulance), are provided for the protection of public health, safety, and welfare. Others, such as education, human, and municipal services, are generally related to overall quality of life. The availability of adequate community resources is a direct indicator of an area's desirability as a place to live, as well as an anchor or stabilizing influence in the community.

Education

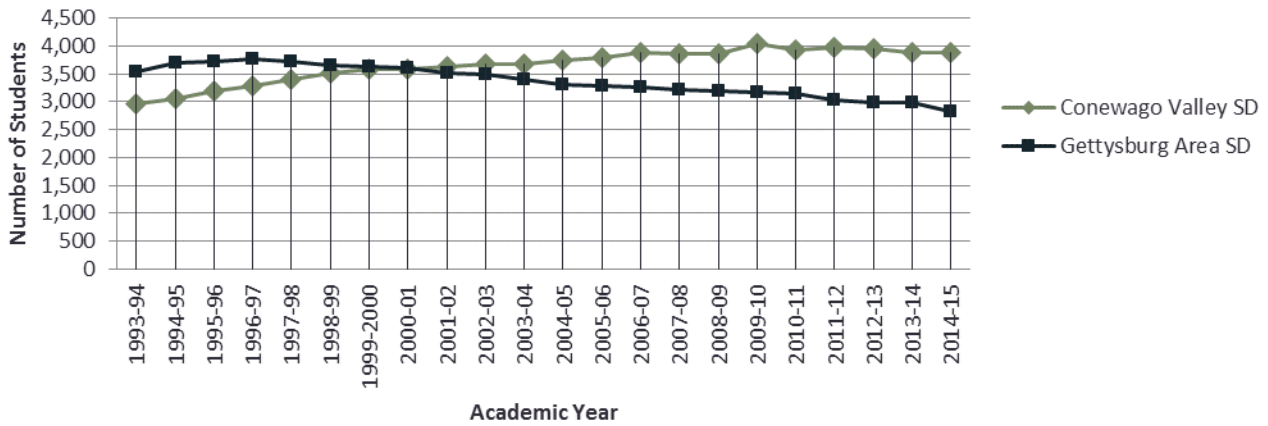
Located within the Central Adams region are both public and private elementary schools, a public high school, and three post-secondary educational institutions.

Public Schools

The Central Adams region is served by two public school districts, the Gettysburg Area School District and the Conewago Valley School District. The Gettysburg Area School District encompasses 177 square miles within Adams County. Of this area, the Central Adams region covers 67 square miles or 38% of the school district. The Conewago Valley School District includes 75 square miles of the County, but only 3 square miles or 4% of the district is within Central Adams.

The School Enrollment Totals chart features both school districts, even though there are no facilities operated by Conewago Valley School District within the Region. Only 4% of a rural portion of Straban Township is within the Conewago Valley School District boundary. Over the past ten years, enrollments for both public school districts are trending in opposite directions. The Conewago Valley School District has experienced an increase in enrollment from 1993 to 2013, while Gettysburg Area School District has experienced a decrease. As of the 2014-2015 school year, the total enrollment numbers included 2,827 students in Gettysburg Area and 3,882 students in Conewago Valley. These numbers do not include alternative Charter Schools located within the Region.

School Enrollment Totals
Conewago Valley and Gettysburg Area School Districts 1993-2015



GETTYSBURG AREA SCHOOL DISTRICT		
School Building	School Grades	# of Students
Franklin Twp Elementary	K-5	386
James Gettys Elementary	K-5	416
Lincoln Elementary	K-5	428
Gettysburg Area Middle School	6-8	657
Gettysburg Area High School	9-12	906
Adams County Tech Prep	11-12	115

School District Buildings

Gettysburg Area School District:

- Franklin Township Elementary (outside Central Adams)
- James Gettys Elementary
- Lincoln Elementary
- Gettysburg Area Middle School
- Gettysburg Area High School (Includes Adams County Tech Prep)

Conewago Valley School District:

(schools residents of the study area may attend)

- New Oxford Elementary
- New Oxford Middle School
- New Oxford High School

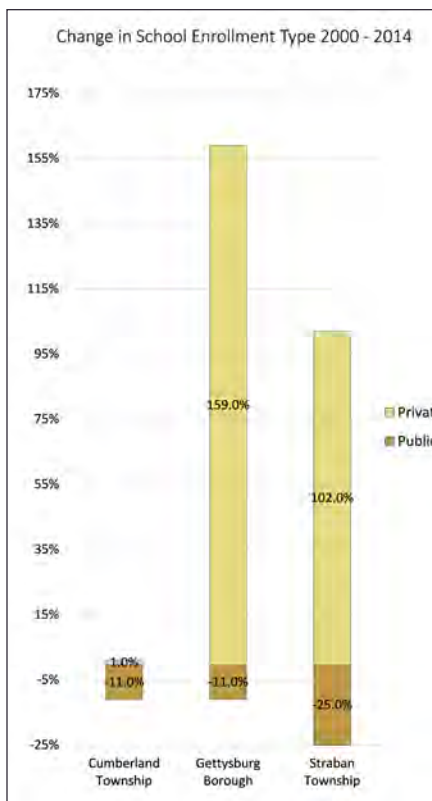
Charter Schools

There are two charters schools within Central Adams, the Vida Charter School and the Gettysburg Montessori Charter School. The Vida Charter School was established in 2009 as a bilingual school and serves 237 students in kindergarten through sixth grade, 77 of those students are from the Gettysburg Area School District. In 2009, the Gettysburg Montessori School extended their services and became a charter school open to children residing in Pennsylvania in grades Kindergarten through sixth. They currently serve 164 students, 44 of those students are from the Gettysburg Area School District.

Non-Public and Private Schools

The Pennsylvania Department of Education maintains data on the enrollments of non-public and private schools. These institutions, typically faith-based, provide educational alternatives to the citizens not only of Central Adams, but of Adams and surrounding Counties. They include nursery/ kindergarten, elementary, and secondary schools of varying philosophies and religious denominations.

There are four private schools located in Central Adams, which include the Adams County Christian Academy, Freedom Christian School, Gettysburg Seventh-Day Adventist (SDA) Church School, and St. Francis Xavier School. These schools provide educational services to preschool and elementary school students only. Within the Region, there are no private schools that provide secondary education services. Out of the 361 students attending private institutions in the 2013-2014 school year, 54% attended St. Francis Xavier and 25% attended the Freedom Christian School. In addition, 19% attended the Adams County Christian Academy, while approximately 2.5% attended the Gettysburg SDA Church School. Both Adams County Christian Academy and St. Francis offer Pre-K courses, while Freedom Christian School offers Kindergarten only.



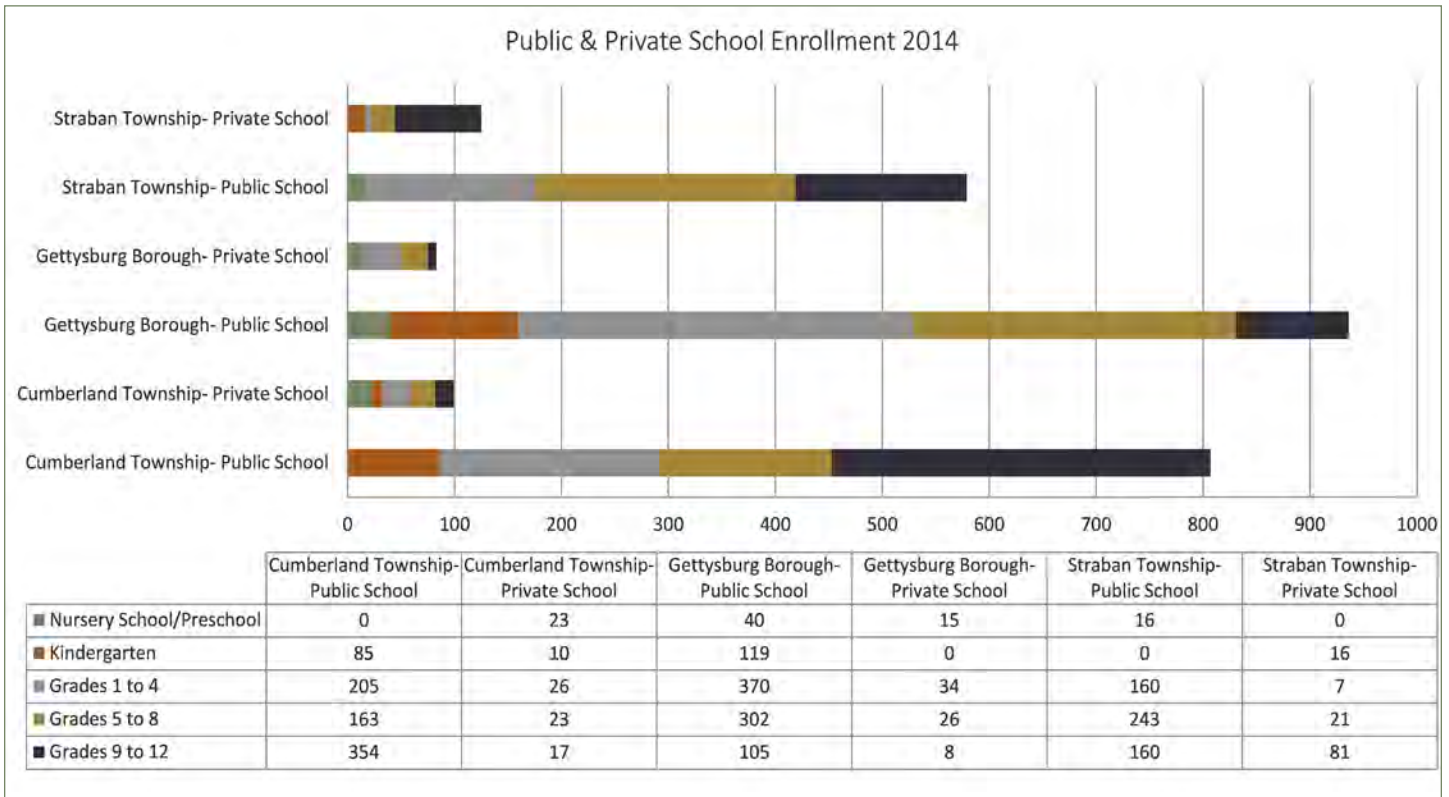
PRIVATE & CHARTER SCHOOLS IN CENTRAL ADAMS (2013-2014)		
Institution	School Grades	# of Students
Vida Charter School	K-6	237
Gettysburg Montessori Charter School	K-6	164
Adams County Christian Academy	PK-12	68
Freedom Christian School	K-6	89
Gettysburg Seventh Day Adventist Church School	1-8	9
St Francis Xavier School	PK-8	195

The statistics from the 2000 Decennial Census compared to the 2014 American Community Survey estimates of public versus private school enrollment numbers (Kindergarten through 12th grade) per municipality show a considerable shift in the number of students attending each type of school. The Region as a whole saw a 15% decrease in the enrollment of school-age children attending public schools. Over the same time period, the Region saw a 60% increase in the number of students enrolled in private schools. Of particular note, the majority of the increase in private school enrollment occurred in Kindergarten and Grades 5-12. This may be attributed to private schools offering full-day preschool and kindergarten classes, thus giving more options to parents besides daycare or public school. The cost of care, as well as location to facilities, may also factor into determining where parents enroll their children.

Post-Secondary Schools

Central Adams is also home to three post-secondary educational institutions: Gettysburg College, Harrisburg Area Community College (HACC) - Gettysburg Campus, and the United Lutheran Seminary, Gettysburg Campus. Each institution is located within or immediately adjacent to Gettysburg Borough.

Gettysburg College is a traditional 4-year liberal arts institution with approximately 2,600 students. HACC is a Gettysburg community college branch campus providing a number of academic programs to traditional and non-traditional students, as well as adult-education courses. The United Lutheran Seminary, Gettysburg Campus is a graduate and professional theological school of the Evangelical Lutheran Church in America. Courses provide students with biblical, theological, and practical applications for work in churches, ministries, and other public service settings.



Emergency Services

Police

Municipalities within Central Adams receive police services from three distinct entities - the Gettysburg Police Department, the Cumberland Township Police Department, and the Pennsylvania State Police, who are the primary responder in Straban Township while also providing assistance Region-wide.

Based on the July 2013 Southern Adams County Regional Police Study for Gettysburg Borough and Cumberland Township, the existing inventory of officers and equipment is as follows:

- The Gettysburg Police Department, housed in the Gettysburg Borough Building, consists of thirteen full-time officers, three part-time officers, three parking enforcement officers, and two administrative officers. The department has eight vehicles ranging in conditions from excellent to poor.
- The Cumberland Township Police Department consists of nine full-time officers, one school resource officer, and six part-time officers. Their facility adjoins the Cumberland Township Municipal Building and they maintain eight vehicles ranging from good to poor condition.
- Straban Township is served by the Pennsylvania State Police, whose barracks are currently located within the Township on Old Harrisburg Road. The barracks employ forty-eight State Troopers. Of these Troopers, there are thirty patrol officers, six

detectives, and two forensic officers. The remaining officers are on the SWAT Team. These officers serve the region and not just Straban Township.

Within Gettysburg Borough, the thirteen full-time officers and three part-time officers cover an area of 1.66 square miles, which includes 30 miles of roadways and 7,620 residents. The nine full-time officers and six part-time officers in Cumberland Township cover an area of 34 square miles, which includes 118 miles of roadway and 6,162 residents. Based on the physical office locations of the Cumberland Township Police Department and the Gettysburg Borough Police Department, the availability and quickest response times to an emergency for police officers is greatest around the center of the region. The location of the Cumberland Township Barracks, in relation to the size and shape of the municipality itself, leaves a substantial gap in coverage greater than 5 miles south of US 15. In relation to gaps in service, portions of eastern Straban Township, between New Chester and Hunterstown have a 4-5 mile distance to the nearest police station. However, driving distance is conditional upon the officer’s location while on patrol.

Fire

Central Adams is covered by seven of the twenty Adams County volunteer fire companies. Gettysburg Fire Department is tasked with servicing the majority of the populated area within the Region, while the Greenmount Community Fire Company and Barlow Volunteer Fire Company service the southern portion of Cumberland Township, split east and west by Ridge Road (Barlow on the east and Greenmount to the west). Northern Straban Township is serviced primarily by Heidlersburg Area Volunteer Fire Company and United Hook and Ladder Fire Company to the east. A very small area north of New Chester is covered by the Hampton Volunteer Fire Company.

Two of the seven fire companies who are the first responders in the Region are stationed within Central Adams; Barlow Volunteer Fire Company located in southern Cumberland Township and Gettysburg Fire Department, located in the heart of Gettysburg Borough.

The Fire Service Area Map analyzes the driving distance from a specific fire station to a location within a 1 to 5 mile radius. The Gettysburg Fire Department covers the Borough of Gettysburg within a 2 mile radius while a majority of the area covered by the Barlow Community Fire Company is within a 3 mile radius. Straban Township has a gap in service, located in the northeastern portion of the municipality centering on Swift Run Road and Granite Station Road around the village of Hunterstown. This area is greater than 5 miles from all surrounding fire departments.

Ambulance/Medic Units

Ambulance service in the Region is bound to a few serviceable fire departments. The Adams County Department of Emergency Services facility includes the operation of the County’s 911 Emergency Communications Center and the Hazardous Materials Planning and Response Program, while also coordinating training for the county’s emergency responders. The Adams Regional EMS (AREMS), which was formed by the merging the EMS services of the Gettysburg Fire Department and United Hook and Ladder Company, provides basic and advanced life support responsibilities for 14 municipalities in Adams County, including all of the Central Adams Region.

In addition to AREMS, several fire departments operate ambulance services in the area, including the Biglerville Fire Company Ambulance Corps, Hampton Volunteer Fire Company Quick Response Service (QRS), and the Heidlersburg Area Fire Company QRS. Of those four operating ambulance services, only AREMS is located within the municipal boundaries

First Responders to the Region

Fire Department:

- Barlow Fire Company
- Biglerville Hose & Truck Company
- Gettysburg Fire Department
- Greenmount Community Fire Co.
- Hampton Volunteer Fire Company
- Heidlersburg Area Volunteer Fire Co.
- United Hook and Ladder

of Central Adams County. In 2017, AREMS handled around 5,300 ambulance calls with around 2,700 of those calls occurring in the Central Adams Region.

Health Facilities

The largest provider of medical services in the study area is WellSpan, which provides a hospital, ReadyCare site (urgent care), medical specialists, and imaging centers among other services in Straban Township and Gettysburg Borough. In addition, there are many independent medical specialists, family practitioners, as well as nine dentists located within Central Adams. The majority of medical office locations exist within the boundaries of Gettysburg Borough. Outside the Borough, medical offices are concentrated along travel corridors, like Route 30 (York Road) and Biglerville Road.

WellSpan Gettysburg Hospital is a general medical and surgical facility with 76 beds. As of 2013, the Hospital had 4,323 admissions, 1,070 inpatient surgeries, 28,484 emergency room visits, and 520 births. The Full Time staff is comprised of 13 physicians/dentists, 163 registered nurses, 4 licensed practical nurses, they also have 4 part time physicians/dentists, 78 registered nurses and 1 licensed practical nurse. Gettysburg Hospital is the only hospital within Adams County and is the primary hospital for residents in Central Adams.

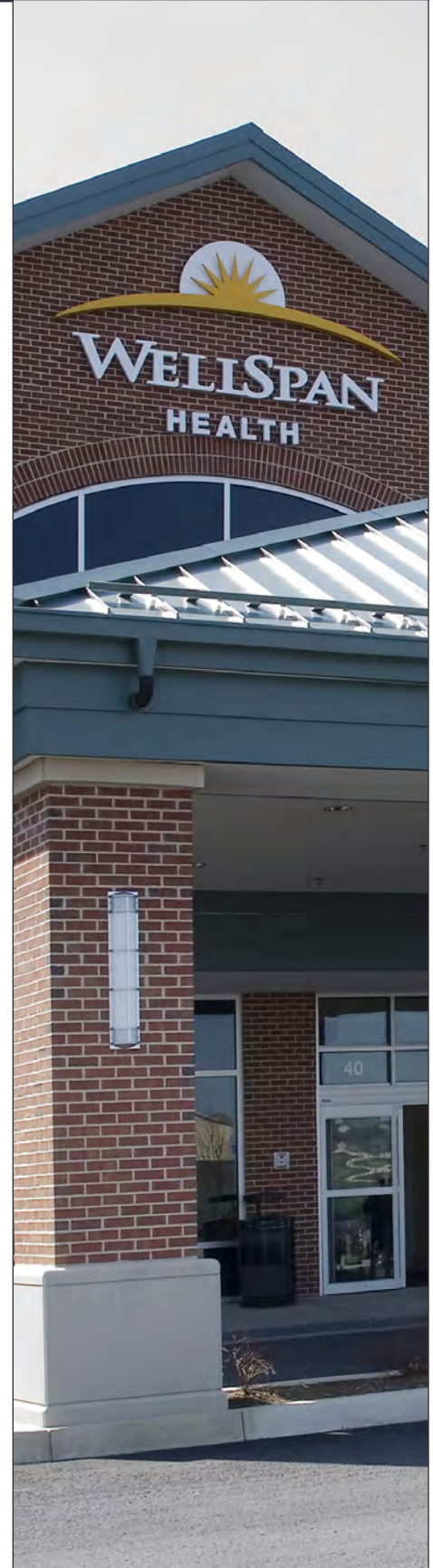
There are four nursing home/personal care facilities located in Central Adams including: Genesis-Gettysburg Center, SpiriTrust Lutheran™ Village at Gettysburg’s Skilled Care Center, the Meadows at Gettysburg, and Transitions Healthcare. Each facility offers a myriad of on-site medical and social services to accommodate residents.

NURSING HOME/ PERSONAL CARE FACILITY OCCUPANCY			
Facility	Number of Beds	Total # of Residents	% Occupied
Genesis- Gettysburg Center	118	91	77%
Spiritrust Lutheran Skilled Care Center	100	85	85%
The Meadows at Gettysburg	102	97	95%
Transitions Healthcare	135	124	92%
Total	455	397	Avg.- 87%

Municipal Resources

Integral to all communities is the resident’s accessibility to resources provided by municipalities. This includes municipal buildings, polling places, trash removal, and other services. Within Central Adams, each municipality has a municipal building which is open regular hours with full-time staff to serve the residents. There are eight polling places: three in Gettysburg Borough, three in Cumberland Township, and two in Straban Township. While most voting districts have one polling place per district, Districts 3 and 4 in Cumberland Township share a single polling place.

Since Gettysburg is the County seat, most of the facilities and services provided by the County are located in the Region. This includes the County Courthouse, County Administrative Offices, and the Adams County Prison.



The Gettysburg zip code encompasses a large portion of the County, but the post office itself is located in Gettysburg Borough. This location is more convenient for residents in the study area than for those who have a Gettysburg address, but live in municipalities further out.

Solid Waste and Recycling

Since 1999, the Central Adams region has participated in a joint bidding process with 20 municipalities. Participating municipalities are grouped by regions or size due to varying needs and/or requirements which makes it possible for one or more waste collectors to obtain contracts. The bidding process is conducted by Adams County and over the years has been rewarded with competitive pricing and enhanced services.

Cumberland Township and Straban Township participate in the Southeast Group, and entered their most recent contract with Advanced Disposal Services in 2014. Waste and recycling services are optional for residents. However, they must contract with the selected township hauler for service. The cost for annual waste collection service (inclusive of the pick-up of one large item per week) is \$137.28 and includes 5 bags of garbage per week. For an additional \$44.28 a year residents can also receive bi-weekly recycling pick-up. A tag-a-bag provision that provides 12 tags for \$42.00 a year is available for those residents generating limited quantities of waste. Commercial entities are exempt from this contract, however small commercial entities that are able to conform to contract requirements may utilize the contracted services. Residents can also opt to transport their waste to any disposal facility contracted with Adams County and recycle items at the various recycling centers in the region.

Both Cumberland Township and Straban Township operate their own individual drop-off sites for residential yard waste recycling. These sites are monitored for illegal dumping and only accessible during township working hours. The Townships also share grinding equipment and the processed material is utilized for municipal projects or is available to township residents.

Unlike the Townships, Gettysburg Borough participates as a stand-alone entity in the bidding process. They entered their most recent contract with IESI in 2014. The Borough must recycle weekly under state law, due to its size and density. Therefore, all residents must have waste and recycling services. The cost for annual waste collection service (inclusive of weekly recycling and the pick-up of one large item per week) is \$219.84 and includes 3 bags of garbage per week. A tag-a-bag provision that provides 12 tags, plus weekly recycling and large item pick-up for \$36.00 a year is available for those residents generating limited quantities of waste. Commercial entities are exempt from the contract, however small commercial entities that are able to conform to contract requirements may utilize the contracted services.

Gettysburg Borough is also mandated by state law to provide services to residents for collection of yard waste materials throughout the year. The Borough has a yard waste drop-off site at its maintenance building and collects Christmas trees at the Gettysburg Rec Park at the end of the holiday season. In addition to these drop-off opportunities, the Borough operates a vacuum truck to collect leaves throughout the fall and provides these leaves to Adams County for its prison complex garden and greenhouse operation.

Finally, the Central Adams region is working together as members of the Adams County Council of Governments to find a solution for the disposal of electronic devices. The Pennsylvania Covered Device Recycling Act, which took effect in 2013 does not allow

electronic devices (Computers and TVs) to be disposed in landfills because of potentially hazardous waste materials. However, recent developments have left residents and municipalities without disposal options for these devices. The Adams Rescue Mission has been the designated electronics recycler for all of the county until recent downturns in the recycling market. The state legislature is working toward a resolution of the issues causing recycling markets to disappear and there is hope a program may resume by 2017.

Library System

The Adams County Library System has six locations throughout the County, as well as a Bookmobile. The main branch of the library is located in Gettysburg Borough. Since 2005, the Adams County Library System has seen a steady increase in total registrations. Individual visits to libraries have increased approximately 145% from 2005 to 2014, averaging around 16% growth each year, although the growth from 2013 to 2014 was minimal. One reason for the increase in visitation is accessibility to computers. While computer usage has remained steady, the introduction of public WiFi has seen more visitors using the wireless service than traditional computers.

PATRON REGISTRATION					
Year	Total Registrations	New Registrations	Individual Visits	Computer Usage	Wireless Computer Usage
2005	50,447	3,282	178,371	25,416	n/a
2006	53,772	3,559	189,506	30,849	n/a
2007	56,134	4,253	188,369	30,739	n/a
2008	60,047	3,075	186,545	33,107	n/a
2009	60,652	4,074	272,213	34,851	n/a
2010	62,950	3,295	285,432	35,696	n/a
2011	64,805	2,351	361,714	37,101	n/a
2012	65,237	3,429	422,728	35,206	n/a
2013	66,123	2,840	438,145	31,977	20,814
2014	68,251	3,112	438,265	29,630	51,745

With more people using the Adams County Library System, the total number of book circulations also increased from 2005 to 2012. In 2012, an electronic library was introduced for people using E-Readers for electronic books, or e-books. The addition of the electronic library has increased the circulation of e-books sevenfold as the amount of physical circulations decrease.



CIRCULATIONS					
Year	Total Circulations	Circulations (Gettysburg)	% of Circulations (Gettysburg)	Electronic Library	Summer Reading
2005	526,781	302,140	57.4%		
2006	541,387	311,511	57.5%		
2007	572,151	306,607	53.6%		
2008	589,811	334,655	56.7%		
2009	622,580	359,660	57.8%		516
2010	651,759	391,469	60%		772
2011	656,101	400,324	61%		1,157
2012	742,511	491,912	66.2%	4,741	811
2013	724,741	363,889	50.2%	11,958	1,336
2014	712,324	334,784	47%	30,813	1,624

Human Services

Human service organizations provide a broad range of services to meet resident’s needs, as well as improving their quality of life. In order to meet these needs, there are many organizations that handle services such as civic, educational, healthcare, human necessity (food, shelter), and social welfare.

The chart on the following page provides a list of organizations assisting residents with vital social, educational, and physical services. Other organizations also serve the area’s residents, but are not located within the Region.

HUMAN SERVICE ORGANIZATIONS LOCATED IN CENTRAL ADAMS			
Organization Name	Service Provided	Organization Name	Service Provided
ACCESS Head Start	Education	Gettysburg Garden Club	Civic, Environmental
Adams County Arts Council	Education	Gettysburg Hospital Foundation	Healthcare
Adams County Assistance	Healthcare, Utilities, Shelter, Food, Clothing	Healthy Adams Bicycle Pedestrian Action Coalition	Education, Healthcare, Recreation
Adams County Children & Youth Services	Shelter, Healthcare	Healthy Adams County	Healthcare, Education
Adams County Children's Advocacy Center	Education, Child-Welfare	Holiday Family Outreach, Inc	Food, Charity
Adams County Economic Education Foundation	Education	Hospice of the Good Shepherd	Healthcare
Adams County Food Pantries	Food	Interfaith Center for Peace & Justice	Social Services
Adams Co. Habitat for Humanity	Shelter	Keystone Farmworkers Program	Healthcare
Adams County Housing Authority	Shelter	Lincoln Intermediate Unit #12	Education/School
PA Interfaith Community Programs	Shelter	Main Street Gettysburg, Inc	Economic, Historic Preservation, Revitalization
Adams County Literacy Council	Education	Manos Unidas-Hispanic/American Center, Inc	Education
Adams County Office for Aging	Healthcare, Food	Mission of Mercy	Healthcare
Adams County Red Cross	Healthcare/Shelter	Pa Academy of Recording Science	Education/School
Adams County School of Musical Theatre	Education	PA Counseling	Healthcare
Adams County SPCA	Animal Shelter	PA Department of Health- State Health Center	Healthcare
Adams Rescue Mission	Shelter, Food, Clothing	Planned Parenthood; Adams County Family Planning	Healthcare
Adams Youth Advocate	Healthcare	SCCAP Homeless Shelter	Shelter, Healthcare
AIDS Community resource Center	Healthcare	Shining Stars Therapeutic Riding Program	Healthcare
American Cancer Society	Healthcare	South Central Community Action Program, Inc.	Utilities, Healthcare, Food, Clothing
Big Brothers Big Sisters	Social Services	Special Olympics of Pennsylvania	Education, Social Services
Clothing Closet	Clothing	St. Francis Xavier Church	Education/School
Cornerstone Counseling	Healthcare	Survivors, Inc	Healthcare, Shelter, Food
Gettysburg Adventist	Education/School	United Way of Adams Co. Inc.	Shelter, Utilities, Education
Gettysburg C.A.R.E.S.	Shelter, Education	VNA Home Healthcare	Healthcare
Gettysburg Children's Choir	Education, Performance	Wellspan Behavioral Health	Healthcare
Gettysburg Community Soup Kitchen	Food	YWCA of Gettysburg & Adams County	Education



UTILITIES

Maps referenced in this section:

- Map B10 Water Service
- Map B11 Sewer Service
- Map B1 Hydrologic Features
- Map B12 Soil Suitability for On-Lot Systems
- Map B13 Hydrologic Soil Groups
- Map B14 Utilities

Overview

Water and sewer service is a critical component in shaping the character of a community. Water and sewer capacity helps to determine where development or redevelopment can occur, while protecting natural resources and meeting the needs of current and future residents and businesses. For the purpose of this plan, utilities include the status and availability of water supply and sanitary sewerage facilities, stormwater management, telecommunications, and an overview of electric and gas providers will also be reviewed.

Water Supply

In Pennsylvania, water withdrawal is typically regulated under state authority. The Central Adams region lies within two river basins, the Susquehanna River Basin and the Potomac River Basin. The Susquehanna River Basin is governed by the Susquehanna River Basin Commission who, along with the Pennsylvania Department of Environmental Protection (DEP), oversee all major stream withdrawals, ground water withdrawals, and diversions of water for in-basin or out-of-basin use. Any project withdrawing an average of 100,000 gallons or more per day from groundwater, surface water, or a combination of such sources over a 30-day consecutive period falls under the Commission's authority. The Potomac River Basin, in contrast, is a non-regulated basin where the Interstate Commission on the Potomac River Basin serves in an advisory role to DEP and assesses adequacy of the Potomac region's drinking water supply.

The Region's two townships have adopted standards governing water supply at the municipal level. Straban Township reserves the right to require an independent hydrogeological assessment of water withdrawals. Cumberland Township requires a water supply feasibility study and a water resources impact study when a proposed development does not fall under the requirements of DEP or will not be served by a public water system.

Public water distribution systems provide an uninterrupted supply of water to meet the needs of residents, schools, businesses, and other facilities in more densely populated areas. The Gettysburg Municipal Authority (GMA) is the system that supplies public water to Central Adams. There are also eight community water systems that are privately owned and supply water to the residents of a specific development or non-residential and combination sites. These sites are located outside the GMA service area. Castle Hill Mobile Home Park, Oak Village Mobile Home Park, the Adams County Complex, and Round Top Mobile Home Park all operate their own community water systems. The Meadows Property Owners Association recently sold their community water treatment system to the privately owned York Water Company to operate. The York Water Company also purchased and operates the community water treatment system at Lincoln Estates. PA-

American Water operates the community water system at Lake Heritage, which extends into a portion of Straban Township. Timeless Towns of the Americas operates a community water system for the Eisenhower Hotel & Conference Center and Devonshire Village.

WATER SYSTEM INVENTORY (2014)	
System	Population Served
Gettysburg Municipal Authority	11,600
Castle Hill MHP	120
Oak Village MHP	225
The Meadows Community	180
Adams County Facility	427
Lincoln Estates MHP (York Water Co.)	450
Lake Heritage (Pa-American Water)	(only a small area is within the Region)
Round Top MHP	185
Eisenhower Conference Center	760

Gettysburg Municipal Authority (GMA)

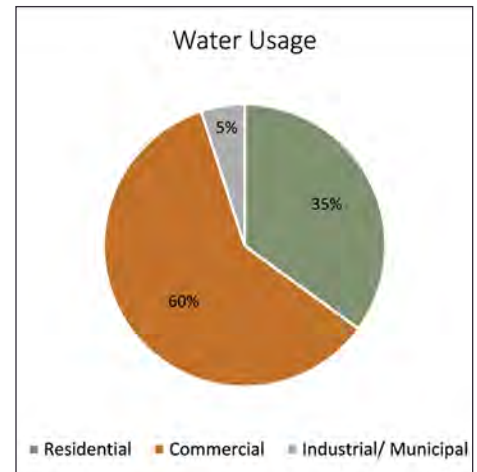
The Gettysburg Municipal Authority (GMA) provides water service to Gettysburg Borough and portions of Cumberland and Straban Townships through an official Agreement for Service. Locations outside of the designated Water Service Area must use individual water supply systems and/or wells governed by township and PA DEP rules and regulations. Individual, on-lot groundwater wells are subject to township well ordinances regulating construction standards.

GMA serves a resident population of 11,600, with 4,150 water service connections (not including fire service connections). Additionally, GMA may service 1 to 2 million tourists who visit the area annually. In 2013, there were 349,909,164 gallons of water sold. Residential usage consumed 122,468,207 gallons or about 35%, commercial users consumed 209,945,498 gallons or about 60% and Industrial and municipal users consumed the remaining 5%, or 17,495,458 gallons of the total amount of water sold.

Tapping fees are assessed for water users based on EDUs, which includes capacity and distribution costs. GMA defines an EDU as a dwelling unit or equivalent dwelling unit based on a usage of 65 gallons per capita per day and 2.56 occupants per household equaling 166 gallons per day.

Gettysburg Municipal Authority obtains its water from surface and groundwater sources. Users within GMA’s system consume approximately 1,368,000 gallons of water per day. The Marsh Creek Water Filtration Treatment Plant, located in Cumberland Township, produces approximately 85% or 1,163,000 gallons of the water used daily from surface water pumped from Marsh Creek. The remaining 15% of the water is produced by six of GMA’s ten ground water wells. Two of the six active wells are located in Gettysburg Borough, while the remaining four active wells are located within Cumberland Township. It is noted that inactive wells may have limitations relating to ground water quality and associated treatment costs, in order to achieve safe drinking water standards.

The Marsh Creek Water Filtration Plant, constructed in 2000, is permitted to produce up to a maximum of 3,100,000 gallons on a daily basis, but not exceeding a 2,300,000 gallon



yearly average. However, under prolonged drought conditions that yield can be reduced to below 1.0 million gallons per day (MGD). The chart below shows the capacities of the six active, permitted wells and the Marsh Creek Plant, as well as potential scenarios limited by dry seasons.

GMA'S CURRENT WATER SUPPLY CAPACITY (MGD)				
Source	Max. Permitted Yield	Dry Season Yield	Yield Without Marsh Creek	Yield Without Largest Active Well
Stream Augmentation Wells 1 & 2 <small>(Low Flow Stream Discharge Only)</small>	-	#1 - 0.36 #2 - 0.54	-	-
Well 2	0.18	0.18	0.18	0.18
Well 3	0.17	0.17	0.17	0.17
Well 4	Not Active	-	-	-
Well 5	Not Active	-	-	-
Well 6	0.35	0.35	0.35	0.35
Well 7	Not Active	-	-	-
Well 8	0.54	0.54	0.54	-
Well 9	0.26	0.26	0.26	0.26
Well 10	0.29	0.29	0.29	0.29
Marsh Creek Plant	2.3/ 3.1	0.90	-	0.90
Total (MGD)	4.09/ 4.89	2.873	1.79	2.15

The water filtration treatment plant obtains raw water from Marsh Creek. The creek's watershed drainage basin above the GMA intake dam consists of approximately 51.8 square miles (33,000 acres). GMA's allocation permit also states that a flow of 6.68 cubic feet per second shall be allowed to pass the intake dam at all times. When low flows exist, GMA can utilize groundwater wells to augment the low stream flows, thus allowing GMA to withdraw the same quantity of surface water from Marsh Creek for water supply as is discharged to Marsh Creek by GMA wells. The quality of the surface water allows for more cost-effective treatment by GMA.

GMA's water system also includes three storage tanks in the form of two 1 million gallon stand pipes and one 600,000 gallon stand pipe. There is a fourth reservoir tank, but it cannot directly feed the system, so its storage is not counted as being readily available. While 3.6 million gallons of storage may be available, only 1.211 million gallons are considered effective storage. Storage is considered effective if it is stored at a hydraulic grade necessary to deliver water at a usable pressure.

GMA currently has an active water allocation permit application before the Pennsylvania Department of Environmental Protection for a proposed connection to the York Water Company. This connection would allow GMA to purchase water from the York Water Company at an initial minimum rate of 125,000 gallons per day and rising to a maximum rate of 2.000 MGD by 2028. This application must also be approved by the Susquehanna River Basin Commission (SRBC) for an inter-basin transfer of water sourced from the Susquehanna River basin and discharged to the Potomac River basin.

Wastewater Management

The majority of public sewer service in Central Adams is provided by GMA and the Cumberland Township Authority (CTA). GMA provides sewer service to Gettysburg Borough, portions of Straban Township, as well as a few locations in Cumberland Township. Cumberland Township Authority provides sewer service solely within Cumberland Township. The White Run Municipal Authority also operates in the Region, serving Lake Heritage, which extends into a small portion of Straban Township.

The Planks Field Subdivision, Castle Mobile Home Park, and Round Top Mobile Home Park operate their own private community wastewater treatment systems. The Timeless Towns of the Americas (TTA) wastewater treatment facility serves the Eisenhower Hotel & Conference Center and Devonshire Village. TTA is under orders from DEP to upgrade their wastewater treatment facility to meet discharge parameters. TTA intends to construct a new treatment facility in the near future. The private systems providing sewer service to the communities or businesses for which they were constructed for are not anticipated to expand their capacity.

Owners and operators of wastewater treatment facilities are required by Chapter 94 of the Pennsylvania Code to project, plan, and manage future hydraulic, organic, and industrial waste loadings. These Chapter 94 reports are meant to prevent the occurrence of overloaded treatment plants, limit additional extensions and connections to an overloaded sewer system, improve opportunities to prevent or reduce the volume and toxicity of industrial wastes generated and discharged to treatment facilities, and recycle and reuse municipal and industrial wastewater and sludge.

Gettysburg Municipal Authority (GMA)

Gettysburg Municipal Authority (GMA) provides sewer service to a customer base of 11,500 people in the Region. GMA operates two wastewater treatment plants (WWTPs), one in the Borough of Gettysburg and one in the Hunterstown area of Straban Township. The Hunterstown Wastewater Treatment Plant provides sewer service to the Hunterstown area, including the Adams County Complex, Oak Village Mobile Home Park, NRG, and Ag Com.

A tapping fee is collected for sewer service users based upon equivalent dwelling units or EDUs, which includes capacity and collection costs. GMA defines an EDU as a dwelling unit or equivalent dwelling unit based on a usage of 90 gallons per capita, per day, and 2.56 occupants per household equaling 230 gallons per day.

GETTYSBURG MUNICIPAL AUTHORITY WWTP CAPACITY			
System Customer	Capacity Allocation gallons/day	Current Capacity Usage gallons/day	Remaining Capacity gallons/day
Gettysburg Area	3,000,000	1,654,000	880,000
Hunterstown Plant Total	232,000	105,250	126,750
Adams County	110,000	25,000	85,000
Generating Station (NRG)	65,000	44,000	21,000
Oak Village	19,200	13,800	5,400
Hunterstown Area	30,800	17,700	13,100
Ag Com	7,000	4,750	2,250



GMA Waste Water Treatment Plant - Gettysburg

GMA's daily permitted capacity at the Gettysburg WWTP is 3,000,000 gallons per day. On average, 1.654 MGD of sewage is collected and treated with the effluent discharged into Rock Creek. Currently, the Gettysburg WWTP has 0.880 MGD of capacity available. The treatment plant may experience collection system issues during wet weather flows and therefore must allow for exceedances in current capacity. This accounts for the discrepancy between current and remaining capacity.

In 2012, GMA completed an expansion and plant upgrade to the Gettysburg WWTP. This expansion and upgrade added biological nutrient removal technology to meet required nutrient reductions for nitrogen and phosphorus as part of the Chesapeake Bay initiative. The expansion added an additional 20% to the plant capacity, or 0.55 MGD, to meet future growth. Most of this new capacity was targeted for use in Straban Township. The upgrade also improved the processing and storage of biosolids, with the addition of centrifuge equipment to dewater the sludge.

The discrepancy in EDU usage of water at 166 gallons per day versus sewage at 230 gallons per day is to account for inflow and infiltration (I&I) issues. Inflow and infiltration is groundwater and stormwater that improperly enter into wastewater treatment systems, which causes an increase in the hydraulic load to the system. Inflow can be caused by such things as roof drains and downspouts that flow directly into a sanitary sewer system or stormwater that flows through holes in manholes covers. Infiltration is generally caused by groundwater that enters the system through cracks in pipes or leaks in manholes. Sanitary sewer overflows can occur as a result of inflow and infiltration because the excess water entering the system dilutes the sewage and may cause sewage volumes to exceed design capacity. When stormwater and groundwater enter the sanitary sewer system, they must be treated as wastewater. In 2013, GMA completed corrective actions including rehabilitation of manholes and sewer pipe replacements to address I&I problems. This work is ongoing.

GMA Waste Water Treatment Plant - Hunterstown

The Hunterstown Waste Water Treatment Plant was built by the Hunterstown Generating Station (NRG) and Adams County to accommodate the projected development needs at the County's site, Oak Village Mobile Home Park, and the area surrounding Hunterstown Village. The capacity of the plant was allocated based upon these projected needs. The plant discharges into Beaverdam Creek. The annual hydraulic load from 2013 was 0.111 MGD, or one-half the capacity of the system (0.232 MGD). The permitted organic load capacity of the plant is 750 pounds per day. In 2013, the average annual organic load was 126 pounds per day.

There have been no increases in the number of EDU connections to the Hunterstown plant since 2001, when Ag Com was added. The waste water treatment plant was rerated from 0.225 MGD to 0.232 MGD, based on actual performance data. The Hunterstown WWTP is capable of expanding capacity, if required. However, there is no additional growth expected in the next five-years within the Hunterstown service area.

GMA Pump Stations

GMA maintains four pumping stations and one wet-weather flow transfer pumping station for their primary system centered around Gettysburg. GMA experiences collection system capacity issues during wet weather flows.

The Route 30 pump station is located just east of Rock Creek in Straban Township.

The Woodcrest Pump Station is located at the cul-de-sac of Hills Drive in Cumberland Township. The Twin Oaks pump station is located in the rear of the HACC campus, along Stevens Run, in Cumberland Township. The Straban East pump station is located in the Commerce Park in Straban Township. A new pumping station located along Route 97 is owned by the Cumberland Township Authority, but discharges to GMA's system. GMA also has a diversion station, located at Reynolds Avenue in Gettysburg Borough, with a capacity of 0.500 MGD to help relieve high flows from the Rock Creek interceptor by pumping the flow to the Culp's Run interceptor.

The Twin Oaks pump station is in need of an upgrade, due to wet weather flow issues. There are plans to upgrade and expand this station to approximately 0.75 MGD to handle wet weather flows and projected future development. This upgrade and expansion will be financed (per developer agreements) by contributions from the proposed Willows of Gettysburg and Kortney Meadows developments.

The Straban East and Route 97 pumping stations both have available capacity.

The Hunterstown WWTP collection and conveyance system includes three pump stations. They are located on Route 394, at the NRG plant, and at the Oak Village MHP. There are no known areas of the collection system where conveyance capacity is exceeded, or will be exceeded, in the next five years.

GMA PUMPING STATION CAPACITIES				
Pumping Station	Rated Capacity (MGD)	Average Flow (MGD)	Maximum Flow (MGD)	Projected Max. Flow (MGD)
Straban Twp - Route 30	0.572	0.147	0.533	0.434
Woodcrest	0.305	0.043	0.306 (est.)	0.305
Twin Oaks	0.552	0.141	0.526 (est.)	0.552
Straban East	0.400	0.044	0.087	0.100
Route 97 (owned by CTA)	0.288	0.016	0.021	0.022
Hunterstown-Route 394	0.684	0.090	0.223	0.175
Hunterstown - NRG	0.604	0.092	0.209	0.200
Hunterstown-Oak village MHP	0.115	0.014	0.038	0.031

Wet weather flows may exceed the current capacities of several interceptors in the collection system. The existing interceptor system consists of two pipes known as the Stevens Run and Rock Creek interceptors, which run parallel to each other. A single, larger interceptor will replace the current parallel interceptors. This project will provide sufficient capacity to handle future projected growth, as well as peak wet weather flows. This work is expected to be completed in 2016.

Biosolid Disposal

The resulting wastewater solids generated by GMA's treatment process are stabilized by the aerobic digestion process and dewatered by centrifuges. The centrifuges are rotating assemblies which separate solids from liquids to produce the highest possible cake solids. The solids are then applied to two farms within the Central Adams region. These farms are permitted by DEP solely for land application by GMA. In 2013, the WWTP processed and applied 360 dry metric tons of sludge to the land. The aerobically digested wastewater solids from the Hunterstown plant are transported to the GMA facility for dewatering

by the centrifuges. In 2013, the Hunterstown WWTP produced 16.114 dry metric tons of sludge, which were applied on the permitted farms.

Cumberland Township Authority

Cumberland Township Authority (CTA) provides sewer service through its North and South Waste Water Treatment Plants. CTA charges a tapping fee and calculates an EDU (service connection point) at 270 gallons per day. CTA’s tapping fee for the North and South Plants increases if a user requires a grinder pump. In order to reduce the harmful effects of fats, oils and grease to the system, CTA requires applicable commercial establishments to install complete grease recovery units and submit reporting for verification.

CUMBERLAND TOWNSHIP AUTHORITY WWTP CAPACITY			
System Customer	Capacity Allocation gallons/day	Current Capacity Usage gallons/day	Remaining Capacity gallons/day
CTA North	500,000	197,000	303,000
CTA South	650,000	284,800	365,200

CTA North Waste Water Treatment Plant

The North WWTP is located just off of Table Rock Road near Rock Creek. The plant has a total of 811.5 EDUs and discharges into Rock Creek. Service areas include: Grand View Terrace, Longview Terrace, The Meadows, Patriot’s Choice, Misty Ridge, White Oak Trail, Oakland Estates, PA Route 34 North, Gettysburg View, Roselawn, and areas in the vicinity of Table Rock Road.

The WWTP was upgraded in 2003 to its current hydraulic load capacity of 0.500 MGD. The average annual hydraulic load in 2013, or current usage, was 0.197 MGD. The treatment plant has approximately 61% of the design capacity remaining. The permitted organic load capacity of the plant is 1,251 pounds per day. In 2013, the average annual organic load was 349.2 pounds per day. The closing of Schindler Elevator Plant and Herff Jones in 2013 and 2014, respectively, effectively stopped the discharge of treated industrial process water into the plant.

CTA South Waste Water Treatment Plant

The South WWTP is located south of Route 116, near Willoughby Run. The plant has a total of 1,396 EDUs and discharges into Willoughby Run. Service areas include the developments of Twin Lakes, Twin Lakes II, Twin Lakes West, Cumberland Village, Woodcrest, Camelot, Cannon Ridge, Deatrick Village, Fox Ridge, Ridgeview, Lincoln Estates, Gettysburg Campground, and sections of Route 116 and Route 30.

The WWTP was upgraded in 2003 to its current hydraulic load capacity of 0.650 MGD. The average annual hydraulic load in 2013, or current usage, was 0.2848 MGD. The treatment plant has approximately 56% of the design capacity remaining. The permitted organic load capacity is 1,355 pounds (BOD) per day. The average annual organic load in 2013 was 443.8 pounds per day.

CTA Pump Stations

The CTA North WWTP collection and conveyance system includes three pump stations located on Route 34, Boyd’s School Road, and in Pickett’s Choice. All the pump stations have adequate capacity to handle projected flows. The CTA South WWTP collection and conveyance system also includes three active pump stations which are located on Red-

ding Lane, Willoughby Run Road, and Old Mill Road. The pump stations previously located at Lincoln Estates and Twin Lakes West were decommissioned as a result of the new Willoughby Run Road and Old Mill Road pump stations that were placed into service in December 2013.

CTA PUMPING STATION CAPACITIES				
Pumping Station	Rated Capacity (MGD)	Average Flow (MGD)	Maximum Flow (MGD)	Projected Max. Flow (MGD)
North - Route 34	0.461	0.100	0.125	0.147
North - Boyd's School Road	0.144	0.038	0.061	0.061
North - Pickett's Choice	0.216	0.001	0.001	0.015
South - Redding Lane	0.144	0.023	0.039	0.039
South - Willoughby Run Road	1.51	0.184	0.299	0.347
South - Old Mill Road	0.720	0.065	0.108	0.132

Biosolid Disposal

The wastewater solids generated by CTA's wastewater treatment process at the North and South WWTPs are blended in an aerobic holding tank. The blended product is applied to agricultural lands within Cumberland Township as part of CTA's agricultural utilization program. In 2013, approximately 626,500 gallons of treated biosolids residuals, or 43.48 dry tons were applied to two farms permitted by PA DEP. The North Plant produced 416,500 gallons for land application and the remaining 230,000 gallons were produced by the South Plant.

White Run Municipal Authority

The White Run Municipal Authority primarily serves the residents of Lake Heritage and the Outlets Shoppes at Gettysburg, along with other residences in Mount Joy Township. Straban Township has representation on the Authority, and although the current service area within Straban Township is fairly small, there is potential to serve several larger properties, if those areas develop in the future.

On-Lot Sewage Disposal

Areas of Central Adams that are outside of designated public sewer service areas must use private community treatment systems or individual on-lot sewage disposal systems. These systems are governed by state regulations and permitted by the townships, in accordance with the Pennsylvania Sewage Facilities Act and the municipalities' individual Sewage Facilities Plan, also known as Act 537 Plans.

On-lot sewage disposal consists of a three-stage system: a septic tank for collection of solids, distribution piping, and the absorption area where soil microbes treat the wastewater. Over 75% of the soils in Central Adams are classified as part of Hydrologic Soil Group C or D. This classification means these soils have slow infiltration rates and limited percolation rates, which may potentially impact the viability of on-lot sewage systems.

Soils are also classified by their suitability for on-lot sewage disposal. According to this classification, 94% of the Region's soils are considered very limited for on-lot sewage disposal. Cumberland Township's Act 537 Plan states that almost the entire Township is classified as being unsuitable or severely limited for on-lot sewage disposal. Straban Township's Act 537 Plan also states that the dominant soil types within the Township are



not suitable for on-lot disposal, but with adequately sized lots a suitable percolation site for a primary and backup system may be possible. Elevated sand mound systems and small flow treatment system technologies are often required for sites with such soil limitations.

On-Lot Management Programs

Straban Township's Act 537 Plan evaluated the need to implement an on-lot management program for the purpose of preventing potential water pollution and hazards to public health caused by improper treatment and disposal of sewage. In 2007, Straban Township implemented three sewage management districts to provide for the periodic inspection, pumping, and maintenance of on-lot sewage systems on a reoccurring three-year cycle. The Township notifies property owners within each sewage management district who are served by an on-lot sewage system that their system must be pumped and inspected within 12 months. Cumberland Township does not currently have an on-lot management program.

Stormwater Management

The alteration of natural land cover and contours to accommodate new land uses may result in decreased infiltration capabilities and increased rates of stormwater runoff and volume. The goal of stormwater management is to prevent, or mitigate, the impacts resulting from the conveyance of excessive rates and volumes of stormwater runoff to prevent flooding, erosion, and water pollution.

Stormwater runoff may be considered a "point source" if it travels through a conveyance system, like Gettysburg's stormwater drainage system, and is regulated under a permit program. Runoff can also be considered a "non-point source" when it travels across a surface, like agricultural runoff or sheet flow from a parking lot, which may pick up pollutants along the way. Much of the stormwater runoff is discharged into bodies of water untreated.

Stormwater management systems are designed to manage flooding conditions, water quality, and erosion problems from stormwater runoff. Stormwater management techniques may be considered nonstructural (i.e. utilizing and preserving natural drainage systems and vegetation, including streams, ponds, wetlands, etc.) or structural (i.e. utilizing constructed improvements, like curbs, gutters, piping, and detention ponds). These control measures serve to infiltrate, slow down, and drain runoff where flooding or severe erosion problems could exist.

Regional Stormwater Issues

The primary stormwater issue facing Gettysburg Borough is flash flooding caused by runoff from impervious surfaces. The Borough's stormwater drainage system conducts stormwater runoff from the entire Borough directly into Stevens Run, a tributary to Rock Creek. The Borough has repeatedly incurred damages from the flooding of Stevens Run.

In 1996, The U.S. Army Corps of Engineers investigated flooding in the Stevens Run watershed, as the result of a catastrophic flood that caused millions of dollars in damages. In 2001, the Army Corps of Engineers conducted a technical analysis of Gettysburg's stormwater drainage system. The Army Corps investigated the causes of flood-related problems associated with Stevens Run, as well as the hydrologic and hydraulic conditions relative to growth and development within the Borough. The study determined that the

stormwater drainage system in several areas of the Borough has insufficient capacity to convey water during 10-year or larger storm events.

The Army Corps and the Federal Emergency Management Agency (FEMA) are currently studying Stevens Run and Culps Run relative to the recurring flooding problems and may possibly redefine the flood risk boundaries. This action will have an impact on flood plain management and flood insurance rate maps.

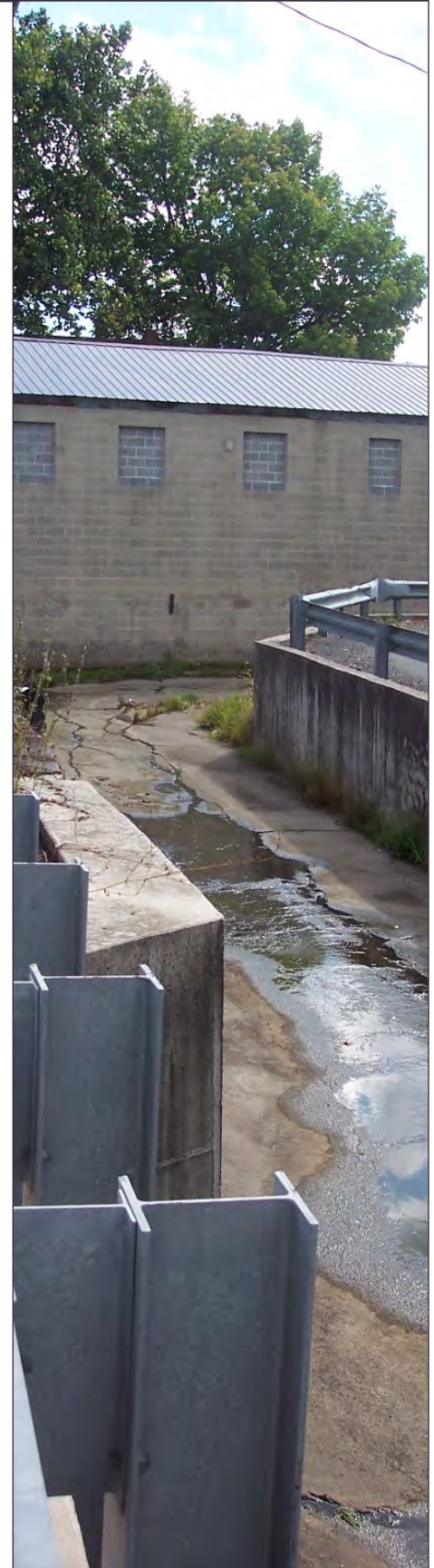
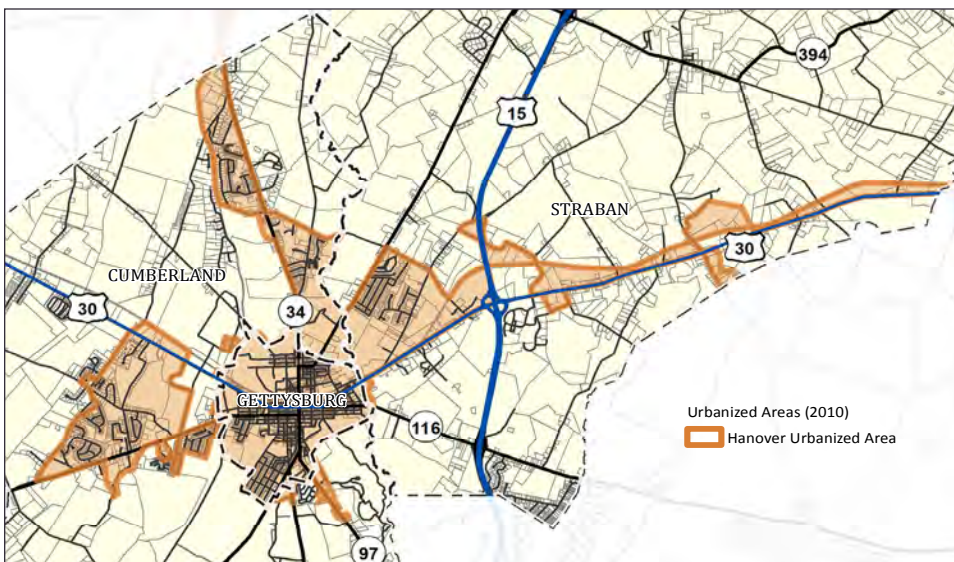
Flash flooding from paved surfaces is also a problem in areas of Cumberland and Straban Townships. Most notably, the Gettysburg campus of the Harrisburg Area Community College in Cumberland Township has been subject to periodic flood events. In 2007, HACC addressed stormwater quality and volume issues by incorporating several Best Management Practices (BMPs) into a new stormwater handling system. These BMPs included porous parking pavement on a portion of their site, as well as small bio-retention basins in other areas of their parking lot, replacing concrete sidewalks with sidewalks that allow better infiltration, installing rain gardens, and disconnecting the roof drains in an attempt to slow the flow of water to Rock Creek.

Many of the soils in the Central Adams region have limited absorptive capability to infiltrate stormwater, but can be successfully amended to meet performance goals and promote groundwater recharge.

Stormwater Management Planning

The Pennsylvania Storm Water Management Act (Act 167) requires Counties to prepare and adopt Stormwater Management Plans. The Act also requires municipalities to adopt and implement stormwater management ordinances consistent with the County's Plan. Adams County adopted a county-wide stormwater management plan in 2011. The municipalities within the Central Adams region have adopted stormwater management ordinances that are consistent with the Adams County Stormwater Management Plan.

After the 2010 Census, the Hanover Urbanized Area was extended into Adams County along Route 30 to include the area around Gettysburg and developed areas of Cumberland and Straban Townships. The U.S. Census Bureau defines an Urbanized Area as a densely developed territory that contains 50,000 or more people. As a result of this designation,



portions of the Central Adams region are now required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of stormwater from municipal storm sewer systems. This permit is administered through the PA DEP's Municipal Separate Storm Sewer System (MS4) Program.

One of the requirements of the NPDES permit is the development and implementation of a comprehensive Stormwater Management Program by the municipalities within the urbanized areas. The areas within the Hanover Urbanized Area are highlighted in the map on the previous page. The Program provides details on stormwater utility locations, capacity and deficiencies, and will evaluate the system under present conditions. The Program also identifies remedies where problems may exist, or are likely to develop, as the Region grows. The three municipalities in the Central Adams region worked with their municipal engineers to applying for MS4 permits in 2017.

Gettysburg Borough will implement additional stormwater improvements through a grant for "green" enhancements to Race Horse Alley as a component of the Gettysburg Inner Loop.

Telecommunications

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data, which include cellular and personal communications services, wireless Internet services, and mobile radio communication. These services operate from wireless networks that depend upon antenna devices and related equipment to transmit from a sender to receiver(s). These services are generally perceived as a public utility which benefit the community and enhance economic vitality, but for the most part are provided by the private sector.

Adams County, in conjunction with Destination Gettysburg and several downtown businesses, was part of a pilot program to offer free public wi-fi in downtown Gettysburg during the summer of 2015. Due to the success of this project, additional entities, businesses, and municipalities are being considered for future wireless projects. Residents, visitors, and employees still continue to use the free public wi-fi in Gettysburg.

The growing need for mobile telephone and wireless internet services has created a demand for new facilities and structures to ensure a cohesive telecommunications infrastructure. A telecommunications facility is generally defined as a facility, site, or location that contains antennas, telecommunications towers, and all the related equipment and site improvements that provide for transmitting, receiving, or relaying telecommunications signals.

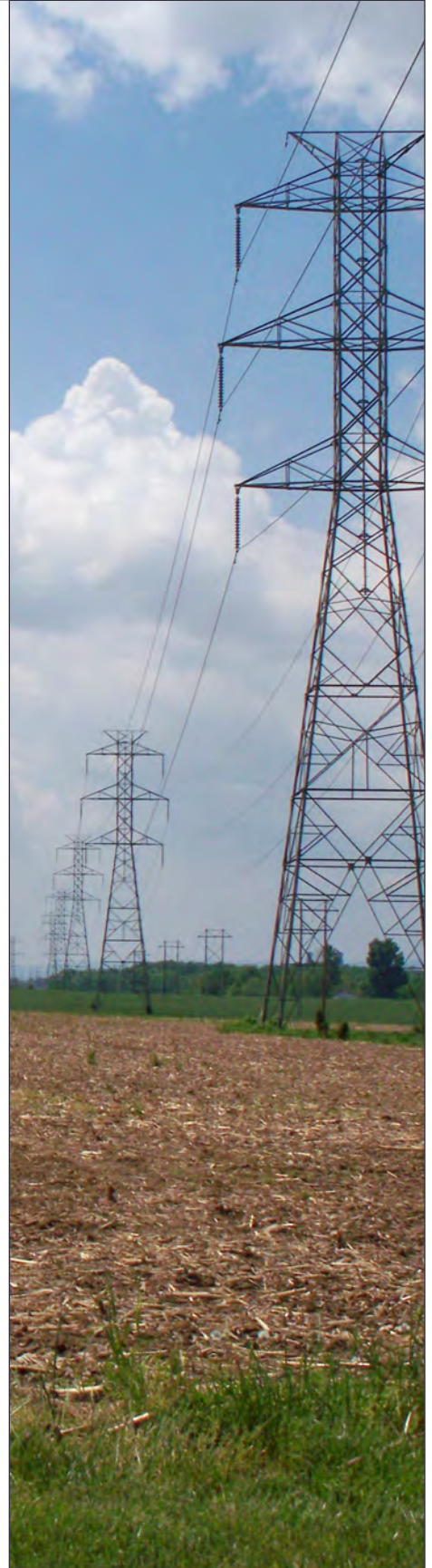
Fiber Optic is not readily available in the Central Adams region but is becoming increasingly prevalent in governmental, commercial, and industrial systems to ensure a high data rate, while minimizing electrical interference. Fiber optic cables can carry very wide bandwidth signals. In commercial systems, fiber optic cable often carries a mixture of signal types, including voice, video, and data all on the same fiber.

Electricity

In the Region there are two types of retail electricity providers. An investor-owned corporation and a member-owned cooperative. Each of these utility companies distribute electricity within a defined service area. Met-Ed is an operating company under the FirstEnergy Corporation, while Adams Electric Cooperative operates as a not-for-profit utility service. Each provider maintains its own system of transmission lines.

Natural Gas

There are two companies with natural gas transmission lines crossing the Region. Columbia Gas of Pennsylvania is an energy-distribution company of NiSource Inc. which provides natural gas to many parts of the Central Adams region. A branch of the Texas Eastern natural gas transmission line, which traverses northern Adams County, also crosses into the Region. This distribution line runs directly into the NRG substation, which uses the gas to produce electricity. This substation comes online when demand is high to produce electricity for the grid.





HOUSING

Overview

Understanding current trends within the housing sector is critical in terms of developing appropriate policies and programs to ensure that adequate housing is available for current and future residents. A variety of data regarding housing status is presented in order to understand the current condition of the housing section. Information related to number of households, quality, quantity, and cost of housing are presented, with a particular focus on housing affordability. In addition, information regarding building activity is presented to evaluate whether the new housing being produced is consistent with the anticipated housing needs of current residents. The following text summarizes the tables found at the end of the section beginning on [page A53](#).

Number of Households

All municipalities within the Central Adams region have seen increases in the number of households from 1990 to 2010, as shown in the Households table on [page A10](#) of the Demographics Section. Concurrently, all three municipalities have seen reductions in the average household size, consistent with Adams County as a whole. This reduction implies that the Region is experiencing changes in terms of household composition, with potentially growing numbers of households without children, older households, and non-family households. This observation is consistent with the population, age, and household information presented in the Demographics section.

Housing Characteristics

Housing Occupancy

Housing occupancy details the extent to which existing housing units are currently occupied. Occupancy and vacancy rates for Central Adams are comparable to that of Adams County, at approximately 92.5% and 7.5% respectively. The vacancy rates in Cumberland Township and Gettysburg Borough are somewhat higher than the overall county rate, while the vacancy rate in Straban Township is significantly lower. A vacancy rate of 5% is often considered an indication of where available housing supply meets current housing demand. The current 7.5% vacancy rate for all dwelling units (owner-occupied and rental) may indicate a modest over-supply of housing units. This may be a result of lingering effects of the recession of the previous decade.

Housing Tenure

Housing tenure measures the percentage of households that reside in owner-occupied and renter-occupied housing units. The Central Adams region has a higher proportion of renter-occupied housing than that of Adams County as a whole. Gettysburg Borough primarily contributes to the higher rental occupancy rate. The owner-occupancy rate in Gettysburg is 38.5%, which is significantly below that of the two townships, but comparable to patterns found in many Pennsylvania boroughs.

Units in Structure

Measuring the number of individual dwelling units within a given structure provides a means of evaluating the existing range of dwelling unit types. The majority of dwelling units

within Central Adams (63%) are 1-unit detached (also known as single-family detached units). However, this percentage is significantly less than the 75% figure reported for Adams County as a whole. This difference can be attributed to the higher percentage of other housing types in Gettysburg Borough. The relatively high percentages of 1-unit attached (townhouses or rowhomes), 2 unit structures (duplexes), and apartment buildings (3 units or more) in Gettysburg raises the overall percentages of non-single-family detached units for the Region.

Year Structure Built

The housing stock within the Region is somewhat older than that of Adams County. The percentage of homes built between 1980 and 2010 was less than the County, while the percentage of homes built in Central Adams prior to 1980 was higher than the countywide percentage. Gettysburg Borough accounts for much of the older housing stock, and it is noted that more than half of the dwelling units in the Borough (55%) were built prior to 1939. The age of housing stock within the two townships more closely resembles that of the County as a whole. Yet, both townships have somewhat fewer units built from 1990 to present than the County as a whole, with higher percentages of units constructed between 1950 and 1989. Only Cumberland Township shows a percentage of housing stock built more recently than 2000 that exceeds the County percentage. This can be attributed to the construction of several new housing developments in central and northern Cumberland Township over the past two decades.

Bedrooms

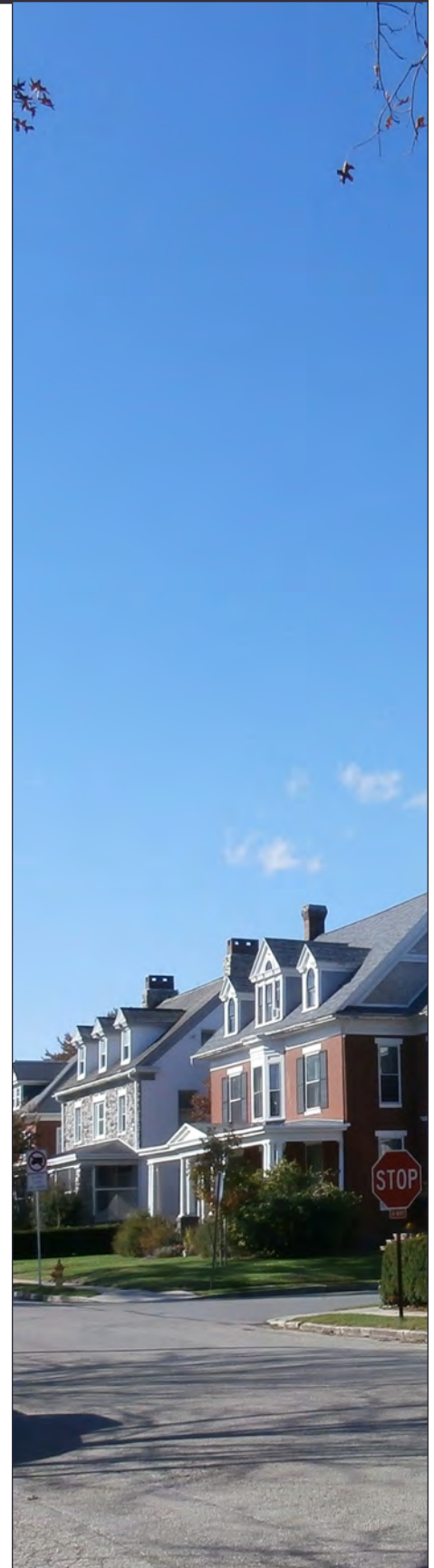
Central Adams is generally characterized by higher percentages of housing with fewer bedrooms (2 or less) than the County as a whole. Proportionally, Adams County has more dwelling units with 3 or more bedrooms than the Region. Therefore, housing sizes are generally smaller in Central Adams than in the County as a whole. Of the three municipalities, Straban Township most closely approximates the number of bedrooms pattern of the County. Cumberland Township has a modestly higher proportion of units with two or fewer bedrooms, while Gettysburg Borough has significantly higher percentages of fewer bedroom dwellings than the County as a whole.

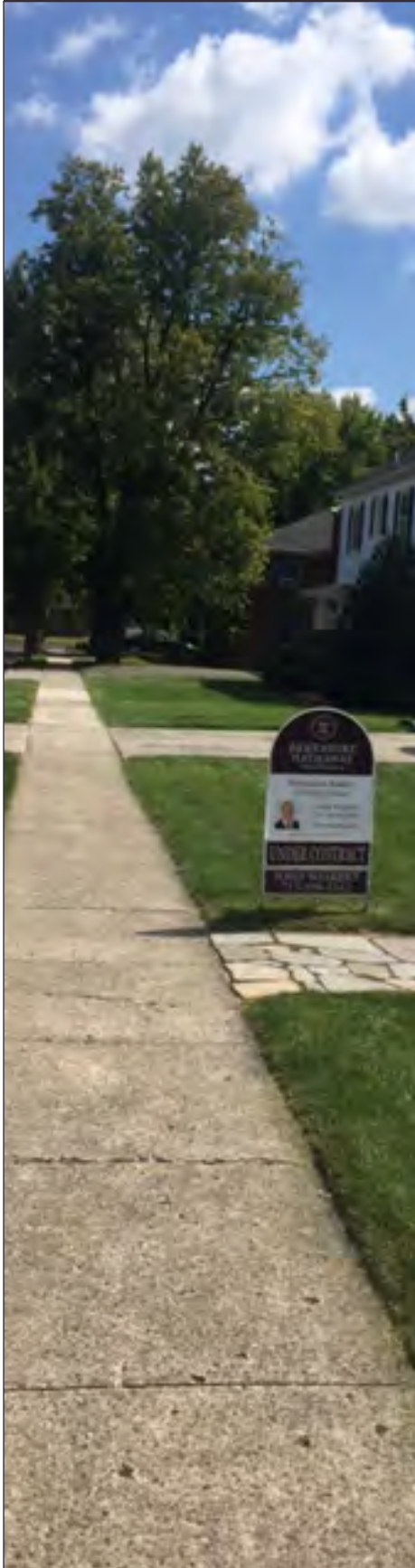
Financial Housing Characteristics

A variety of financial housing information is also presented, which includes housing value for owner-occupied dwelling units, housing costs associated with home ownership as related to household income, and gross rents related to household income. This type of information provides insights into the housing market and whether housing within Central Adams is affordable for the area's residents.

Value

The median value of owner-occupied housing within Central Adams is \$217,000, which is significantly higher than the median value for housing in Adams County which is estimated at \$194,100. This figure is directly related to data confirming that the Region has proportionally more owner-occupied housing units with values of \$200,000 or more. This pattern is driven by the higher housing values in the two townships where the median housing value are \$228,700 in Cumberland and \$222,800 in Straban. Housing values in Gettysburg Borough more closely replicate the housing value pattern for the County, yet the median value in Gettysburg is still over \$5,000 more than the countywide figure.





Owner-Occupied Affordability

The information for households with a mortgage is particularly important, as this data measures whether existing housing and housing being constructed is affordable for local residents. In all three municipalities, over half of owner-occupied households spend less than 25% of their monthly income on housing. However, approximately 34% of households in Central Adams spend more than 30% of their monthly income on housing costs. Of the three municipalities, Straban Township and Gettysburg Borough have the highest percentages (36% and 35% respectively) in this category. While housing costs may be within the means of many households, housing affordability remains a concern for over a third of the households in Central Adams.

Costs are also measured for those households not carrying a mortgage. At both the Regional and County level, approximately 85% of households without a mortgage have housing costs that are less than 30% of monthly household income. Still, nearly one in seven households without a mortgage face housing costs that exceed 30% of monthly household income, which indicates that affordability issues remain for many households even when mortgages are satisfied.

Rental Affordability

The median rent within Central Adams is \$828, which is comparable to that of Adams County at \$844. Over 65% of the Region’s rental units exceed \$750 per month. Rents in Cumberland Township are higher than that of the overall Region, where median rent is \$924. In Gettysburg Borough rents are lower, where median rent is \$730. At these levels, rental affordability may become a significant issue for many households within the Region. Within the individual municipalities, more than 50% of all households that rent spend more than 30% of their income on housing costs. Housing affordability may be a more significant issue for renters, compared to households that own homes.

Housing Market

Understanding current trends within the housing market is essential when developing municipal policies and recommendations regarding housing. The following provides an evaluation of housing construction and home sales.

Home Construction

Data related to new home construction is presented and analyzed in two ways - through building permits and evaluating residential developments that have been constructed, or are under construction, within the Region. The building permits are those issued by the County Tax Services Department for new residential units, which are a fairly certain indicator that the unit will be built. The data related to specific residential developments is obtained through several sources, including information provided on submitted subdivision and land development plans, sales price and related data provided by Tax Services, as well as Office of Planning and Development databases.

Over the past 30 years, a variety of residential development types have been constructed, or are in the process of being constructed. A significant percentage of the overall number of new dwelling units are located within planned residential developments in Cumberland Township. These new dwelling units are primarily single-family detached residences. Based on building permits issued for new homes, Central Adams, namely Cumberland Township, has been absorbing almost a quarter of the permits issued countywide since 2010.

Construction Pipeline

Data regarding active, approved, and proposed residential development projects provides insight into the market for new residential units. Active developments are those projects currently under construction. Approved developments represent projects that have received municipal approvals, but where construction has not yet begun. Proposed developments include those projects that are currently under review by the municipality. A variety of developments, both active and approved, are restricted to specific market components (such as low-to-moderate income or age-qualified). The majority of residential development projects in the construction pipeline are located in Cumberland and Straban Townships.

The active developments, including those that are qualification restricted, are building out, albeit slowly. Many projects, such as Cannon Ridge and Plank's Field, are only three-quarters complete, even though the projects were initially proposed over a decade ago. These projects include mostly single-family detached residences. Two projects, Cambridge Crossing and Misty Ridge, have substantially larger portions of the units remaining to be constructed. These projects include mostly attached forms of housing (either townhouses or apartments). At the end of 2015, a total of 353 dwelling units from active projects remained to be constructed, and approximately 75% of these are attached units. These 353 units are projected to be completed within the next 10 years, assuming each project continues to build out at its current rate of construction.

Approved and proposed developments include approximately 3,000 proposed dwelling units, the majority of which are intended to be single-family detached dwellings. Approximately two-thirds of these dwelling units are proposed for the Discovery Gettysburg development, an age-qualified proposal in Straban Township. Even discounting Discovery Gettysburg, nearly 1,000 other dwelling units remain in the residential development pipeline. These 1,000 units alone are projected to take between 10 and 20 years to construct, assuming that construction rates for the proposed projects are comparable to similar active projects. It is assumed that Discovery Gettysburg will build out at a rate of 100 dwelling units per year, if the project is initiated.

Home Sales

The number of homes sold and median sale price are for any type of home sold by a Realtor® in Central Adams as based on data provided by the Realtors Association of York and Adams Counties (RAYAC). Over 15% of all the homes sold in Adams County were sold in Central Adams between 2010 and 2014. The median sale price in the Region has consistently been higher than the median sale price of homes sold countywide.

In all three municipalities, the highest number of dwelling units sold by the type of unit were single-family detached, averaging about 78%. The ownership market for types of housing, other than single-family detached, is much smaller in the Region. In all three municipalities, sales of single-family detached homes significantly exceeded sales for other housing types. In fact, in Straban Township, no sales of semi-detached or attached housing units were reported sold between 2010 and 2014. The relatively small number of such units sold in any given year may limit the degree of confidence that these figures accurately reflect the demand for dwelling units other than single-family detached.

The median sale price between the three municipalities for single-family detached residences varied substantially between 2006 and 2014. With the exception of 2006 and 2010, median sale prices in Cumberland were typically the highest, and at levels consistently above the median housing value of the Central Adams region. Median sale

price for single-family detached dwellings in Gettysburg and Straban vary between 2006 and 2014.

The median sale price for semi-detached or attached units is lower in all reporting years than for single-family detached units. For both Cumberland and Gettysburg, the average sale price has trended upward during the reporting period. However, on average, the median sale price for such units in Gettysburg is at least \$50,000 less than the median sale price in Cumberland. In fact, in Cumberland, the median sale price for semi-detached units often exceeds the median sales price for all housing in Adams County. It is apparent that there is significant variation in the sales price for semi-detached or attached units even though the number of sales is relatively low.

The average sale price of the housing units sold over the last ten years in new residential developments reveals a significant characteristic of the local housing market. Most of the developments in the Region have an average sale price exceeding \$200,000. Thus, most of the dwelling units that have either recently been constructed or are under construction are being sold at more than the 2014 median housing value of Adams County.

Information related to average days on the market also provides insight into the housing market. For all dwelling units sold through a Realtor between 2006 and 2014, the average days on the market within the Region was less in comparison to the County. During the time period of 2006 and 2014, the average number of days on the market may have peaked between 2011 - 2012. During 2013 and 2014, the days on the market have declined to averages similar to 2009 and 2010.

Housing Characteristics

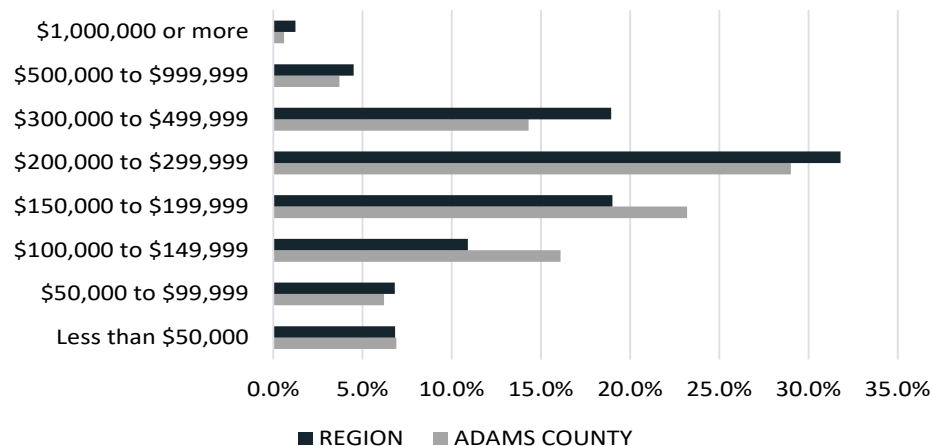
HOUSING CHARACTERISTICS	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent	2014 Est	Percent
Total housing units	2,675	(X)	2,480	(X)	1,898	(X)	7,053	(X)	41,078	(X)
Occupied housing units	2,458	91.9%	2,235	90.1%	1,813	95.5%	6,506	92.5%	37,956	92.4%
Vacant housing units	217	8.1%	245	9.9%	85	4.5%	547	7.5%	3,122	7.6%
UNITS IN STRUCTURE										
1-unit, detached	2,004	74.9%	850	34.3%	1,518	80.0%	4,372	63.1%	30,774	74.9%
1-unit, attached	219	8.2%	492	19.8%	56	3.0%	767	10.3%	3,127	7.6%
2 units	22	0.8%	471	19.0%	12	0.6%	505	6.8%	1,343	3.3%
3 or 4 units	51	1.9%	250	10.1%	68	3.6%	369	5.2%	1,088	2.6%
5 to 9 units	120	4.5%	145	5.8%	35	1.8%	300	4.0%	803	2.0%
10 to 19 units	11	0.4%	35	1.4%	15	0.8%	61	0.9%	217	0.5%
20 or more units	15	0.6%	208	8.4%	22	1.2%	245	3.4%	619	1.5%
Mobile home	233	8.7%	29	1.2%	172	9.1%	434	6.3%	3,107	7.6%
YEAR STRUCTURE BUILT										
Built 2010 or later	45	1.7%	15	0.6%	8	0.4%	68	0.9%	248	0.6%
Built 2000 to 2009	468	17.5%	76	3.1%	229	12.1%	773	10.9%	6,317	15.4%
Built 1990 to 1999	338	12.6%	137	5.5%	222	11.7%	697	9.9%	6,993	17.0%
Built 1980 to 1989	376	14.1%	126	5.1%	319	16.8%	821	12.0%	5,890	14.3%
Built 1970 to 1979	502	18.8%	206	8.3%	282	14.9%	990	14.0%	5,443	13.3%
Built 1960 to 1969	317	11.9%	99	4.0%	250	13.2%	666	9.7%	2,938	7.2%
Built 1950 to 1959	267	10.0%	315	12.7%	206	10.9%	788	11.2%	3,540	8.6%
Built 1940 to 1949	83	3.1%	150	6.0%	76	4.0%	309	4.4%	1,679	4.1%
Built 1939 or earlier	279	10.4%	1,356	54.7%	306	16.1%	1,941	27.1%	8,030	19.5%
Median rooms	6.7	(X)	5.1	(X)	6.2	(X)	6.0	(X)	6.1	(X)
BEDROOMS										
No bedroom	10	0.40%	74	3.00%	21	1.10%	105	1.5%	354	0.90%
1 bedroom	101	3.80%	623	25.10%	72	3.80%	796	10.9%	2,601	6.30%
2 bedrooms	599	22.40%	663	26.70%	399	21.00%	1,661	23.4%	7,700	18.70%
3 bedrooms	1,228	45.90%	724	29.20%	993	52.30%	2,945	42.5%	21,657	52.70%
4 bedrooms	569	21.30%	267	10.80%	305	16.10%	1,141	16.1%	7,067	17.20%
5 or more bedrooms	168	6.30%	129	5.20%	108	5.70%	405	5.7%	1,699	4.10%
HOUSING TENURE										
Owner-occupied	1,994	81.10%	860	38.50%	1,311	72.30%	4,165	64.0%	29,200	76.90%
Renter-occupied	464	18.90%	1,375	61.50%	502	27.70%	2,341	36.0%	8,756	23.10%

U.S. Census Bureau, 2014 ACS 5-Year Estimates

Appendix | A6 Housing

FINANCIAL HOUSING CHARACTERISTICS	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	%	2014 Est	%	2014 Est	%	2014 Est	%	2014 Est	%
Owner-occupied units	1,994	(X)	860	(X)	1,311	(X)	4,165	(X)	29,200	(X)
(Value) Less than \$50,000	197	9.9%	21	2.4%	107	8.2%	325	6.8%	2,024	6.9%
\$50,000 to \$99,999	117	5.9%	46	5.3%	120	9.2%	283	6.8%	1,823	6.2%
\$100,000 to \$149,999	175	8.8%	152	17.7%	81	6.2%	408	10.9%	4,706	16.1%
\$150,000 to \$199,999	324	16.2%	213	24.8%	210	16.0%	747	19.0%	6,783	23.2%
\$200,000 to \$299,999	492	24.7%	264	30.7%	525	40.0%	1,281	31.8%	8,465	29.0%
\$300,000 to \$499,999	516	25.9%	137	15.9%	197	15.0%	850	18.9%	4,163	14.3%
\$500,000 to \$999,999	123	6.2%	27	3.1%	55	4.2%	205	4.5%	1,073	3.7%
\$1,000,000 or more	50	2.5%	0	0.0%	16	1.2%	66	1.2%	163	0.6%
Median (dollars)	\$228,700	(X)	\$199,500	(X)	\$222,800	(X)	\$217,000	(X)	\$194,100	(X)
SELECTED MONTHLY OWNER COSTS AS % OF HH INCOME										
Housing units w/ mortgage	1,086	(X)	488	(X)	800	(X)	2,374	(X)	19,022	(X)
Less than 20.0 percent	421	38.8%	127	26.0%	290	36.3%	838	33.7%	6,944	36.5%
20.0 to 24.9 percent	220	20.3%	134	27.5%	154	19.3%	508	22.4%	3,426	18.0%
25.0 to 29.9 percent	104	9.6%	56	11.5%	68	8.5%	228	9.9%	2,500	13.1%
30.0 to 34.9 percent	99	9.1%	10	2.0%	32	4.0%	141	5.0%	1,482	7.8%
35.0 percent or more	242	22.3%	161	33.0%	256	32.0%	659	29.1%	4,670	24.6%
Housing units w/o mortgage	891	(X)	372	(X)	511	(X)	1,774	(X)	10,113	(X)
Less than 10.0 percent	315	35.4%	162	43.5%	172	33.7%	649	37.5%	3,513	34.7%
10.0 to 14.9 percent	170	19.1%	52	14.0%	87	17.0%	309	16.7%	2,220	22.0%
15.0 to 19.9 percent	98	11.0%	35	9.4%	87	17.0%	220	12.5%	1,346	13.3%
20.0 to 24.9 percent	86	9.7%	13	3.5%	88	17.2%	187	10.1%	907	9.0%
25.0 to 29.9 percent	75	8.4%	47	12.6%	28	5.5%	150	8.8%	556	5.5%
30.0 to 34.9 percent	27	3.0%	14	3.8%	20	3.9%	61	3.6%	311	3.1%
35.0 percent or more	120	13.5%	49	13.2%	29	5.7%	198	10.8%	1,260	12.5%

Housing Values



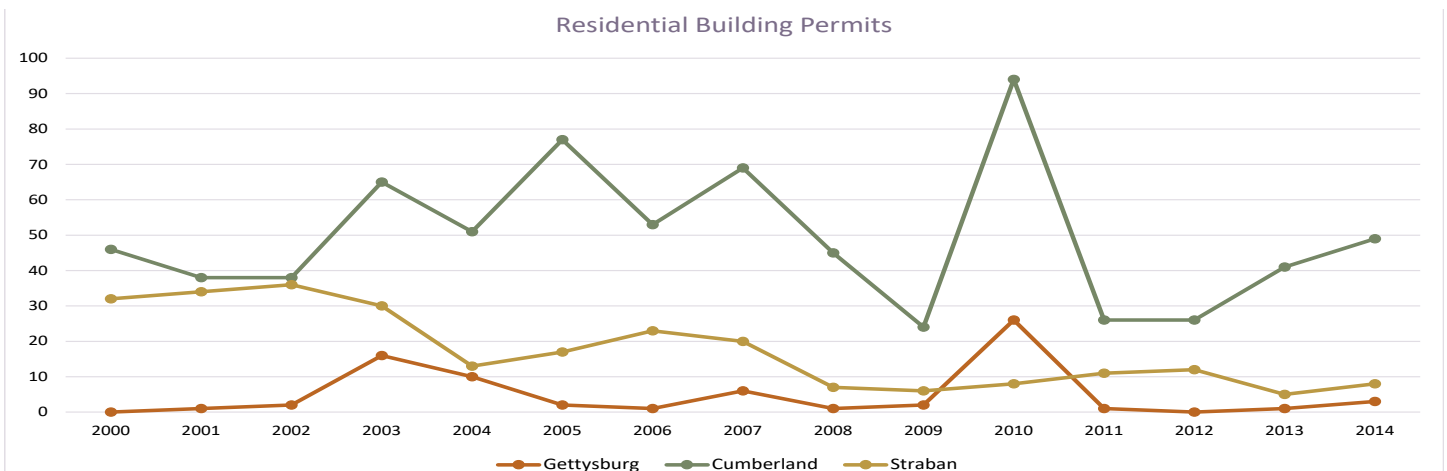
FINANCIAL HOUSING CHARACTERISTICS	CUMBERLAND TWP		GETTYSBURG BORO		STRABAN TWP		REGION		ADAMS COUNTY	
	2014 Est	%	2014 Est	%	2014 Est	%	2014 Est	%	2014 Est	%
Occupied units paying rent	441	(X)	1,282	(X)	430	(X)	2,153	(X)	7,887	(X)
Less than \$200	0	0.0%	48	3.7%	10	2.3%	58	2.0%	88	1.1%
\$200 to \$299	0	0.0%	66	5.1%	18	4.2%	84	3.1%	202	2.6%
\$300 to \$499	14	3.2%	124	9.7%	21	4.9%	159	5.9%	568	7.2%
\$500 to \$749	53	12.0%	458	35.7%	80	18.6%	591	22.1%	2,150	27.3%
\$750 to \$999	205	46.5%	389	30.3%	153	35.6%	747	37.5%	2,413	30.6%
\$1,000 to \$1,499	140	31.7%	172	13.4%	148	34.4%	460	26.5%	1,910	24.2%
\$1,500 or more	29	6.6%	25	2.0%	0	0.0%	54	2.9%	556	7.0%
Median (dollars)	\$924	(X)	\$730	(X)	\$831	(X)	\$828	(X)	\$844	(X)
GROSS RENT AS % OF HH INCOME										
Less than 15.0 percent	64	14.5%	133	10.7%	41	9.5%	238	11.6%	912	11.7%
15.0 to 19.9 percent	46	10.4%	207	16.7%	104	24.2%	357	17.1%	1,095	14.1%
20.0 to 24.9 percent	28	6.3%	100	8.1%	40	9.3%	168	7.9%	1,017	13.1%
25.0 to 29.9 percent	74	16.8%	94	7.6%	50	11.6%	218	12.0%	786	10.1%
30.0 to 34.9 percent	0	0.0%	124	10.0%	34	7.9%	158	6.0%	776	10.0%
35.0 percent or more	229	51.9%	581	46.9%	161	37.4%	971	45.4%	3,179	40.9%

U.S. Census Bureau, 2014 ACS 5-Year Estimates

Building Permits

NEW RESIDENTIAL BUILDING PERMITS ISSUED 2000 - 2014															
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cumberland	46	38	38	65	51	77	53	69	45	24	94	26	26	41	49
Gettysburg	0	1	2	16	10	2	1	6	1	2	26	1	0	1	3
Straban	32	34	36	30	13	17	23	20	7	6	8	11	12	5	8
Region	78	73	76	111	74	96	77	95	53	32	128	38	38	47	60
% of County	12%	12%	10%	18%	10%	14%	13%	20%	18%	17%	39%	24%	21%	25%	23%

Adams County Tax Services Department



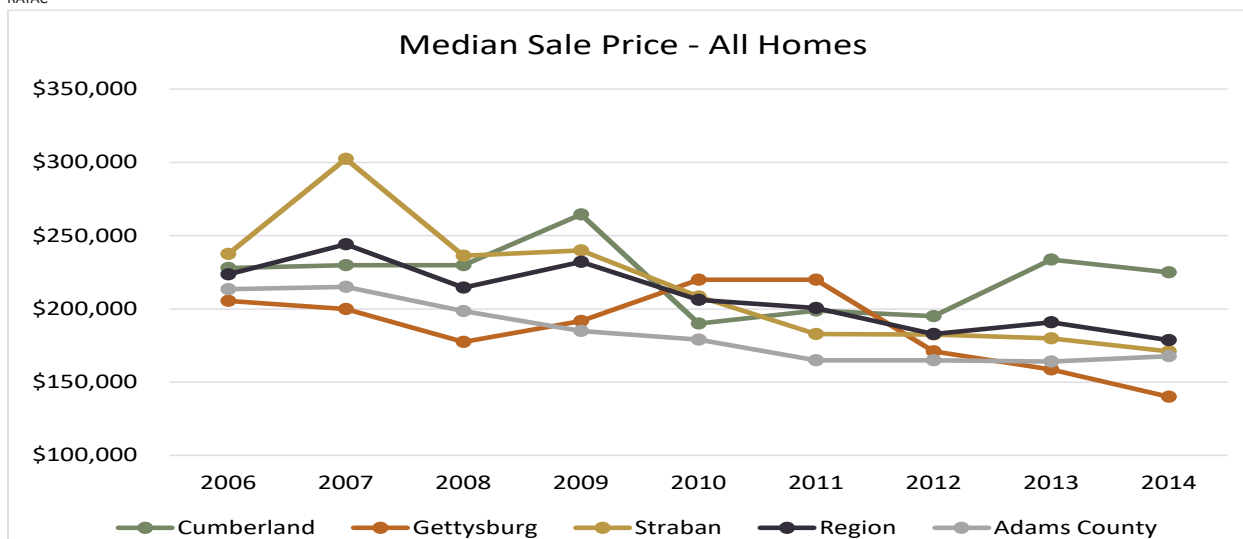
Home Sales

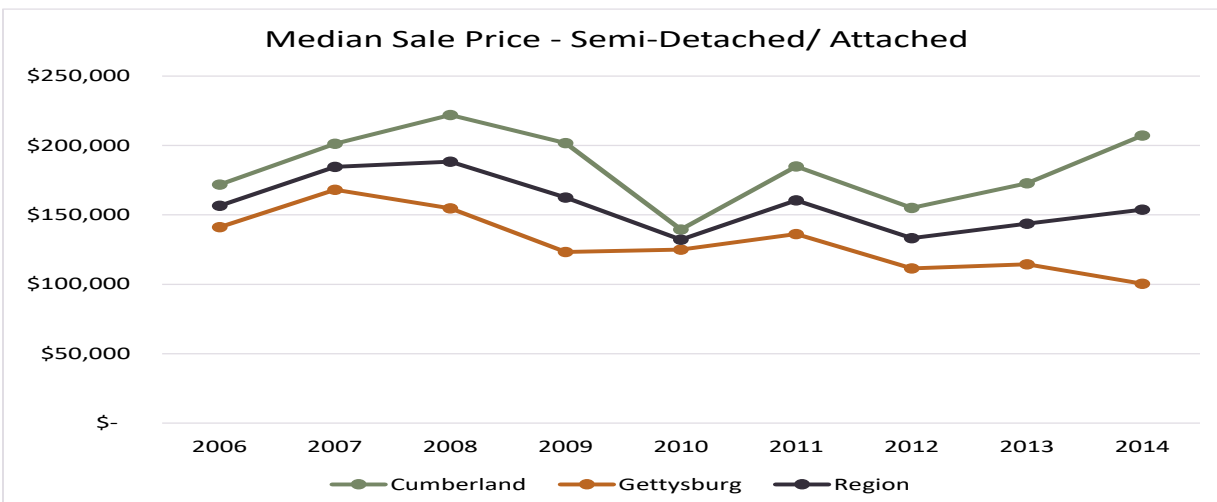
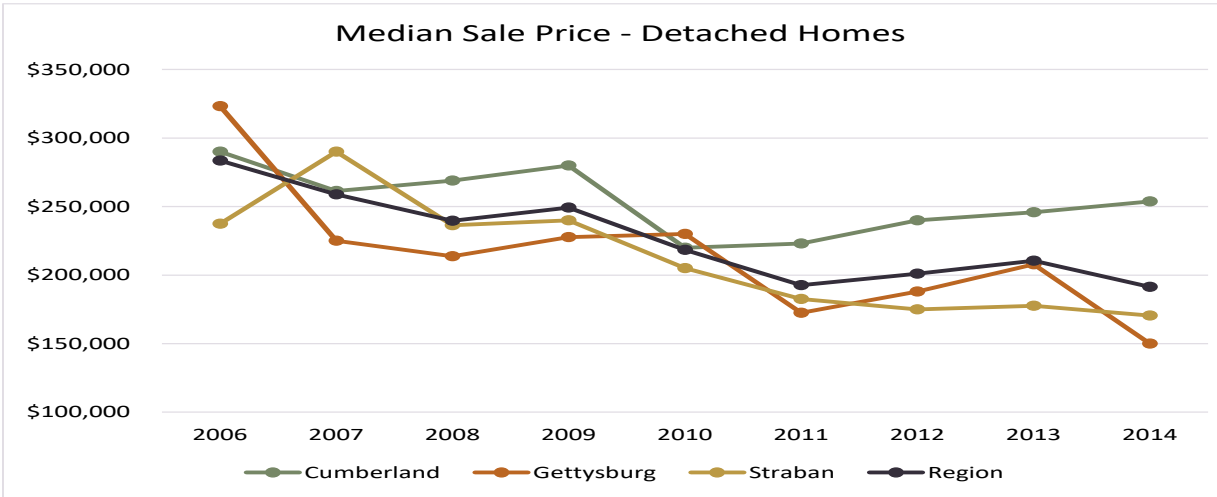
ALL HOMES SOLD (BY A REALTOR)										
	2010		2011		2012		2013		2014	
	#	Median \$	#	Median \$	#	Median \$	#	Median \$	#	Median \$
Cumberland	41	\$190,000	52	\$198,950	63	\$195,000	73	\$233,700	79	\$225,000
Gettysburg	31	\$220,000	31	\$220,000	39	\$171,000	52	\$158,750	35	\$140,000
Straban	22	\$208,500	28	\$182,925	30	\$182,450	29	\$180,000	31	\$171,000
Region	94	\$206,167	111	\$200,625	132	\$182,817	154	\$190,817	145	\$178,667
Adams County	627	\$179,000	650	\$165,000	731	\$164,900	984	\$164,095	916	\$167,750

DETACHED HOMES SOLD										
	2010		2011		2012		2013		2014	
	#	Median \$	#	Median \$	#	Median \$	#	Median \$	#	Median \$
Cumberland	32	\$220,000	41	\$223,000	47	\$240,000	61	\$245,900	62	\$253,750
Gettysburg	25	\$230,000	25	\$172,500	31	\$188,000	35	\$207,900	23	\$150,000
Straban	21	\$205,000	24	\$182,500	28	\$174,950	25	\$177,650	30	\$170,450
Region	78	\$218,333	90	\$192,667	106	\$200,983	121	\$210,483	115	\$191,400

SEMI-DETACHED/ ATTACHED HOMES SOLD										
	2010		2011		2012		2013		2014	
	#	Median \$	#	Median \$	#	Median \$	#	Median \$	#	Median \$
Cumberland	6	\$139,500	8	\$184,900	11	\$155,000	6	\$172,875	14	\$207,250
Gettysburg	4	\$124,950	7	\$136,250	5	\$111,450	12	\$114,375	10	\$100,375
Straban	0	-	0	-	0	-	0	-	0	-
Region	10	\$132,225	15	\$160,575	16	\$133,225	18	\$143,625	24	\$153,813

RAYAC





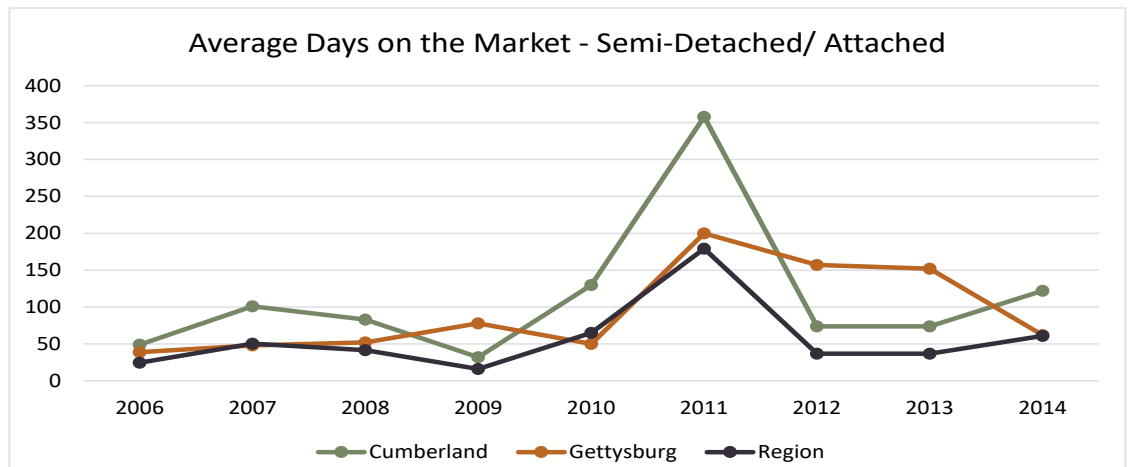
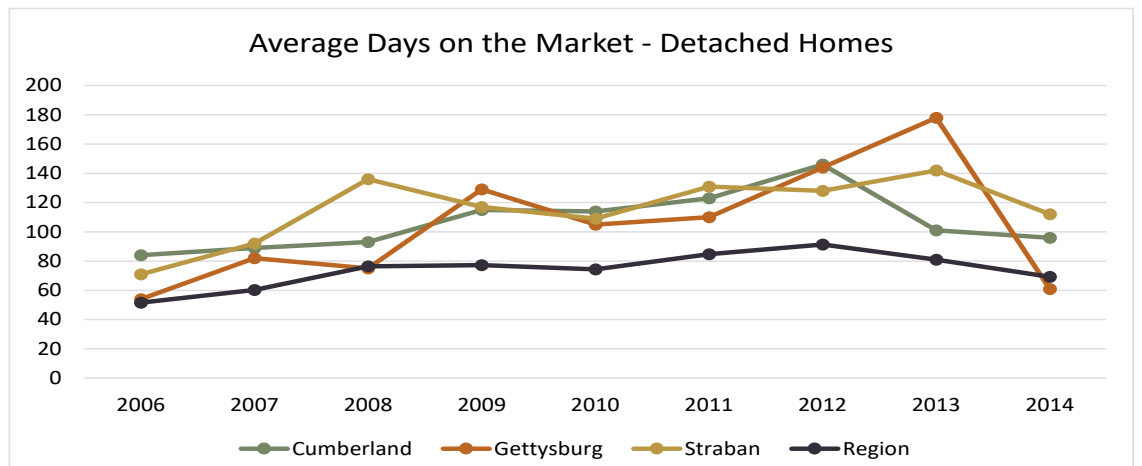
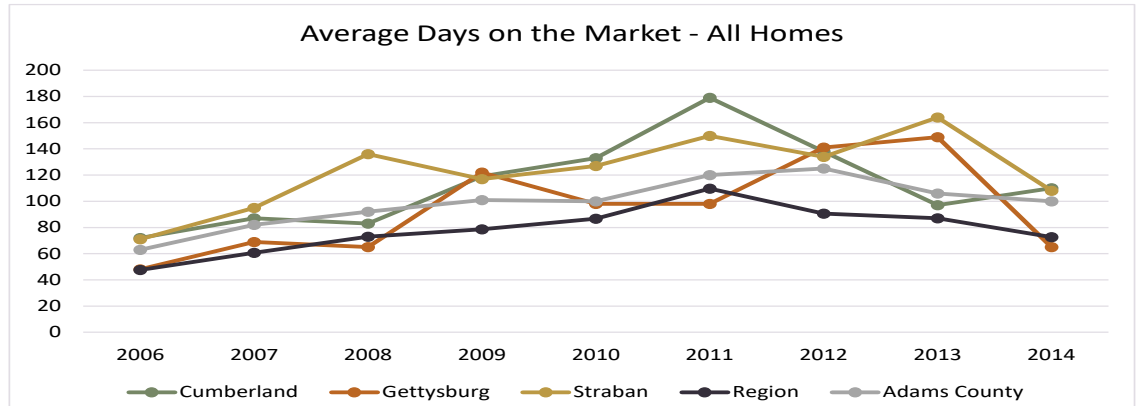
Days on the Market

AVERAGE DAYS ON THE MARKET - ALL HOMES									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cumberland	72	87	83	119	133	179	138	97	110
Gettysburg	48	69	65	122	98	98	141	149	65
Straban	71	95	136	117	127	150	134	164	108
Region	48	61	73	79	87	110	91	87	73
Adams County	63	82	92	101	100	120	125	106	100

AVERAGE DAYS ON THE MARKET - DETACHED HOMES									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cumberland	84	89	93	115	114	123	146	101	96
Gettysburg	54	82	75	129	105	110	144	178	61
Straban	71	92	136	117	109	131	128	142	112
Region	70	88	101	120	109	121	139	140	90

AVERAGE DAYS ON THE MARKET - SEMI-DETACHED/ ATTACHED HOMES									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cumberland	49	101	83	32	130	358	74	74	122
Gettysburg	39	48	52	78	50	200	157	152	62
Straban	0	0	0	0	0	0	0	0	0
Region	44	75	68	55	90	279	116	113	92

RAYAC



Home Sales- Selected Developments

AVERAGE SALE PRICE OF HOMES SOLD 2004 - 2014					
Name	Lots	Status	Unit Type	Municipality	Avg Sale Price
Devonshire Village	73	Built	MF	Cumberland Twp	\$90,140
Frederick Douglass	12	Built	TH	Gettysburg Boro	\$96,380
Breckenridge Village	64	Built	TH	Gettysburg Boro	\$107,380
Confederate Woods	34	Built	TH	Cumberland Twp	\$125,681
Tower Commons	14	Built	TH	Gettysburg Boro	\$156,233
Woodcrest	82	Built	SFR	Cumberland Twp	\$174,430
Foxridge	55	Built	MIX	Cumberland Twp	\$190,323
Twin Oaks	125	Built	SFR	Straban Twp	\$191,554
Oakland Estates	26	Built	SFR	Cumberland Twp	\$206,000
Roselawn	36	Built	SFR	Cumberland Twp	\$209,702
The Meadows	80	Built	MIX	Cumberland Twp	\$211,722
Hazelbrook Hills	135	Built	SFR	Straban Twp	\$231,183
Plank's Field	47	Under Construction	SFR	Straban Twp	\$231,911
Deatrick Village	95	Under Construction	MIX	Cumberland Twp	\$252,949
Camelot Square	24	Built	SFR	Cumberland Twp	\$258,550
Ridgewood	34	Built	SFR	Cumberland Twp	\$262,380
Twin Lakes Park	34	Built	SFR	Cumberland Twp	\$262,818
Hunters Crossing	76	Built	SFR	Straban Twp	\$288,893
Cannon Ridge	92	Under Construction	MIX	Cumberland Twp	\$293,992
Twin Lakes West	116	Built	SFR	Cumberland Twp	\$295,067
Lamberson Estates	23	Built	SFR	Straban Twp	\$295,920
Ridgeview	24	Built	SFR	Cumberland Twp	\$331,342
Gettysburg View	15	Built	SFR	Cumberland Twp	\$333,432
Patriots Choice	108	Built	SFR	Cumberland Twp	\$336,517
Cumberland Village	168	Under Construction	MIX	Cumberland Twp	\$344,410
Longview Estates	33	Built	SFR	Cumberland Twp	\$383,625
Camelot	28	Built	SFR	Cumberland Twp	\$496,333

Adams County Tax Services, ACOVD

Development Pipeline

ACTIVE DEVELOPMENTS									
Development	Municipality	Year Proposed	Proposed Units	Qualification Restricted	Percentage Built	Total Units Built	Units / Year	Units Remaining	Projected Buildout (Years) ¹
Cambridge Crossing	Cumberland	2005	126	N	63%	12	12	114	10
Cannon Ridge	Cumberland	2002	86	N	33%	63	5	23	4
Plank's Field	Straban	2004	46	N	72%	33	3	13	4
Deatrick Village	Cumberland	2003	95	N	87%	83	8	12	2
Misty Ridge	Cumberland	2007	263	Y (Income)	39%	96	17	167	10
Cumberland Village	Cumberland	2005	168	N	82%	138	15	30	2

ACOPD

Notes:

1. For all Active Developments, the projected buildout assumes that the project will continue to be built at a rate equivalent to the average number of units constructed per year since construction of the project began.

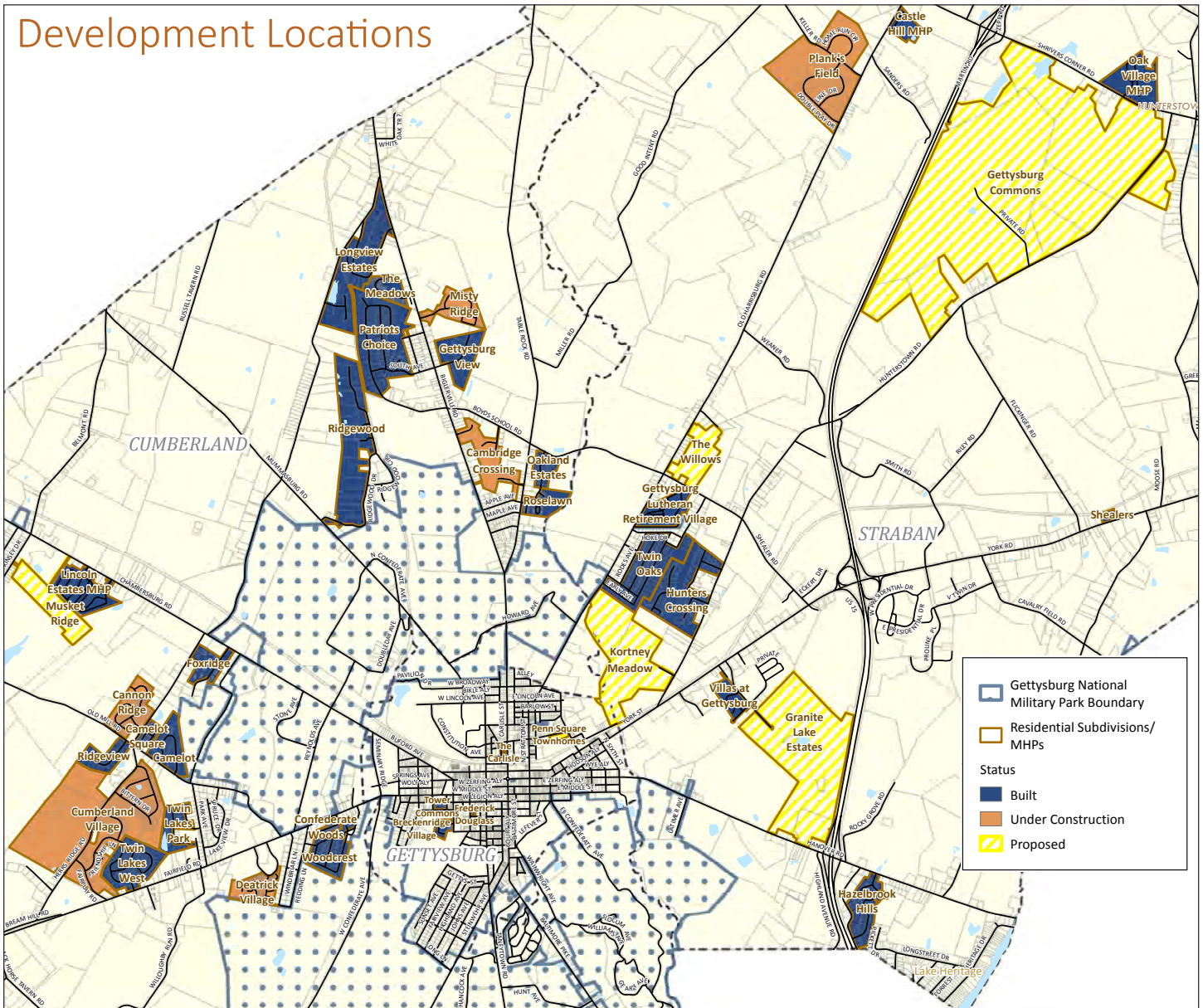
PROPOSED DEVELOPMENTS						
Development	Municipality	Year Proposed	Proposed Units	Qualification Restricted	Status	Projected Buildout (Years)
Gettys Point	Cumberland	2014	132	Y (Memory Care)	Approved	1 ¹
Discovery Gettysburg	Straban	2005	2018	Y (Age Qualified)	Approved	20 ⁵
Cumberland Village II	Cumberland	2005	189	N	Approved	12 ²
Granite Lake	Straban	2006	254	N	Approved	14 ²
The Willows	Straban	2003	111	N	Approved	7 ³
Kourtney Meadows	Straban	2007	154	N	Approved	19 ⁴
Musket Ridge	Cumberland	2015	122	N	Not Approved	15 ⁴

ACOPD

Notes:

1. As a memory care facility, it is assumed that the entire facility will be built at the same time.
2. For Cumberland Village II and Granite Lake, it is assumed that the projects will be constructed at a rate comparable to Cumberland Village.
3. For The Willows, it is assumed that the project will be constructed at a rate comparable to Cambridge Crossing.
4. For Kourtney Meadows and Musket Ridge, it is assumed tha the projects will be constructed at a rate comparable to Deatrick Village.
5. For Discovery Gettysburg, it is assumed that the project will be constructed at a rate of 100 dwelling units per year.

Development Locations



	Gettysburg National Military Park Boundary
	Residential Subdivisions/ MHPs
Status	
	Built
	Under Construction
	Proposed



RECREATION

Maps referenced in this section:

- Map B7 Community Resources
- Map B15 Parks & Trails

Overview

Recreation opportunities in the Central Adams region have been provided by the municipality or by the Gettysburg Area School District. Each municipality provides a park, or parkland, for its residents. The large area which encompasses the Gettysburg National Military Park, while not considered an “active” recreation park, does provide safer and scenic roadways and paths for residents and visitors to experience the National Military Park while getting some exercise.

Park Land and Facilities

The Gettysburg Recreation Park (typically referred to as "Rec Park"), located in Gettysburg Borough, is one of the largest parks in the County and for many years has provided active recreational amenities to the Region. The park was owned and operated by Gettysburg Borough until 2013 when the Borough and Cumberland Township joined together to form the municipal authority known as the Gettysburg Area Recreation Authority (GARA). GARA was formed in an effort to provide and operate a coordinated community parks and recreation system. The Authority is tasked with all aspects of parks operation from financing working capital to owning and maintaining parkland. Currently, GARA operates the 52 acre Gettysburg Recreation Park. In 2014, a dog park was built to expand the amenities of the park.

Straban Township also owns and maintains a multi-use park for it’s residents. They acquired the 14 acre parcel of land, which became their Recreation Park, in 2001. The Straban Township Board of Supervisors oversees the planning and development of the park, with assistance provided by their Parks and Recreation Advisory Board. The park is operated by funds that the township receives as fee-in-lieu of from developers who opt to not dedicate parkland.

The schools located within the Region have recreation facilities which are available to the public when not in use for school functions. These range from indoor facilities, like tracks and gyms, which are available at designated times, to outdoor facilities which are more readily available throughout the year.

The Existing Recreation Facilities chart summarizes the number of facilities and length of trails within the Region. Inventory sheets for each location are provided on the following pages and detail the existing recreation facilities and trail segments in Central Adams.

EXISTING RECREATION FACILITIES	
Facility	Amount
Baseball Field	8
Softball Field	3
Soccer Field	7
Tennis Court	11
Multi Purpose Field	8
Basketball Court	14
Playground	6
Trail	6.07 (miles)

Trails

A trail system is envisioned for the Borough of Gettysburg and surrounding area. The Gettysburg Inner Loop, was proposed primarily as a bike trail that would loop through Gettysburg Borough and provide safe access and connections to places residents and visitors frequent. This system is slowly becoming a reality as pieces are funded and constructed through a community partnership between several public and private entities. The trail, with its connections, is now known as the Gettysburg Area Trail System. One of these connections to the Gettysburg Inner Loop is the North Gettysburg Trail, which links Gettysburg Borough with the high school.

Several small loop trails are located in the Region, which may not have as much emphasis on transportation and connections. They include the Biser Fitness Trail at the Rec Park and the Seminary Ridge Trail, an interpretative trail through the grounds of the United Lutheran Seminary, Gettysburg Campus campus.



Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Gettysburg Recreation Park

Site Size (Ac.): 52.00

Location: 545 Long Lane

Municipality: Gettysburg Borough

Owner: Gettysburg Borough

Access: Public

Facility Type	Number
Sports Fields	
Baseball Field	4
Softball Field	1
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	1
Outdoor Recreation Facilities	
Basketball Court	2
Volleyball Court	0
Tennis Court	0
Playground	1
Swimming Pool	0
Trail	1.08

Other Facilities: Fitness Stations, Pavillions, Football Field, Dog Park

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Straban Township Park

Site Size (Ac.): 13.85

Location: 100 Smith Rd

Municipality: Straban Township

Owner: Straban Township

Access: Public

Facility Type	Number
Sports Fields	
Baseball Field	2
Softball Field	0
Youth Ball Field	0
Soccer Field	1
Multi-Purpose Field	1
Outdoor Recreation Facilities	
Basketball Court	0.5
Volleyball Court	0
Tennis Court	0
Playground	1
Swimming Pool	0
Trail	0

Other Facilities: Pavillion

Site Specific Information:

Dusk to Dawn restriction

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Seminary Ridge Trail

Length (mi.): 1.00

Location: Lutheran Theological Seminary

Municipality: Gettysburg Borough

Owner: Lutheran Theological Seminary

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0
Volleyball Court	0
Tennis Court	0
Playground	0
Swimming Pool	0
Trail	1

Other Facilities:

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Mummasburg Rd Trail

Length (mi.): 0.42

Location: Mummasburg Rd.

Municipality: Gettysburg Borough

Owner: Gettysburg College

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0
Volleyball Court	0
Tennis Court	0
Playground	0
Swimming Pool	0
Trail	0.42

Other Facilities:

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: North Gettysburg Trail

Length (mi.): 0.9

Location: Old Harrisburg Rd

Municipality: Cumberland Township - Straban Township

Owner: Cumberland Township - Straban Township

Access: Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0
Volleyball Court	0
Tennis Court	0
Playground	0
Swimming Pool	0
Trail - Cumberland Township	0.5
Trail - Straban Township	0.4

Other Facilities:

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Gettysburg Inner Loop

Length (mi.): 1.36

Location: Multiple Streets Gettysburg Borough

Municipality: Gettysburg Borough

Owner: Gettysburg Borough / Cumberland Township

Access: Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0
Volleyball Court	0
Tennis Court	0
Playground	0
Swimming Pool	0
Trail	1.36

Other Facilities:

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: National Park Service Trail

Length (mi.): 1.32

Location: Taneytown Road - Visitor's Center

Municipality: Cumberland Township

Owner: United States Of America

Access: Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0
Volleyball Court	0
Tennis Court	0
Playground	0
Swimming Pool	0
Trail	1.32

Other Facilities:

Site Specific Information:

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Gettysburg Middle School / Lincoln Elementary School

Site Size (Ac.): 51.55

Location: 37 Lefever St.

Municipality: Gettysburg Borough

Owner: Gettysburg School District

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer/ Football Field	1
Multi-Purpose Field	1
Outdoor Recreation Facilities	
Basketball Court	4
Volleyball Court	0
Tennis Court	5
Playground	1
Swimming Pool	0
Trail	0

Other Facilities: Track

Site Specific Information:

Dusk to Dawn restriction

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Gettysburg High School

Site Size (Ac.): 124.32

Location: 1130 Old Harrisburg Rd

Municipality: Straban Township

Owner: Gettysburg School District

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	2
Softball Field	2
Youth Ball Field	0
Soccer Field	1
Multi-Purpose Field	4
Outdoor Recreation Facilities	
Basketball Court	6
Volleyball Court	0
Tennis Court	6
Playground	0
Swimming Pool	0
Trail	0

Other Facilities: Track

Site Specific Information:

Dusk to Dawn restriction

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: James Gettys Elementary School

Site Size (Ac.): 61.04

Location: 900 Biglerville Rd

Municipality: Cumberland Township

Owner: Gettysburg School District

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	5
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	0.5
Volleyball Court	0
Tennis Court	0
Playground	2
Swimming Pool	0
Trail	0

Other Facilities: Asphalt Painted Tracks, 4 Square areas

Site Specific Information:

Dusk to Dawn restriction

Facility Inventory Sheet

Public and Semi-Public Recreation Sites and Facilities

Central Adams

Site Name: Gettysburg Area School District

Site Size (Ac.): 10.03

Location: 625 Old Harrisburg Rd

Municipality: Gettysburg Borough

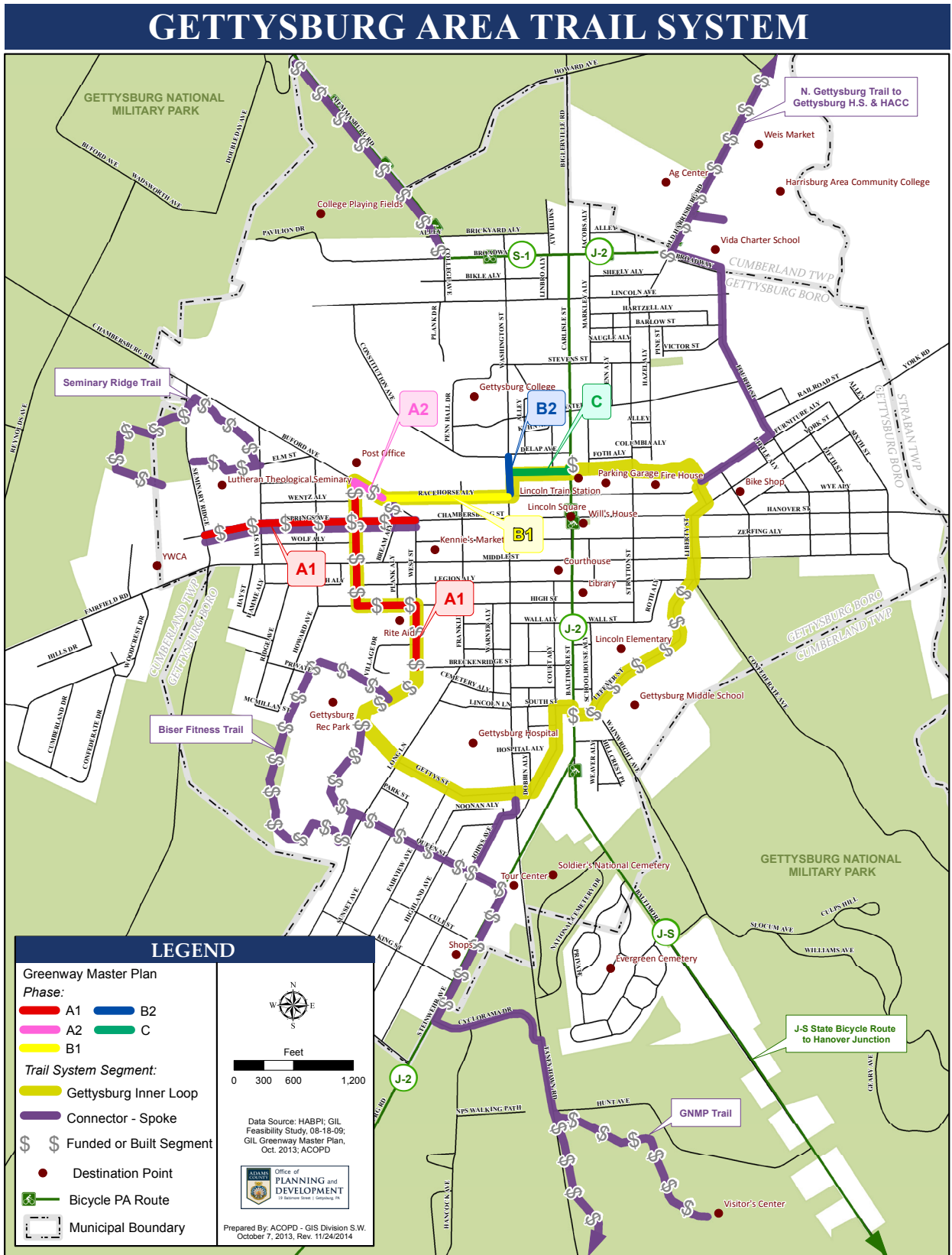
Owner: Gettysburg School District

Access: Semi-Public

Facility Type	Number
Sports Fields	
Baseball Field	0
Softball Field	0
Youth Ball Field	0
Soccer Field	0
Multi-Purpose Field	0
Outdoor Recreation Facilities	
Basketball Court	1
Volleyball Court	0
Tennis Court	0
Playground	1
Swimming Pool	0
Trail	0

Other Facilities: 0

Site Specific Information:
Dusk to Dawn restriction





TRANSPORTATION

Maps referenced in this section:

- Map B16 Transportation Network
- Map B17 Functional Classification
- Map B18 Traffic Volumes
- Map B15 Parks & Trails

Overview

Transportation is the engine that drives a town, community and region. Six main components combine to form an interdependent network that connects residents, businesses and visitors to other regional population centers. This section will explore how those six components: Highways, Bridges, Transit, Rail, Aviation, and Bicycle/Pedestrian, serve the Central Adams region.

Highway Network

When Adams County was separated from York County in January 1800, a site in what is today's Borough of Gettysburg was selected as the County Seat. At the time several pre-Revolutionary War east-west roads, as well as some early Indian paths, extended through what is now Adams County. Some of these existing paths were expanded to accommodate horse and wagon, the preferred transportation mode of the time, as new towns and villages were formed and grew. New roads were built to connect these new towns and villages with surrounding agricultural areas.

Over time a unique transportation system began to emerge with Gettysburg as its hub. Soon, a road pattern consisting of thirteen roads radiated outward from Gettysburg, each connected with farms, towns and small villages. By 1863, a hub and spoke pattern of these thirteen roads connected Gettysburg with two concentric sets of secondary towns. In addition, an early east-west railroad passed through the county seat. The outcomes of many events associated with the Civil War and Battle of Gettysburg were dramatically affected by the presence of this unique transportation network.



This hub and spoke pattern is still recognizable today. Many of these historic roads have remained similar in profile and appearance. Some remain as roads serving rural areas and do not accommodate regional traffic patterns. Others have been substantially upgraded and serve as regional connectors. Except for modern Route 15 and modern Route 30 west of Gettysburg, few new connections have been added to this historic network. This well-preserved pattern reflects the historic, rural road system as it existed before the Civil War and provides direct access to the Central Adams region from most locations within Adams County.

ROAD NETWORK MILES					
Category	Cumberland Twp	Gettysburg Boro	Straban Twp	Region	% of Region
Penn DOT	42.15	5.84	43.37	91.36	39%
Other Federal/State	31.55	0.00	0.00	31.55	14%
Local	46.10	15.58	47.02	108.70	47%
Total	119.80	21.42	90.39	231.61	100%

Central Adams contains 231.6 miles of roads. Roads owned and maintained by Cumberland, Gettysburg and Straban comprise 47% of all roads in the Region. Penn DOT owned and maintained roads comprise another 39%. The remaining 14% of roads represent a feature unique to the Central Adams region, as these roads are part of the Gettysburg National Military Park. While owned and maintained by the National Park Service, they are used by both visitors and locals alike and serve an important role in connectivity between otherwise disconnected areas of the Region.

Functional Classification

Functional Classification groups streets and highways into classes, or systems, according to the character and nature of service they are intended to provide (local access, regional, and intra-regional). A roadway’s functional classification is based upon daily traffic volumes, purpose, design characteristics, and location. It is used as a general guide for roadway design and access control, along with measured traffic volumes, speed, and engineering factors.

FUNCTIONAL CLASSIFICATION ROAD MILES					
Category	Cumberland Twp	Gettysburg Boro	Straban Twp	Region	% of Region
Interstate	0	0	0	0	0%
Other Freeway/ Expressway	5.2	0	8.1	13.3	14%
Principal Arterial	6.2	3.5	8.2	17.8	18%
Minor Arterial	8	1.7	3.7	13.4	14%
Major Collector	9.6	4.2	6.1	19.9	20%
Minor Collector	4.7	0	15	19.7	20%
Local	10.3	0	4.1	14.4	15%
Total	44	9.4	45.2	98.5	100%

Functional Classification

Freeways/Expressways/Other Principal Arterials:

Limited access freeways, multi-lane highways, and other important highways supplementing the Interstate System that connect the nation’s principal urbanized areas, cities, and industrial centers and connect at suitable border points with routes of continental importance.

Minor arterials:

Provide for a lower level of mobility than principal arterials while placing emphasis on access to land rather than to other arterial roadways. These roads typically provide links to a collector roadway and connect small population centers to the overall arterial system.

Major collectors:






Provide land access and movement within residential neighborhoods, commercial and industrial areas, and agricultural areas. Major Collector roads provide service to specific areas and to and from other important traffic generators such as schools and parks. They connect local roads and streets with arterials and provide less mobility than arterials at lower speeds and over a shorter distance.



Minor collectors:

Serve remaining, smaller rural traffic generators. These roads connect residents, businesses and agricultural activities to major collector or arterial roads.

Local:

Local roads and streets provide a direct access to individual properties and land uses. They are not intended to accommodate through traffic, and they are typically low volume roadways. Municipally owned and maintained roads and streets typically are included in this classification.

CORRIDORS	
Roadway	Description
	<p>Route 15 functional classification: Freeway</p> <p>US Route 15 is the only four-lane roadway facility in the region, consisting of dual two-lane roadways for northbound and southbound travelers separated by a grassed/landscaped median. This roadway was completed in 1990 and provided improved access to Harrisburg to the north and the central Maryland/northern Virginia region around Washington, D.C. Eight (8) of its interchanges are separated-grade and six (6) are at-grade.</p> <p>US Route 15 carries on average about 17,000 vehicles per day at the Maryland line, increasing to approximately 22,000 at the interchange with Route 30 east of Gettysburg, and peaking at over 24,000 vehicles per day at the northern county boundary with York County.</p> <p>US Route 15 is also part of the Journey Through Hallowed Ground National Scenic Byway stretching over 179 miles from Gettysburg to Monticello, VA.</p>
	<p>Route 30 functional classification: Principal Arterial</p> <p>US Route 30, also known as the “Lincoln Highway” is the major east-west roadway in the region. Traffic volumes on Route 30 range from approximately 6,000 to approximately 17,000 vehicles per day. Route 30 is in many ways the “Main Street of Adams County”, traversing through important historical community cores including Gettysburg. East of Gettysburg it supports the largest concentration of commercial land uses in the region.</p> <p>In Central Adams County the roadway consists mainly of two travel lanes and no turning lane. In the Eastern portion of Straban Township it has two travel lanes and a center turning lane.</p>
	<p>Route 34 functional classification: Minor Arterial</p> <p>PA Route 34 provides a direct connection with Cumberland County, extending from Gettysburg north through Biglerville. Traffic volumes on this two-lane roadway average approximately 9,300 vehicles per day between Gettysburg and Biglerville. Route 34 is also an important truck route, providing major fruit processing facilities in Biglerville, Aspers and Peach Glen with access to Gettysburg and other points south in Maryland.</p>
	<p>Route 116 functional classification: Principal Arterial</p> <p>PA Route 116 is the major east-west travel route in the southern section of the county, extending from York County (Hanover Borough) to its terminus at Route 16 just north of the Frederick County, MD border. Along its route, the two lane roadway passes through the core communities of McSherrystown, Bonneauville, Gettysburg, Fairfield and Carroll Valley and provides access to important rural/agricultural areas between those communities. Traffic volumes in Central Adams County range from approximately 6,000 to 11,000 vehicles per day.</p>
	<p>Route 134 functional classification: Major Collector</p> <p>PA Route 134 is a two-lane roadway extending from Gettysburg south to the Carroll County, MD line. In addition to serving rural population areas, the roadway also provides access to the Gettysburg National Military Park. Average traffic volumes on Route 134 range from 1,800 to 2,300 vehicles per day.</p>

CORRIDORS	
Roadway	Description
	<p>Route 394 functional classification: Minor Collector</p> <p>PA Route 394 is a two-lane rural roadway passing through the center of the county, extending from Route 94 at the village of Hampton to Route 234 in Biglerville Borough. Traffic volumes reach as high as 3,600 vehicles per day in Straban Township.</p>
<p>Mummasburg Road</p>	<p>Mummasburg Road functional classification: Minor Arterial</p> <p>Mummasburg Road is an important travel link connecting Gettysburg Borough with rural areas to the northwest of the borough. The roadway also provides access to the West Fields area of the Gettysburg National Military Park. Traffic volumes along the extent of Mummasburg Road are approximately 1,600 vehicles per day.</p>
	<p>Baltimore Pike functional classification: Principal Arterial</p> <p>Baltimore Pike connects Central Adams County with PA 97 and Littlestown and southeastern Adams County. This two-lane roadway serves as the primary access to the Gettysburg National Military Park Visitor's Center. Traffic volumes along this roadway generally range from 7,500 to 10,000 vehicles per day.</p>
<p>Old Harrisburg Road/ Emmitsburg Road</p>	<p>Old Harrisburg Road functional classification: Minor Arterial</p> <p>Old Harrisburg Road and Emmitsburg Road (Business Route 15) are the original alignments of U.S. Route 15 through Adams County. Today, this roadway is generally used for local and commuter traffic in the northern section (Old Harrisburg Road), with additional tourism related traffic in the southern portion (Emmitsburg Road). Volumes in the northern section between York Springs and Gettysburg typically range from 1,400 to 6,900 vehicles per day. In the southern section, volumes range from 850 near the Maryland border to 6,000 vehicles per day just south of Gettysburg Borough.</p>





Route 15 Interchanges

The Central Adams region contains four separated-grade interchanges on the U.S. Route 15 corridor, the most of any region in Adams County. Each of these interchanges serves a unique purpose. The Route 30 interchange is the primary commercial entrance into the Gettysburg area. The Route 116 interchange serves as a less-congested entrance into Gettysburg Borough as well as the primary interchange accessing the Hanover area. The Route 394 interchange is the entrance to the Journey Through Hallowed Ground National Scenic Byway, as well as the designated entry point for Gettysburg College. Finally, the Route 134 Interchange serves as an entrance into southern Cumberland Township and the Big Round Top/Little Round Top area of the Gettysburg National Military Park.

U.S. ROUTE 15 INTERCHANGES				
Interchange	Municipality	Design	AADT (US 15)	AADT (Other Road)
Route 134 (Taneytown Rd)	Cumberland	Diamond	18,803	2,398
Route 116 (Hanover Street)	Straban	Diamond	22,019	6,553
Route 30 (York Road)	Straban	Partial Cloverleaf	17,507	22,899
Route 394 (Hunterstown Rd)	Straban	Diamond	17,507	3,566

Traffic Volumes

Traffic volumes within the Region exhibited rapid growth through the 1990’s as U.S. Route 15 was expanded and new residential and business development occurred. By 2000 many roads were carrying twice the traffic volume levels of the 1970’s and 80’s. However, since the early 2000’s traffic volumes have levelled off. Increases are still present, but often on the lower classification roads connecting the historic roads that were the “spokes” in the hub and spoke pattern emanating from Gettysburg as residents and visitors seek alternative routes around congestion points.

TRAFFIC VOLUMES						
Roadway	1972	1990	2002	2007	2015	Truck % (2015)
Route 30 east of Route 15	8,100	12,308	14,000	13,000	14,170	8%
Route 116 east of Route 15	2,300	6,326	8,200	8,900	6,553	12%
Route 15 at MD Line	4,360	4,589	19,000	17,000	16,628	15%
Route 15 at Route 30	2,300	5,120	18,000	23,000	22,019	19%
Route 394 west of Bus. 15	3,000	3,274	2,400	2,600	2,339	6%

Bridge Network

The bridge system in Pennsylvania has two classes, state-owned and municipal-owned. As of 2010 over 25,000 state-owned (over 8’ in length) and over 6,400 municipal-owned (over 20’ in length), bridges were located throughout Pennsylvania.

Central Adams has 86 bridges, 75 state-owned and 11 municipal-owned. The majority of these bridges are constructed of concrete (either precast or poured in place), steel (typically using an I-beam design), or a pre-stressed box or slab design. Some alternative designs/construction materials can be found on older, potentially historically significant bridges, including wood timbers, stone masonry and arch and truss designs. Penn DOT regularly inspects the state bridges over 8’ while the County Bridge Engineer inspects

local bridges over 20 feet. The number and condition of bridges below those lengths is unknown.

STATE-OWNED BRIDGES							
Municipality	Total State Bridges	Structurally Deficient	% SD	Functionally Obsolete	% FO	Posted Weigh Limit	Closed
Cumberland	35	5	14.29%	2	5.71%	3	0
Gettysburg	4	1	25.00%	1	25.00%	0	0
Straban	36	4	11.11%	6	16.67%	0	0
Total	75	10	13.33%	9	12.00%	3	0

PennDOT

MUNICIPAL-OWNED BRIDGES							
Municipality	Total State Bridges	Structurally Deficient	% SD	Functionally Obsolete	% FO	Posted Weigh Limit	Closed
Cumberland	9	1	11.11%	1	11.11%	2	0
Gettysburg	0	0	0	0	0	0	0
Straban	2	0	0.00%	0	0.00%	0	0
Total	11	1	9.09%	1	9.09%	2	0

Concern over the safety of structurally deficient bridge has been elevated following a number of high-profile bridge collapses around the country. A structurally deficient bridge has suffered deterioration to one or more major components, such as its deck, superstructure, or substructure. The Central Adams region has 10 state-owned and 1 municipally-owned bridges classified as structurally deficient.

Bridges can also be classified as functionally obsolete. A functionally obsolete bridge typically has an outdated design which may have a lower weight bearing capacity, narrower lanes or shoulders, or less clearance underneath than bridges built to current standards. The Region has 9 state-owned and 1 municipally-owned bridges classified as functionally obsolete. One such functionally obsolete bridge in Central Adams was also listed on the National Register of Historic Places. However, that structure, the Cunningham Road Bridge over Marsh Creek, was replaced in 2013 with a new bridge.

Transit

Three different types of transit service are provided within the Central Adams region by the York Adams Transit Authority (YATA). These include 1) on-demand paratransit service, 2) daily fixed route service via Freedom Transit, and 3) Express Bus service between Gettysburg and Harrisburg via Rabbitransit.

The on-demand paratransit service provides curb-to-curb trips for seniors and individuals with disabilities. While many of these trips are for seniors, it also serves persons with disabilities that work at the HART (Hanover Adams Rehabilitation/Training) Center in New Oxford, as well as others who need medical transportation, banking, shopping, and personnel services. Top destinations for this service include the HART Center in New Oxford and Dialysis service in Littlestown.

TOP ORIGIN AND DESTINATION LOCATIONS (2014)		
Origin	Municipality	Trips
Transitions Healthcare (Rehab/ Long Term Care)	Cumberland	246
Gettysburg Senior Center	Gettysburg	239
Wellspan Adams Health Center	Straban	239
Fahnestock House	Gettysburg	166
Herr's Ridge (Wellspan)	Cumberland	132
Castle Hill MHP	Straban	131
ACNB - Square	Gettysburg	54
Gettysburg Adult Medicine	Gettysburg	52
Gettysburg Hospital	Gettysburg	51
Wellspan Rehab	Cumberland	49
Kennie's Gettysburg	Gettysburg	44
PA Counseling Services	Gettysburg	36
Walmart	Straban	36

Destination	Municipality	Trips
HART Center	New Oxford	602
Dialysis - Littlestown	Littlestown	245
Transitions Healthcare (Rehab/ Long Term Care)	Cumberland	171
Fahnestock House	Gettysburg	115
Pyramid Health Care (Alcohol & Drug Abuse Treatment)	Springettsburg (York Co)	99
Herr's Ridge (Wellspan)	Cumberland	94
Gettysburg Senior Center	Gettysburg	85
Brethren Home (Main)	Oxford	78
Wellspan Adams Health Center	Straban	77
Adams-Hanover Counseling (TrueNorth)	Gettysburg	50
Wellspan Rehab	Cumberland	50
Gettysburg Adult Medicine	Gettysburg	43

Rabbitransit

In June 2010, fixed route transit service began operation in Central Adams under the Freedom Transit badge. This service provides access to tourism attractions, hotels, medical facilities and shopping venues for residents and visitors. The Freedom Transit system operates from a Transfer Center on Carlisle Street in Gettysburg borough. From this location, passengers can select one of three routes:

Lincoln (Red) Line: The Lincoln Line provides transit service to historical attractions within and surrounding the borough. From the downtown transfer center, Lincoln Line service links passengers with the Wills House, the Adams County Courthouse, the National Cemetery, the Eisenhower Conference Center, the Outlet Shoppes at Gettysburg, and the Gettysburg National Military Park Visitors Center, using Baltimore Street, Steinwehr Avenue, Taneytown Road (Route 134), and Baltimore Pike (Route 97).

Grey Line: The Grey Line connects downtown Gettysburg and Gettysburg College with the region's commercial centers along Route 30 east of Gettysburg. The line terminates at the

Gateway Gettysburg complex and the Adams County Commerce center at the southeastern quadrant of the Route 15/Route 30 interchange. This route also provides transit service to the Harrisburg Area Community College (HACC) campus on Old Harrisburg Road northeast of the borough.

Blue Line: The Blue Line provides service for transit riders from downtown Gettysburg to Gettysburg Hospital, the Lutheran Seminary, the Gettysburg Post Office, Deatrick Commons, and Lincoln Estates. It extends northwest and southwest from the downtown along Route 30 and Route 116.

Gold Line: The Gold Line is primarily for tourist travel, circulating between parking areas and the Gettysburg National Military Park Visitor’s Center. This line operates on limited days from May through November.

FREEDOM TRANSIT STOPS (2010 - 2014)							
Transit Stops	Lincoln Line	Gray Line	Blue Line	Gold Line	Shuttles	Total Riders	% Total Riders
Transfer Center	63,461	62,069	7,146	39	4,948	137,663	32.36%
GNMP Visitors Center	51,705			41,195	1,991	94,891	22.31%
Wal-Mart		45,118				45,118	10.61%
Gateway Gettysburg		37,010			651	37,661	8.85%
HACC Campus		34,272	60		1,384	35,716	8.40%
Outlets	20,286			2,099	1,043	23,428	5.51%
Gettysburg College		13,823			113	13,936	3.28%
Eisenhower Hotel Complex	13,698				60	13,758	3.23%
National Cemetary				7,859	27	7,886	1.85%
Pennsylvania Memorial				4,906	75	4,981	1.17%
Lincoln Estates			4,088			4,088	0.96%
Gettysburg Hospital			1,870			1,870	0.44%
Seminary			914			914	0.21%
Deatrick Commons			889			889	0.21%
Cyclorama Parking Lot				701		701	0.16%
Old GNMP Visitors Ctr				628		628	0.15%
Lincoln Square	381					381	0.09%
Hancock Avenue				307		307	0.07%
Satellite Parking					225	225	0.05%
Herr's Ridge			148			148	0.03%
Veteran's Park	128					128	0.03%
Gettysburg High School					50	50	0.01%
Hunt Avenue Overflow				42		42	0.01%
Gettysburg Camp Resort					10	10	0.00%
Center City Lot					2	2	0.00%
Total Riders	149,659	192,292	15,115	57,776	10,579	425,421	100%





The top overall destinations of the Freedom Transit lines, excluding the Transfer Center where all four lines meet, relate to the tourism industry. Specifically, the Gettysburg National Military Park Visitor’s Center, the Gateway Gettysburg complex, and the Outlet Shoppes at Gettysburg are all in the top 5 locations. However, Wal-Mart, the HACC - Gettysburg Campus, and Gettysburg College all see heavy ridership numbers and help support the overall Freedom Transit system during the tourism off-season.

In January 2012, Rabbitransit began Express Bus service between Gettysburg and Harrisburg along US Route 15. This service is geared primarily towards weekday commuters, with 4 stops in Adams County as well as stops in Dillsburg and multiple locations in Harrisburg. While no formal Park and Ride lots exist in Adams County, several business locations permit daily parking for Express Bus riders at each stop location.

Rail

Two rail lines cross Central Adams County, each served by different freight rail providers. CSX Transportation supplies rail freight service over the “Hanover Subdivision Line” which connects Baltimore, Maryland with Hagerstown, Maryland. The Pennsylvania portion of this line extends 54 miles from the Maryland state line in Franklin County, through Gettysburg and Hanover before crossing back into Maryland. CSX carries approximately 4 million gross tons of freight, including consumer goods, coal, rock, and municipal and construction waste, over this line annually.

The Gettysburg & Northern Railroad Company, formed by Pioneer Railcorp of Peoria, Illinois, operates as an Interline freight carrier, connecting to CSX Transportation and Norfolk Southern lines between Gettysburg and Mount Holly Springs (Cumberland County). Eight freight stations are located along this line, including Gettysburg, Biglerville, Aspers, Gardners, Peach Glen, Hunters Run, Upper Mill, and Mount Holly Springs. Gettysburg & Northern serves four major freight customers, all of which are located outside the Central Adams region. This line can also be used for movement of “oversized” loads. Under previous ownership, this line also operated a tourism line that offered a number of different train trips. However, this service is no longer available

Along these two rail lines, fifteen different at-grade road crossings exist within Central Adams. All but two of these crossings are over the CSX rail line. The most common type of warning signal is flashing lights. Only two crossings in the Region have gates that physically restrict vehicles from crossing when a train is approaching.

AT-GRADE RAILROAD CROSSINGS			
Municipality	Cross Street	Railroad	Warning Type
Cumberland Twp	Herrs Ridge Road	GB & Northern	Flashing Lights
Cumberland Twp	Mummasburg Road	GB & Northern	Flashing Lights
Cumberland Twp	Herrs Ridge Road	CSX	Flashing Lights
Gettysburg Boro	Fourth Street	CSX	Flashing Lights
Gettysburg Boro	Stratton Street	CSX	Flashing Lights
Gettysburg Boro	Carlisle Street	CSX	Gates
Gettysburg Boro	Alley	CSX	None
Gettysburg Boro	Washington Street	CSX	Flashing Lights
Straban Twp	Granite Station Road	CSX	Gates

AT-GRADE RAILROAD CROSSINGS			
Municipality	Cross Street	Railroad	Warning Type
Straban Twp	Moose Road	CSX	Flashing Lights
Straban Twp	Flickinger Road	CSX	Flashing Lights
Straban Twp	Smith Road	CSX	Cross Bucks
Straban Twp	Shealer Road	CSX	Flashing Lights
Straban Twp	Hunterstown Road	CSX	Flashing Lights
Straban Twp	New Chester Road	CSX	Flashing Lights

Aviation

Central Adams has four aviation facilities which provide general air transport services. Aside from the important transportation functions associated with these facilities, in 1999 these airports contributed over \$1.2 million to the local economy through direct employment and secondary output spending related to air travel.

The largest aviation facility in Adams County, the Gettysburg Regional Airport, is located in Cumberland Township just outside of Gettysburg Borough. The facility is classified as a general service airport with approximately 8,600 annual operations. The airport has one asphalt runway approximately 3,100 feet in length. Approximately 12-14 aircraft are based at the airport. Activities occurring at the airport include local pilot/aircraft operations, flight training, and aircraft maintenance and repair. Flight training services are provided by Cumberland Valley Aviation. The airport is used by air clubs throughout Pennsylvania, New York and New Jersey for weekend battlefield visits. Additionally, the airport is the home field for the Gettysburg Barnstormers, a recreational pilot group with approximately 65 members.

In 2006 the airport was purchased by the Susquehanna Area Regional Airport Authority (SARAA), which also owns and operates other regional airport facilities including the Harrisburg International Airport, Capital City Airport, and the Franklin County Regional Airport. To improve service, the airport completed a three-phase strategic plan to expand operations and improve existing facilities. Phase I involves the development of additional hangers and aircraft parking aprons. Phase II would provide a full parallel runway and small runway extension and widening to increase the runway to 3,317 feet by 75 feet and meet FAA standards. Additional hanger and apron improvements are forecast as part of Phase III.

In addition to the Gettysburg Regional Airport, three helicopter landing pads are located in the Region. Two of these offer private sector aerial services, such as power line inspection and agricultural uses. The third helipad is located at the Gettysburg Hospital.

AVIATION FACILITIES		
Facility	Location	Type
Gettysburg Regional Airport	Cumberland Twp	General Service Airport
Haverfield Aviation	Cumberland Twp	Helipad
Gettysburg Hospital	Gettysburg Boro	Helipad
Helicopter Applicators	Straban Twp	Helipad



Bicycle/Pedestrian

Two of Penn DOT’s designated cross-state bicycle routes, referred to as the “BicyclePA” system, are located in Central Adams. These routes use existing public roads to guide bicyclists through the Region. The routes are designed for competent road bicyclists who may undertake a long distance cycle touring trip. BicyclePA Route J2 runs along Old Harrisburg Road from the Mason-Dixon line to Harrisburg. BicyclePA Route JS runs along Mummasburg Road and Route 97, beginning in Arendtsville and running through Central Adams until it connects with the York County Heritage Rail Trail. These branch routes ultimately connect to Pennsylvania Bicycle Route S along Route 234.

Additionally, the first link of the North Gettysburg Trail is in place between Gettysburg Borough and the Gettysburg Area High School. This link provides an off-road trail as well as on-road bicycle lanes along Old Harrisburg Road. This link will also connect to the planned Gettysburg Inner Loop and the Gettysburg Area Trail System that seeks to connect residential and tourism locations throughout Gettysburg and the surrounding region.

Pedestrian facilities in the form of sidewalks are also provided throughout Gettysburg Borough as well as in many suburban residential developments in Cumberland and Straban Townships. Additionally, sidewalk connections are provided along select property frontages on Route 30 in Straban Township. These facilities are part of a long-term Township goal of providing such connections throughout the Route 30 corridor.

Traffic Control and Safety

Regardless of whether a traffic signal is located on a state or local road, municipalities are responsible for the ownership, operation, and maintenance of all traffic signals within their jurisdiction. Penn DOT has oversight of all signals through the conditions of an issued traffic signal permit, which require completion of a signal warrant study to determine if a signal is warranted. Over half of all traffic signals in Adams County are located in Central Adams County. With fifteen signals, Gettysburg Borough is responsible for more signals than any other municipality in the County.

In the Central Adams region, many of these signals are part of a coordinated intelligent transportation system (ITS) that was implemented to improve mobility for resident, business and tourism traffic. Beyond new signal locations, traffic cameras were added around Lincoln Square, crosswalk countdown timers were installed and an ITS message board was installed on Route 30 just east of US Route 15.

Traffic Signals

- Cumberland Township | 3
- Gettysburg Borough | 15
- Straban Township | 9
- Total in the Region | 27

Based on crash data between 2005 and 2014, the accident numbers in Central Adams have been consistent in terms of the overall number of incidents. Straban Township consistently sees higher annual accident numbers than Cumberland or Gettysburg, a figure consistent with overall travel speeds, and travel patterns in the Region. In terms of crash severity, 75% of all accidents in the Region were classified as either minor in nature or saw property damage only with no injuries. The Region also saw thirty fatalities from crashes over that same time period. Analysis of the environmental, roadway and driver factors indicate that poor weather conditions, deer, driving too fast for conditions, distracted driving and other driver error were the top factors behind crashes in the Region.

NUMBER OF CRASHES				
Year	Cumberland	Gettysburg	Straban	Region Total
2005	83	65	109	257
2006	66	54	90	210
2007	59	77	111	247
2008	78	56	90	224
2009	78	67	123	268
2010	68	50	98	216
2011	74	59	117	250
2012	70	40	130	240
2013	53	51	120	224
2014	66	70	123	259
TOTAL	695	589	1,111	2,395

CRASH SEVERITY				
Severity Type	Cumberland	Gettysburg	Straban	Region Total
Fatal	11	2	16	29
Major	26	14	36	76
Moderate	75	38	109	222
Minor	132	165	330	627
Unknown	120	73	75	268
Property Damage Only	331	297	545	1,173
TOTAL	695	589	1,111	2,395

CDART, PennDOT

Freight and Goods Movement

The transportation system serving Adams County has been influenced by growth in the movement of goods and products, mostly by means of truck transport. In 2005, a truck origin-destination study was conducted to gauge truck traffic movements along the major roads through the county, including Route 30, Route 94, and Route 234. Results of this study were compared to a similar truck survey performed in Gettysburg in 1991.

Generally, local truck trips showed a reduction in the proportion of total truck traffic found in Adams County between 1991 (33%) and 2005 (25%). Through truck traffic trips in Gettysburg showed a significant decline from 59% of trips in 1991 to 35% of trips in 2005.

The biggest change in truck traffic in Adams County since 1991 has been the increase of to/from external to local trips. These are truck trips which begin outside of the County, enter Adams County and make a delivery or pickup, and then proceed out of the County. These trips accounted for 7% of truck trips passing through Gettysburg in 1991. In 2005, those trips accounted for 40% of all truck trips passing through Gettysburg.





WORKFORCE PROFILE

Overview

This section identifies the jobs provided by industry within Central Adams and some of the characteristics of the workforce’s commuting patterns. Analyzing the inflow and outflow of the workforce may reveal the tendencies of workers traveling between their home and work destinations.

Industries and Employers

The chart on the following page, Jobs By NAICS (North American Industry Classification System) Sector, identifies the number and percentage of jobs in each industry sector for the three municipalities and the Region as a whole. The average annual wages are based on wages paid by industry for Adams County in 2014. In the Central Adams region, the top three industries, according to the number of jobs, are:

- Healthcare and Social Assistance
- Accommodation and Food Services
- Educational Services

The Region is also home to many of the County’s top employers. Of the top twenty-five employers in Adams County, ten have locations in Central Adams. Several of these employers contribute to the Region’s top industries by the number of jobs they provide.

Healthcare and Social Assistance

The Healthcare and Social Assistance industry employs the highest number of people within Central Adams. A quarter of the Region’s jobs are within this sector. The Healthcare and Social Assistance sector also provides the highest number of jobs in Cumberland Township and Gettysburg Borough. The main reason for the high number of jobs in this industry, both regionally and locally, may be attributed to the location of the Wellspan Gettysburg Hospital and other Wellspan offices, like the Adams Health Center in Straban Township, as well as several personal care facilities in Central Adams.

The YWCA is one of the highest employing non-profit community organization in the Social Assistance industry. They are also the largest provider of child care in Adams County. Their headquarters is located just outside Gettysburg and two of the three child care facilities operated by the YWCA are located within the Region.

Accommodation and Food Services

The Accommodation and Food Services industry employs the second highest number of people, accounting for 19% of the jobs in Central Adams. Gettysburg and the Gettysburg National Military Park are nationally recognized as a tourist destination. Gettysburg has been called the “most famous small town in America”, so it should not be a surprise that this industry employs a large number of people. Since this area is a destination which relies heavily on tourism, providing multiple places to stay and dine is a necessity. The Region offers a variety of accommodations and restaurants that appeal to all income levels. These services are primarily provided in areas that have access to transportation routes, like U.S. Route 30 and U.S. Route 15 in Straban Township. Due to the hub and spoke pattern of the Region’s transportation network, which converge in Gettysburg, a high concentration of the Region’s hotels and restaurants are located in downtown Gettysburg and along the

roads radiating from Gettysburg. Another type of overnight accommodation, camping, is also popular in the Region. Four commercial campgrounds are located within Central Adams. There are also two conference center complexes, the Gateway Gettysburg and the Allstar Expo/ Eisenhower Conference Center campuses, which host national and regional shows and gatherings. Each complex includes two hotels.

Educational Services

Regionally, Educational Services ranks third among the industries, providing 14% of the jobs. The majority of the Gettysburg Area School District buildings, Gettysburg College, HACC - Gettysburg campus, and the United Lutheran Seminary, Gettysburg Campus are all located in Central Adams.

JOBS BY NAICS SECTOR									
	Cumberland Twp		Gettysburg Boro		Straban Twp		Region		Wages
	Count	Share	Count	Share	Count	Share	Count	Share	Annual
Health Care and Social Assistance	489	19.8%	1,481	24.7%	456	12.7%	2,426	20.1%	\$41,496
Accommodation and Food Services	328	13.3%	1,209	20.1%	758	21.1%	2,295	19.0%	\$14,924
Educational Services	162	6.6%	1,233	20.5%	218	6.1%	1,613	13.4%	\$46,280
Retail Trade	78	3.2%	429	7.1%	719	20.0%	1,226	10.2%	\$24,804
Manufacturing	192	7.0%	255	4.2%	479	13.4%	926	7.7%	\$47,268
Public Administration	13	0.5%	376	6.3%	190	5.3%	579	4.8%	\$52,364
Other Services (excluding Public Admin)	198	8.0%	157	2.6%	108	3.0%	466	3.8%	\$21,840
Professional, Scientific, Technical Services	105	4.3%	249	4.1%	70	2.0%	424	3.5%	\$55,848
Information	250	10.1%	70	1.2%	18	0.5%	338	2.8%	\$45,656
Finance and Insurance	56	2.3%	185	3.1%	86	2.4%	327	2.7%	\$52,728
Construction	173	7.0%	25	0.4%	117	3.3%	317	2.6%	\$48,724
Utilities	29	1.2%	24	0.4%	24	0.7%	77	0.6%	***
Arts, Entertainment, and Recreation	215	8.7%	62	1.0%	3	0.1%	280	2.3%	\$23,140
Administration & Support, Waste Mgmt	28	1.1%	73	1.2%	67	1.9%	168	1.4%	\$22,464
Transportation and Warehousing	34	1.4%	27	0.4%	80	2.2%	141	1.2%	\$37,024
Wholesale Trade	22	0.9%	67	1.1%	44	1.2%	133	1.1%	\$41,860
Agriculture, Forestry, Fishing & Hunting	15	0.6%	0	0.0%	112	3.1%	127	1.1%	\$34,944
Real Estate and Rental and Leasing	12	0.5%	14	0.2%	37	1.0%	63	0.5%	\$33,904
Management of Companies & Enterprises	57	2.3%	69	1.1%	1	0.0%	127	0.1%	\$62,556
Mining, Quarrying, & Oil/Gas Extraction	12	0.5%	0	0.0%	0	0.0%	12	0.1%	***
Total	2,468	100%	6,005	100%	3,587	100%	12,065	100%	\$37,700

U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2014

Other Important Sectors

In addition to the top industries, it is important to discuss three other employment sectors that may have significance to individual municipalities. These industries are Retail and Manufacturing, both of which are prevalent in Straban Township. In regard to Retail, the Route 30 corridor, east of Gettysburg in Straban Township, has traditionally provided more concentrated retail shopping opportunities for the Region, as well as the County. There are several shopping plazas along this corridor, which include the Giant, Peebles,

Top Employers

- Gettysburg College
- Gettysburg Hospital
- Federal Government
- Adams County
- Gettysburg Area School District
- Wellspan Medical Group
- Pella Corporation
- Kennie’s Market
- Adams County National Bank
- Dal-Tile

and Walmart Shopping Plazas. Walmart and Giant are also ranked as top employers in the County, helping to boost the retail industry to fourth in the number of jobs provided within the Region.

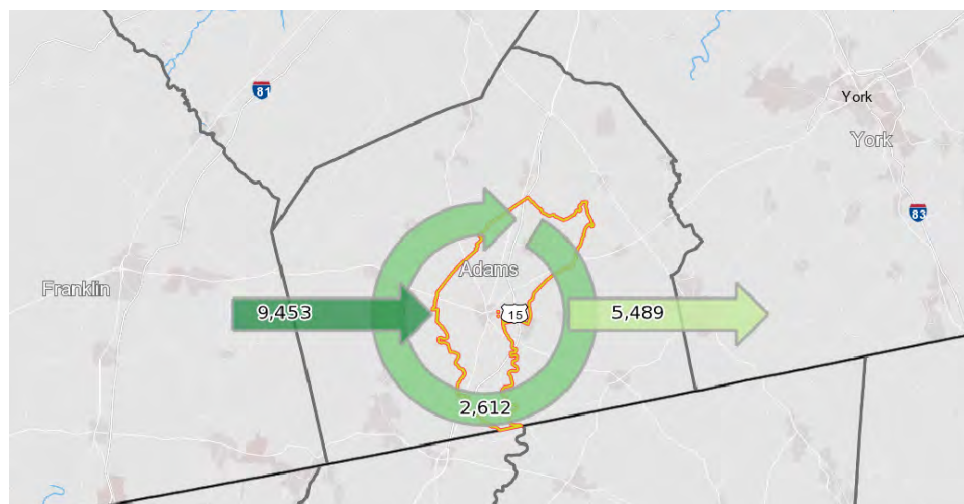
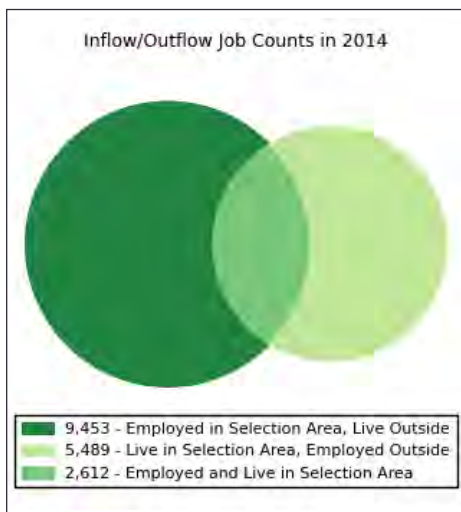
Manufacturing provides about 8% of the total number of jobs in the Region, and is the third highest industry sector in Straban Township. Two manufacturing businesses in Straban Township, Pella and AgCom, contribute to the larger percentage of jobs in this industry. Pella and Dal-Tile, located in Gettysburg, are both top employers in Central Adams and in the County.

Though a large majority of the Central Adams landscape is devoted to agriculture, the Agriculture industry only creates 1% of the number of jobs. Family farming is prevalent in the Region, which often does not provide reportable “jobs” or a single farmer may farm multiple fields in different locations. There are also support industries associated with agriculture that may be classified as manufacturing, such as AgCom.

Workforce Patterns

Workforce development is an integral measure to economic development and the viability of communities. The following images and tables depict information about the Region’s workforce derived from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) OnTheMap application for the year 2014.

In the image below, the green circular arrow in the center depicts the number of people that live and work in the Region. The dark green arrow identifies the inflow of workers that live outside of the Region, but commute into Central Adams for work. The light green arrow identifies the outflow of workers that live in the region, but commute out of the area for work. The arrows are only intended to demonstrate inflow and outflow and do not indicate a specific direction.



The Inflow/ Outflow table presents the number of people living and working in the Region. Within Central Adams 78% of the jobs are held by non-residents, while 22% of people working in Central Adams live in the Region. More than twice the number of residents, 68%, leave the area for employment. It is important to note that while residents may be leaving the municipalities of Central Adams to work, many stay within Adams County. According to the American Community Survey, approximately 18% of Central Adams

residents work in a Pennsylvania county outside of Adams, and only about 10% work out of the state.

INFLOW/ OUTFLOW		
Labor Market	Count	Share
Employed in the Region	12,065	100%
Living in the Region	8,101	67%
Net Inflow (+) or Outflow (-)	3,964	
In-Area Labor Force Efficiency	Count	Share
Living in the Region	8,101	100%
Living and Employed in the Region	2,612	32%
Living in the Region, but Employed Outside	5,489	68%
In-Area Employment Efficiency	Count	Share
Employed in the Region	12,065	100%
Employed and Living in the Region	2,612	22%
Employed in the Region, but Live Outside	9,453	78%

LEHD, OnTheMap Application, 2014

The Job Characteristics table examines the Region’s inflow and outflow more closely by comparing age groups and earnings of the workers. The largest age group are those 30-54 years of age. Compared to the population of the Region, the percentage of residents aged 25-44 years is declining. However, the Region’s population aged 55 to 64 years is increasing. According to the table, the next highest percentage of workers by age are those 55 and older. If the area lacks amenities that workers 44 and younger are seeking, it could become increasingly difficult to fill open positions.

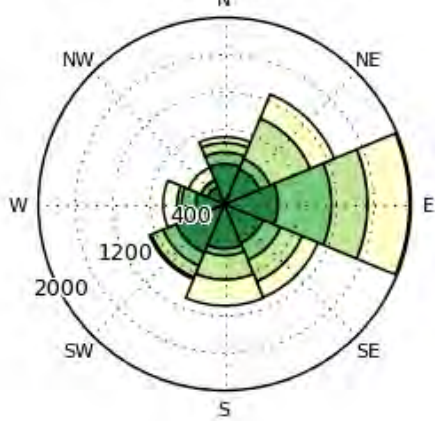
JOB CHARACTERISTICS						
	Outflow		Inflow		Interior	
	Count	%	Count	%	Count	%
	5,489	100%	9,453	100%	2,612	100%
Workers Aged 29 or younger	1,228	22%	2,256	24%	584	22%
Workers Aged 30 to 54	2,935	54%	4,899	52%	1,239	47%
Workers Aged 55 or older	1,326	24%	2,298	24%	789	33%
Workers Earning \$15,000 per year or less	1,298	24%	2,775	30%	907	35%
Workers Earning \$15,000 to \$40,000 per year	1,940	35%	3,443	36%	923	35%
Workers Earning More than \$40,000 per year	2,251	41%	3,235	34%	782	30%

LEHD, OnTheMap Application, 2014

Almost 41% of the workers earning more than \$40,000 dollars per year are leaving the Region for work. Of the workers leaving, the majority are heading to locations east and south of Central Adams. Approximately 36% of the workers that are coming to work in the region are making between \$15,000 and \$40,000 per year. The majority of those coming into the Region to work are coming from the east. There is also a higher concentration of

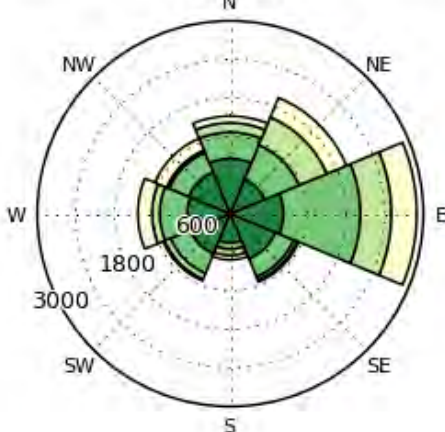
Direction Workers are Going Who Live in the Region

Job Counts by Distance/Direction in 2014
All Workers



Direction Workers are Coming From Who Work in the Region

Job Counts by Distance/Direction in 2014
All Workers



LEHD, OnTheMap Application, 2014

workers commuting in from municipalities surrounding Central Adams.

The following places are the top ten work destinations and top ten home destinations for those who live or work in the Region:

Work Destination

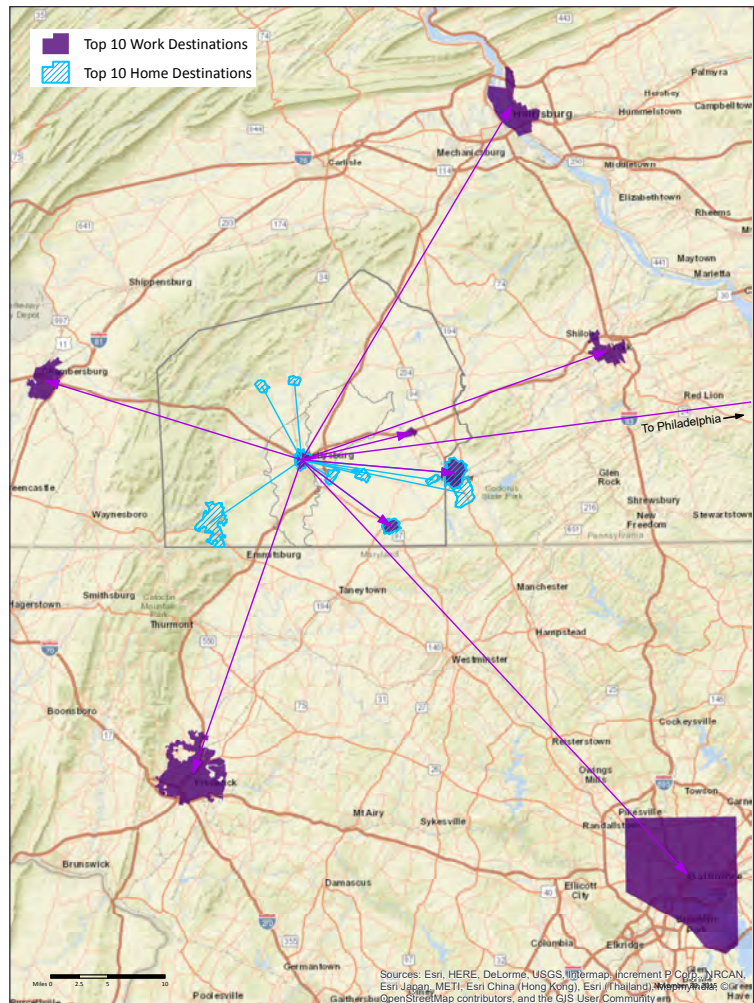
Where workers are employed who live in the Region

- Gettysburg Borough
- Hanover Borough
- Frederick, MD
- York City
- New Oxford Borough
- Littlestown Borough
- Philadelphia city
- Baltimore city
- Chambersburg Borough
- Harrisburg city

Home Destination

Where workers live who work in the Region

- Gettysburg Borough
- Carroll Valley Borough
- Hanover Borough
- Littlestown Borough
- Lake Heritage
- Biglerville Borough
- Bonneauville Borough
- Arendtsville Borough
- Parkville CDP
- McSherrystown Borough

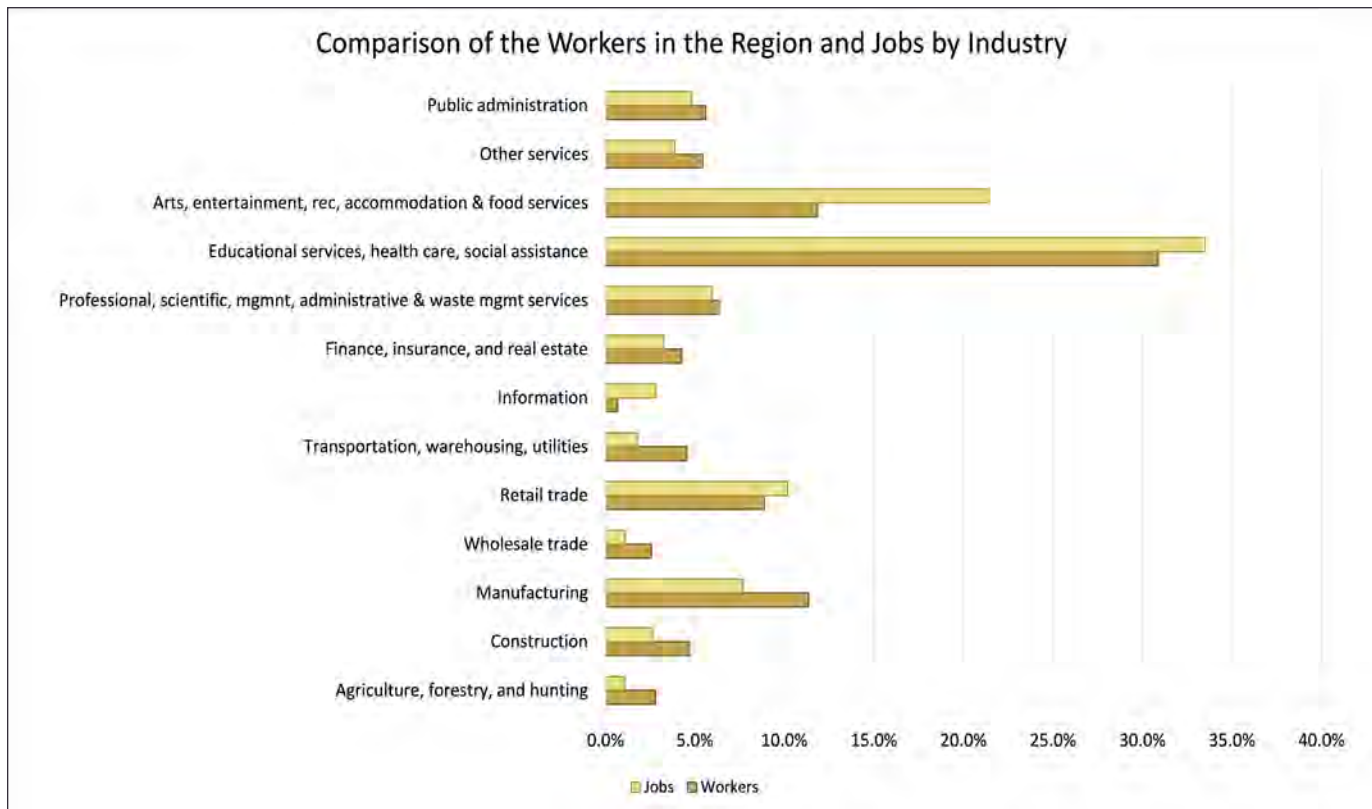


Job and Workforce Comparison

Looking at the jobs in the Region, compared to the industries that employ residents of Central Adams, may provide some insight on the type of jobs that residents are seeking outside the Region. The chart below shows each industry sector along with the percentage of jobs and workers within Central Adams. Detailed information about the residents working in each Industry can be found in the Employment and Industry table on page A135.

The industries with the most significant differences between the percentage of workers or the percentage of jobs in the Region are:

- Manufacturing
- Construction
- Transportation, Warehousing, and Utilities
- Wholesale Trade
- Finance, Insurance, and Real Estate





HERITAGE AND CULTURE

Maps referenced in this section:

- Map B19 Historic Resources

Overview

Historic buildings, pristine open space, Civil War battlefields, family farms, quaint downtowns, and close-knit neighborhoods define the historic character of the Central Adams region. Visitors from around the world travel here to experience its unique and distinctive heritage, and to envision historic events with the aid of the Region’s well-preserved landscape, farmhouses, and buildings. Historic resources include historic districts, sites, structures, artifacts, and other physical evidence of the past. These resources contribute to the character of the Central Adams landscape.

Prominent Historic Resources

Gettysburg National Military Park

The Gettysburg National Military Park (GNMP) consists of 6,034 acres of historic and interpretive resources commemorating the 1863 Battle of Gettysburg and the Civil War. GNMP consists of the Gettysburg Battlefield, the Museum and Visitor Center, the Gettysburg Museum of the American Civil War, and the “Battle of Gettysburg” Cyclorama Painting, Soldiers’ National Cemetery, and two museums in the Borough of Gettysburg; the David Wills House and the Gettysburg Lincoln Railroad Station. Over one million people visit these sites each year, contributing a great deal to the local tourism economy and contribute to the continued preservation and interpretation of local historic resources – on and off the battlefield.

Eisenhower National Historic Site

Eisenhower National Historic Site is the home and farm of President Dwight D. Eisenhower. Located adjacent to the Gettysburg Battlefield, the farm served the President as a weekend retreat and a meeting place for world leaders. With its peaceful setting and view of South Mountain, it was a much needed respite from Washington and a backdrop for efforts to reduce Cold War tensions. President Eisenhower and his wife formally moved to the farmhouse in 1961 where they lived in retirement.

Journey Through Hallowed Ground National Heritage Area

The Journey Through Hallowed Ground is a federally designated National Heritage area that extends 180 miles from Monticello to Gettysburg, encompassing four states. It includes 9 presidential homes, 13 National Parks, and a number of battlefields commemorating the French and Indian War, Revolutionary War, the War of 1812, and the Civil War. It also includes the 180-mile long route of US Route 15, US Route 15 Business, and VA Routes 20, 231, 22, and 53 as the Journey Through Hallowed Ground National Scenic Byway. This 75-mile wide region contains more national history than any other region in America. Conservation efforts of the Journey Through Hallowed Ground Partnership primarily focus on education and awareness programs aimed at increasing recognition of the historic and cultural significance of the region.

Lincoln Highway Heritage Corridor

The Lincoln Highway (now PA Route 30) was the nation's first coast-to-coast highway, and marked the birth of vacationing by automobile in America. The Lincoln Highway Heritage Corridor works with local, state, and federal partners on heritage preservation, sustainable community development, and responsible land conservation throughout south-central Pennsylvania. There are several sites in Central Adams that are significant to the Lincoln Highway era that are still in operation today including the Lincoln Diner and the Majestic Theater in Gettysburg.

Local Historic Districts

The only active local historic district in Central Adams is the Gettysburg Local Historic District. This district encompasses the historic downtown core of Gettysburg. Local Historic Districts are certified by the Pennsylvania Historical and Museum Commission, and once certified, the municipality forms a Historic and Architectural Review Board (HARB). The HARB reviews renovations to existing properties and new construction to ensure consistency with the historic character of the Local Historic District. Local Historic Districts and Historic Districts on the National Register of Historic Places are not mutually exclusive. For example, Gettysburg Local Historic District overlaps with the Gettysburg Battlefield Historic District.

National Register of Historic Places

The National Register is a federal program managed by the National Park Service. The primary benefit of listing on the National Register is official recognition of the significance of sites, districts, and resources in American history. Additionally, when any undertaking utilizes federal funding, or is federally licensed, the government agency managing the project must determine if that undertaking will have an adverse effect on historic resources in the project area. Within the project area, the agency must conduct a historic resource survey to determine if resources are eligible for listing in the National Register. Properties and districts listed in the National Register of Historic Places do not have any protection from actions undertaken without federal funding or licensing. National Register listing may enable property owners within the district to be eligible for investment tax credits for the rehabilitation of income producing historic structures. There are several resources and landscapes in Central Adams that are eligible for listing in the National Register. This 'eligible' status provides those sites with the same level of protection as 'listed' resources, without the ability to qualify for financial resources available for National Register listed properties and those within listed districts.

Adams County has over 25 square miles of Historic Districts listed on the National Register of Historic Places, 80% of which are located within the Central Adams region. Historic Districts in Central Adams on the National Register include Gettysburg National Military Park, Gettysburg Battlefield Historic District (Listed), Gettysburg Battlefield Historic District Boundary Increase (Eligible), Hunterstown Historic District (Listed), Hunterstown Historic District Boundary Increase (Eligible), and Rock Creek/White Run Union Hospital Complex (Listed). There are also twelve sites within Central Adams that are listed on the National Register and an additional eight which have been determined eligible for National Register listing.

State Historic Preservation Office

Each state is required to maintain a State Historic Preservation Office (SHPO) to administer the National Register at the state level. The Pennsylvania State Historic Preservation Office is a part of the Pennsylvania Historical and Museum Commission (PHMC), which is the official history agency in Pennsylvania responsible for the collection, conservation, and



interpretation of Pennsylvania's historic heritage. The SHPO also maintains a public on-line database of historic resources including designated historic properties and historic districts, as well as other properties and landscapes contributing to the cultural heritage throughout Pennsylvania.

Certified Local Government

The Certified Local Government (CLG) program is a partnership among local, state, and federal governments for the identification, evaluation, registration, and preservation of historic resources. The program promotes integration of local preservation interests and concerns into local planning and decision-making processes. To be eligible, local governments must: enforce state and local laws and regulations for the designation and protection of historic properties; establish an historic preservation review commission by local ordinance; maintain a system for the survey and inventory of historic properties; provide for public participation in the local preservation program; and satisfactorily perform responsibilities delegated to it by the state. Participating in the program enables municipalities to apply for funding for preservation-related activities available only to Certified Local Governments. Gettysburg is one of only 45 Certified Local Governments in Pennsylvania. Federal law provides that at least 10% of the annual Historic Preservation Fund grant allocation to Pennsylvania be set aside for distribution to Certified Local Governments. This amount is approximately \$115,000 as of January 2016.

Historic Context

Developing a historic resources inventory for this plan required consulting various plans, local inventories, local and county preservation organizations, SHPO, and the public. A need to identify local historic themes, or contexts, prior to undertaking a historic sites inventory was identified. Working with local stakeholders helped to determine significant historic themes for the Region. The following themes broadly describe the primary contexts for the history of the Central Adams region of Adams County:

Pre-History and Native American (Up to 1734)

Until the early 1700s, the human inhabitants of the area were transient Native Americans, who used the land for hunting, fishing, mining, and engaging in trade with each other. Local archaeological sites, most located along stream corridors, have unearthed evidence of activity from the Late Archaic (Circa 8000 to 2000 BCE) to Early Woodland (Circa 1000 BCE to 1000 CE) period.

Agriculture (Circa 1734-late 1800s)

Although the first property licenses in the area were issued to European settlers in 1734, peak development of the farm economy in the region occurred in the late 1800's. Resources for this context consist of farm houses and buildings, as well as the agricultural landscapes that remain in many parts of Central Adams.

Early Settlement (Circa 1740-late 1800s)

The first European settlers to the region were primarily Scotch-Irish frontiersmen, who began arriving in 1734. The network of county roads existing today was developed between approximately 1740 and 1830, and the pattern of historic villages in the area emerged during roughly the same period. Predominant historic resources for this context are mills, schoolhouses, churches, taverns, shops, and residences

Underground Railroad/African American (Circa late 1700s-late 1800s)

It is believed the Underground Railroad began in the late 1700's, and reached its peak between 1810 and 1850. Pennsylvania began a gradual abolition of slavery in 1780, and by 1847 there were no slaves on record. During this period, free blacks had established settlements in this area, as well as many others throughout the free states. Adams County shared a border with Maryland, which remained a slave holding state after Pennsylvania abolished slavery. As such, it was a first stop in the free states on the Underground Railroad for many escaped slaves at sites such as McAllister's Mill in Cumberland Township and the Dobbin House in Gettysburg.

Civil War (1863)

The Battle of Gettysburg experienced between 46,000 and 51,000 casualties from July 1-3, 1863 - more than any other battle in the Civil War. Additionally, President Abraham Lincoln gave the now famous Gettysburg Address on November 19, 1863 at the dedication of Soldier's National Cemetery. The Gettysburg Battlefield is one of the nation's most significant Civil War sites, drawing over one million visitors each year.

President Dwight D. Eisenhower (1918 & 1950-1979)

Dwight Eisenhower served as Commander at Camp Colt, the US Army Tank Corps Training Center in Gettysburg in 1918. Later, in 1950 President and Mrs. Dwight D. Eisenhower purchased a farmhouse in Cumberland Township. Between 1955 and 1961 President Eisenhower used the farmhouse as a weekend and vacation home, often hosting world leaders and dignitaries. They formally moved to the farmhouse in 1961 where they lived in retirement until he died in 1969 and she in 1979.

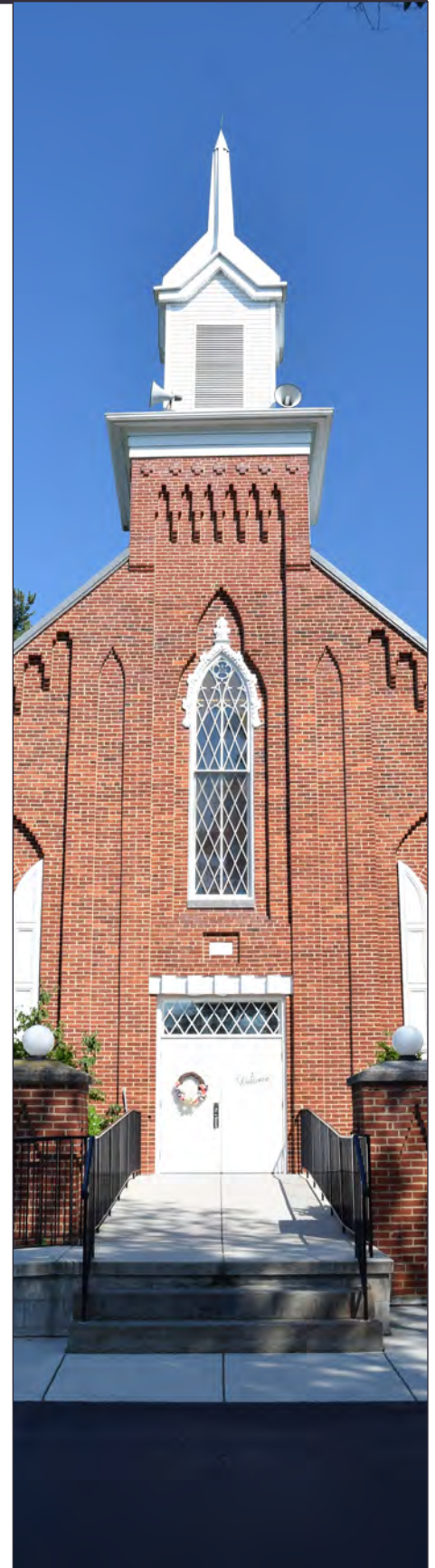
Lincoln Highway (Circa Early 1920's-1956)

Established in 1913, the Lincoln Highway was the first paved transcontinental automobile road in the United States. Construction of the roadway through Adams County was completed in the early 1920's. The highway, which began in New York City and ended in San Francisco, played an important role in the development of the automobile's influence on the way of life in 20th century America and played a crucial role in bringing tourists to Gettysburg.

Historic Resources

Central Adams is a major tourist destination due to the GNMP, but visitors are often unaware of the Region's extensive history beyond the Civil War. The National Register of Historic Places is an important designation that protects heritage resources throughout the United States. Lack of designation on the National Register does not, however, suggest a lack of historic significance. Central Adams contains a multitude of historic resources beyond those identified on the National Register that characterize the heritage of the region.

Several stakeholders identified the need for a comprehensive historic sites inventory, as the most recent inventory conducted in Adams County was the Adams County Historic Sites Survey completed in 1980. This Historic Sites Survey was purely based on visual identification of existing architectural structures over 50 years in age, and was intended as a base of information for further analysis. No historic research was conducted on the sites and the inventory was not updated over the years, so much of the information is outdated and many structures no longer exist. It was determined by local stakeholders that the structures inventoried in the study were not necessarily of historic significance, and also that there are many sites without structures in Central Adams that also hold





significant historic value.

A comprehensive historic inventory is well outside the scope of this plan, however an index of historic resources throughout the Central Adams region was compiled with the help of local historic preservation groups, PHMC, and the public. Included in this index are sites and districts on the National Register of Historic Places, resources identified as significant by local historic preservation groups, and sites identified in previous regional studies and plans. A public, on-line historic sites survey was also conducted that allowed local residents to describe resources they felt were important to the heritage of Adams County. The sites identified within the Central Adams region were extracted from that database and included in the historic sites inventory beginning on page A102. This listing contains 111 historic resources located partially or entirely within the Region, in addition to basic information on those sites.

Cultural Resources

Cultural resources can include tangible and intangible assets and activities that represent both the heritage of a place, as well as current community activities. For the purpose of this plan, Cultural Resources include intangible activities important to the social fabric of the community, and the places that facilitate the enjoyment of those traditions and activities. In addition to the richness of the region's historic resources, Central Adams also has a considerable concentration of cultural events, venues, and happenings, with Gettysburg at its core.

Living History

There are many dedicated historians that incorporate historic tools, activities, and dress into interactive presentations at historic sites to recreate life as it was in 1863 as authentically as possible. This allows both observers and participants to experience a sense of stepping back in time. Living history historians provide historic interpretation at various sites year-round, including local museums and on the grounds of Gettysburg National Military Park. Every year on July 1, 2, and 3, professional living history historians and hobby reenactment groups converge on the battlefield to recreate the events of the Battle of Gettysburg. In addition to the Civil War themed events, there is also a World War II living history weekend at Eisenhower National Historic Site with several hundred enthusiasts participating annually.

Museums

Central Adams hosts dozens of history museums, housing hundreds of thousands of local historic artifacts. These exhibition areas serve as an important educational resource providing a visual, tangible context with historic information. People visit these museums both for the educational opportunities they provide, as well as the ability to appreciate the role these places and artifacts played in the events and lives of those who shaped the world we now live in. Examples of local museums include the Gettysburg Seminary Ridge Museum and the Shriver House Museum, both located in Gettysburg Borough.

Brass Bands

Brass Bands have a long history in the planning region, dating back to the 1800's. Every year traditional brass band performers from across the mid-Atlantic region come to Gettysburg to participate in the Gettysburg Brass Band Festival. Brass bands can also be heard at a multitude of local events including local parades, reenactments, and the annual Remembrance Day ceremonies.

Fire Halls & Churches

Fire halls and churches play an important role as community centers. Both venues sponsor public gatherings and events, in addition to providing a location for other community individuals and organizations to hold events and gatherings. Serving the community in this way is especially important in the rural areas of Cumberland and Straban Townships.

Festivals

In addition to the Brass Band Festival, Central Adams plays host to a number of festivals throughout the year including the Gettysburg Wine & Music Festival, Gettysburg Rocks, the Gettysburg Brew Fest, and the Outdoor Antique Show. Whether celebrating tradition, music, or food and drink, festivals are important cultural events in the region. The number of local festivals has been increasing in recent years, as they receive a great deal of support in the form of attendance by residents as well as visitors.

Local Arts & Theater

Central Adams residents and visitors enjoy the plentiful arts and theater venues, primarily concentrated in Gettysburg Borough. Central Adams boasts over a dozen art galleries, many specializing in historical art such as paintings of historic figures and events. Local restaurants and businesses display and sell work by local and regional artists as well. There are also organizations that support the development of arts and artists such as the Adams County Arts Council.

The Region provides opportunities to enjoy and participate in the performing arts at several venues offering local and national performances. In 2005, the restored Majestic Theater in downtown Gettysburg was re-opened to the public and now showcases national and international performing acts, as well as independent films.



Appendix | A10 Heritage and Culture

EXISTING HISTORIC RESOURCES										
Municipality	Site	Year	Native Am./ Pre-History	Early Settlement	Agriculture	African Am./ Under-ground RR	Civil War	Lincoln Hwy/ Early Tourism	Eisen-hower	Source
Cumberland	Black Horse Tavern	1812		X	X		X			PHMC/ CTHS/ Pub Survey
Cumberland	Bridge in Cumberland Twp	1894					X			Former Straban H.D.
Cumberland	Bushman Farm	1700	X							Public Survey
Cumberland	David Schriver Farm	1863					X			CTHS/ Public Survey
Cumberland	First Shot House	1863					X			CTHS / Public Survey
Cumberland	George Bushman Farm - Civil War Hospital	1858					X			CTHS/ Public Survey
Cumberland	Henry Myers/Epply Farm	1826		X	X		X			CTHS/ Public Survey
Cumberland	Henry Spangler Farm	1744		X	X		X			CTHS/ Public Survey
Cumberland	Jacob Hankey Farm	1863					X			CTHS/ Public Survey
Cumberland	Jacob Swisher Farm	1858					X			CTHS/ Public Survey
Cumberland	John Curren's Farm	1853					X			CTHS/ Public Survey
Cumberland	John S. Crawford Farm	1858					X			CTHS/ Public Survey
Cumberland	Lagging Stream Farm	1760		X	X					CTHS / Public Survey
Cumberland	Leonard Bricker Farm - Civil War Hospital	1858					X			CTHS/ Public Survey
Cumberland	Lewis Shriver Farm	1790		X	X					CTHS/ Public Survey
Cumberland	Maring Heritage Farm	1741		X	X		X			CTHS / Public Survey
Cumberland	Michael Crist Farm	1858					X			CTHS/ Public Survey
Cumberland	Michael Frey Farm - Civil War Field Hospital	1858					X			CTHS/ Public Survey
Cumberland	Rock Creek Stock Farm	1804		X	X					CTHS/ Public Survey
Cumberland	Sach's (Sauck's) Covered Bridge	1854		X			X			PHMC / CTHS / Public Survey
Cumberland	Samuel Cobean (Sloan) Farm	1805		X			X			Public Survey
Cumberland	Sarah Patterson Farm - Civil War Field Hospital	1858					X			CTHS/ Public Survey
Cumberland	Village of Barlow	*		X						CTHS
Cumberland	Village of Greenmount	1840		X						CTHS
Cumberland	William Ross Farm	1858					X			CTHS / Public Survey
Cumberland	Barlow Fire Hall	1933		X					X	CTHS / Public Survey
Cumberland	Black's Cemetary	1744		X						CTHS / Public Survey
Cumberland	Boyd's School	1837		X						CTHS / Public Survey
Cumberland	Centennial Hall (Green-bush) School	1830s		X						CTHS / Public Survey
Cumberland	Clowney Barn	1700s*		X	X					CTHS
Cumberland	Eli Horner Stone House	*		X						CTHS
Cumberland	Evergreen Cemetary (Citizen's Cemetery)	1854		X			X			CTHS / Public Survey

EXISTING HISTORIC RESOURCES										
Municipality	Site	Year	Native Am./ Pre-History	Early Settlement	Agri-culture	African Am./ Under-ground RR	Civil War	Lincoln Hwy/ Early Tourism	Eisen-hower	Source
Cumberland	Fairplay (Butt's) School	1863		X			X			CTHS / Public Survey
Cumberland	Ganas Eveh, Farmstead Subdivision	*		X						PHMC
Cumberland	Herr Tavern	1815		X			X			CTHS / Public Survey
Cumberland	Horner, Alexamder House and Barn	1802		X			X			PHMC
Cumberland	Leeper Property	*		X						PHMC
Cumberland	Little Round Top Farm	1858			X		X			CTHS / Public Survey
Cumberland	Mason Dixon House (Hoffman House, Witherow Homestead)	1745		X						CTHS / Public Survey
Cumberland	McClellands' Cemetary	1744		X			X			CTHS / Public Survey
Cumberland	McCurdy's (Greenmount) School	1858		X						CTHS / Public Survey
Cumberland	Nathaniel Lightner Farm	1858					X			CTHS/ Public Survey
Cumberland	Pitzer's School	1857		X					X	CTHS/ Public Survey
Cumberland	Round Top School	1889		X						CTHS/ Public Survey
Cumberland	Weikert, Peter Farm	1855			X					PHMC/CTHS
Cumberland	Willow Grove School	1890		X						CTHS/ Public Survey
Gettysburg	Blue Parrot Bistro	1850		X			X	X		LHSPS
Gettysburg	Codori House	1843		X			X			Publication
Gettysburg	David Wills House	1814		X			X			Publication
Gettysburg	Dwight D. Eisenhower House	1918							X	Public Survey
Gettysburg	Eberhart/Eppley Garage	*						X		LHSPS
Gettysburg	Evergreen Cemetery Gatehouse	1854		X			X			Publication
Gettysburg	Eyster's Young Ladies Seminary	1813		X			X			Publication
Gettysburg	Fahnestock Building	1810		X			X			Publication
Gettysburg	Gettys Lot #7	1850s		X						Publication
Gettysburg	Gettysburg Borough Building	1850		X			X			Publication
Gettysburg	Gettysburg Hotel	1797		X				X	X	Publication
Gettysburg	Gettysburg Train Depot	1859		X			X	X		Publication / LHSPS
Gettysburg	Henry Wasmus Building	1816		X			X			Publication
Gettysburg	Jack Hopkins House	1857		X		X	X			Publication
Gettysburg	James Gettys Hotel	1803		X			X	X		LHSPS
Gettysburg	Jennie Wade House	1863		X			X			Publication
Gettysburg	Joel B. Danner House	1834		X			X			Publication

Appendix | A10 Heritage and Culture

EXISTING HISTORIC RESOURCES										
Municipality	Site	Year	Native Am./ Pre-History	Early Settlement	Agriculture	African Am./ Underground RR	Civil War	Lincoln Hwy/ Early Tourism	Eisenhower	Source
Gettysburg	Lincoln Diner	*						X		LHSPS
Gettysburg	Majestic Theater	1925						X	X	LHSPS
Gettysburg	McAllister/Scott House	1863		X			X			Publication
Gettysburg	McCurdy House	1863		X			X			Publication
Gettysburg	Meade School	1896		X						LHSPS
Gettysburg	Phillip D. Winter's Confectionary Shop	1831		X			X			Publication
Gettysburg	Plank Garage	*						X		LHSPS
Gettysburg	President's House or the "White House"	1860		X			X			Publication
Gettysburg	Pyle and Entwistle Garage	*						X		LHSPS
Gettysburg	Rupp House	1868		X						Publication
Gettysburg	Sallie Myers House	1862		X			X			Publication
Gettysburg	Shriver House	1860		X			X			Publication
Gettysburg	St. Francis Xavier Church	1852		X			X			Publication
Gettysburg	Stoever-Schick Building	1819		X			X			Publication
Gettysburg	Swope Manor	1836		X			X			Publication
Gettysburg	Twin Sycamores	1819		X			X			Publication
Gettysburg	Tyson Brothers Photographic Studio	1861		X			X			Publication
Gettysburg	Wade Family House	1820		X						Publication
Gettysburg	Adams County Courthouse	1858		X			X			PHMC
Gettysburg	Eisenhower National Historic Site	1950							X	GNMP
Gettysburg	Gettysburg Armory	1938		X						PHMC
Gettysburg	Gettysburg National Military Park	1863					X			GNMP
Gettysburg	Lutheran Theological Seminary-Old Dorm	1826		X			X			PHMC, CTHS
Gettysburg	Pennsylvania Hall, Gettysburg College	1837		X			X			PHMC
Gettysburg	Reverend Alexander Dobbin House	1776		X		X	X			PHMC/ Public Survey
Gettysburg	Sheads House	1862					X			PHMC
Gettysburg and vicinity	Gettysburg Battlefield Historic District	1863					X			GNMP
Straban	Christian Benner Farm	*			X		X			PHMC
Straban	Daniel Lady Farm	1825		X	X		X			GBPA
Straban	Dr. David S. Schaeffer Farm	*			X		X			Former Straban H.D.
Straban	Elizabeth Wible Farm	*			X		X			Former Straban H.D.

EXISTING HISTORIC RESOURCES

Municipality	Site	Year	Native Am./ Pre-History	Early Settlement	Agriculture	African Am./ Under-ground RR	Civil War	Lincoln Hwy/ Early Tourism	Eisen-hower	Source
Straban	Ephraim Deardorff Farm	*			X		X			Former Straban H.D.
Straban	George Trostle Farm	*			X		X			PHMC
Straban	Great Conewago Presbyterian Church	1787		X						PHMC
Straban	Henry A. Pickering Farm and Schoolhouse	*			X		X			Former Straban H.D.
Straban	Hospital Woods (camp lettermen)	*			X		X			GNMP/GBPA
Straban	Hunterstown Historic Dist.	1787					X			PHMC
Straban	Jacob Kime Farm	*					X			Former Straban H.D.
Straban	Jacob Lott Farm	*			X		X			Former Straban H.D.
Straban	John Brikerhoff Farm	*			X		X			Former Straban H.D.
Straban	Martin Shealer Farm	*			X		X			Former Straban H.D.
Straban	Peter Trostle Farm	*			X		X			Former Straban H.D.
Straban	Samuel Weaver Farm	*			X		X			Former Straban H.D.
Straban	W. Henry Monfort Farm	*			X		X			Former Straban H.D.
Straban	Weaner, Richard P. Jr, House	*		X						PHMC
Straban	Wible J. Farm/Henry Herbst Farm	*			X		X			PHMC/Former Straban H.D.
Straban	Wirts House	1765		X						PHMC

* - Date unknown

LHSPS - Lincoln Highway Special Purpose Study

PHMC - Pennsylvania Historic and Museum Commission

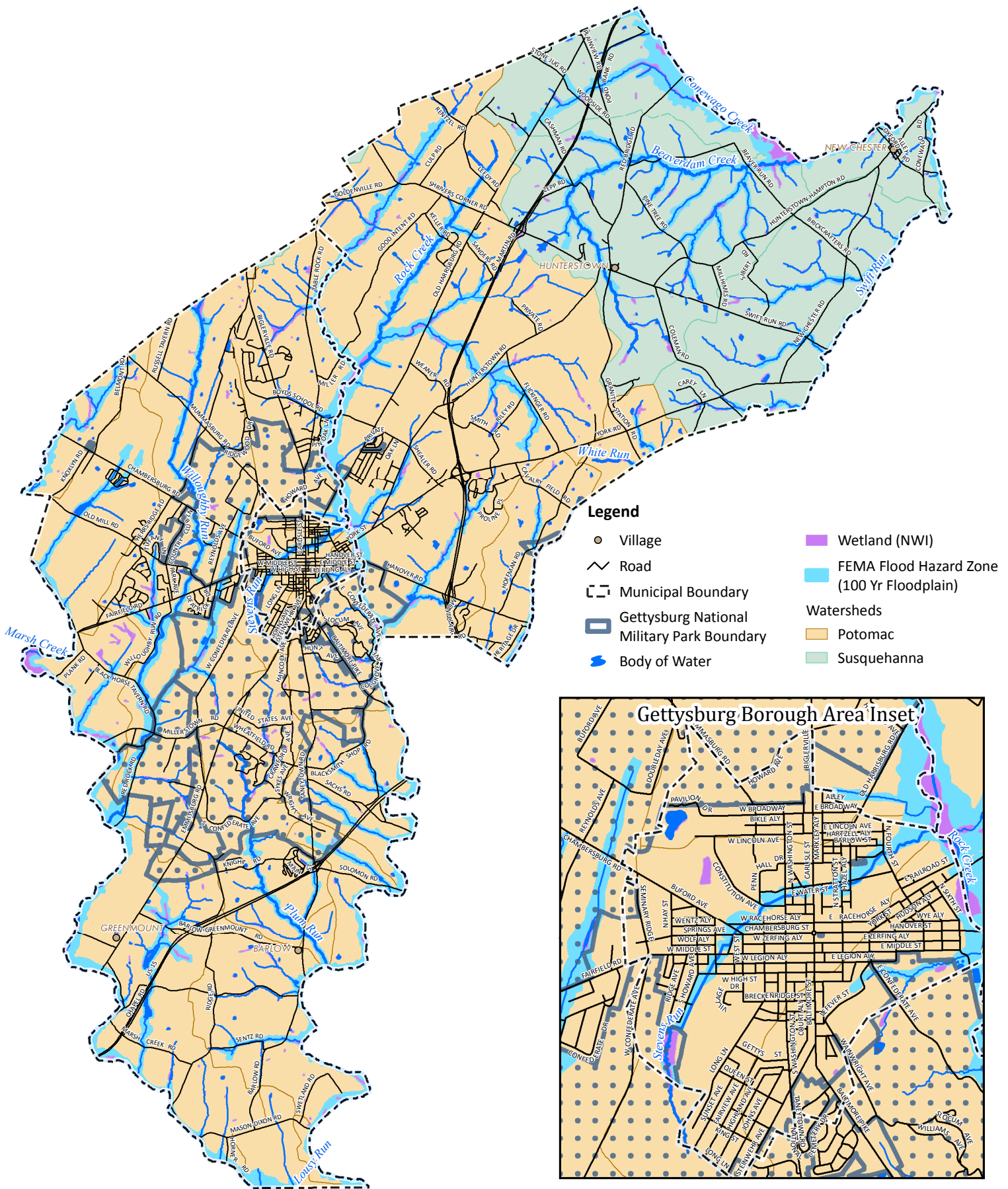
GNMP - Gettysburg National Military Park

CTHS - Cumberland Township Historical Society

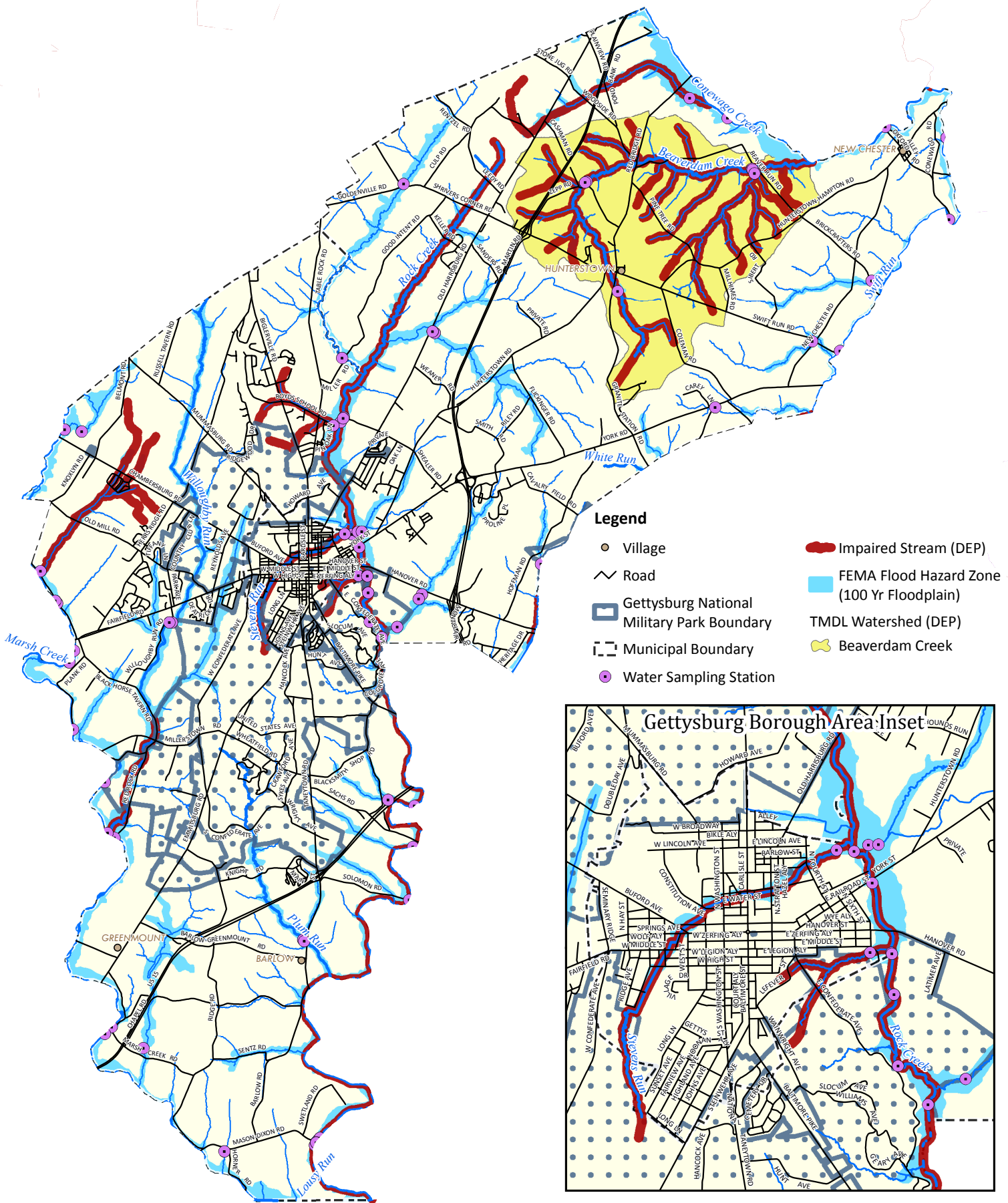
GBPA - Gettysburg Battlefield Preservation Authority

Former Straban Historic District (H.D.)

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



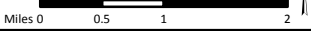
Legend

- Village
- Road
- Gettysburg National Military Park Boundary
- Municipal Boundary
- Water Sampling Station
- Impaired Stream (DEP)
- FEMA Flood Hazard Zone (100 Yr Floodplain)
- TMDL Watershed (DEP)
- Beaverdam Creek

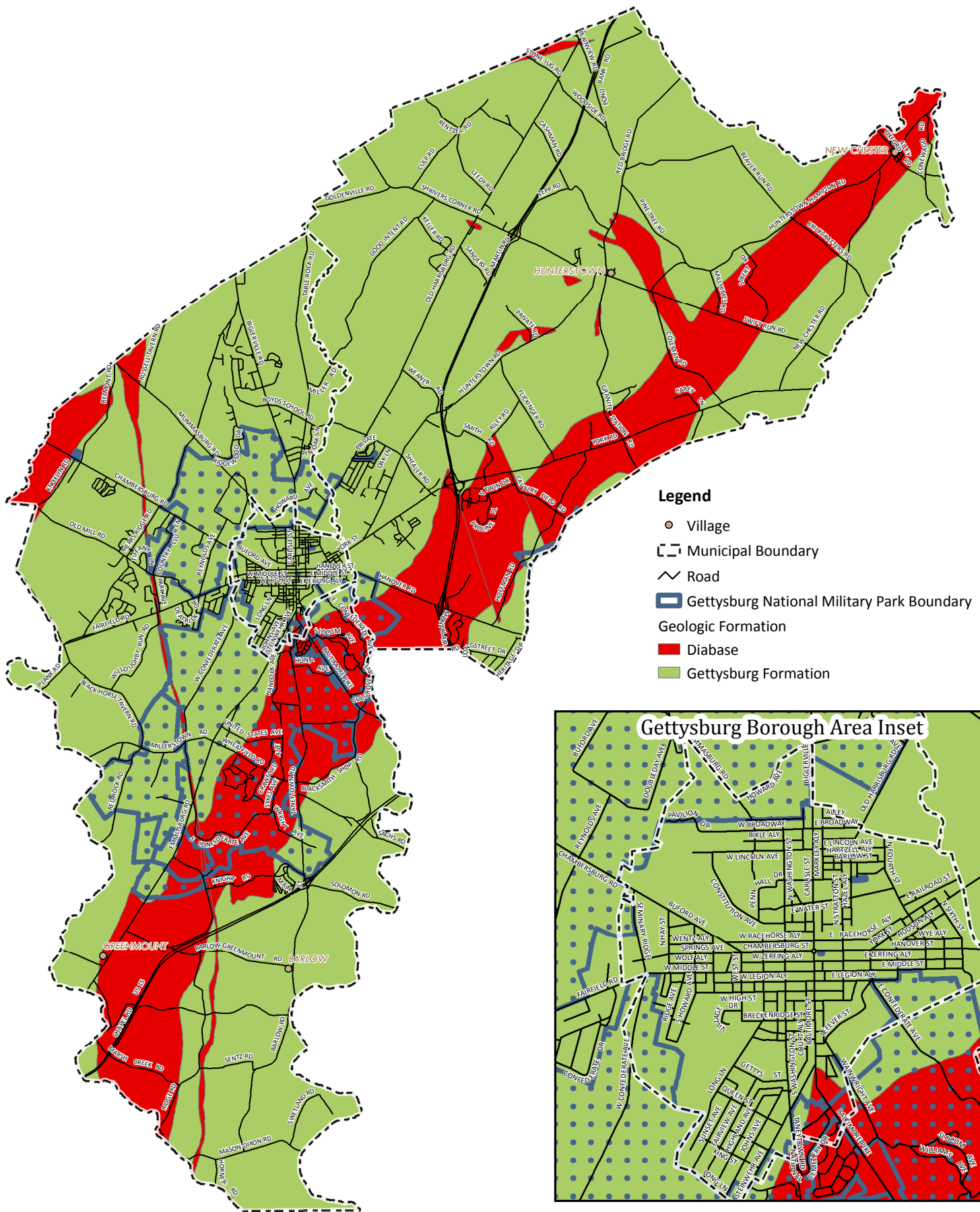
Water Quality



MAP B2
December 2, 2015

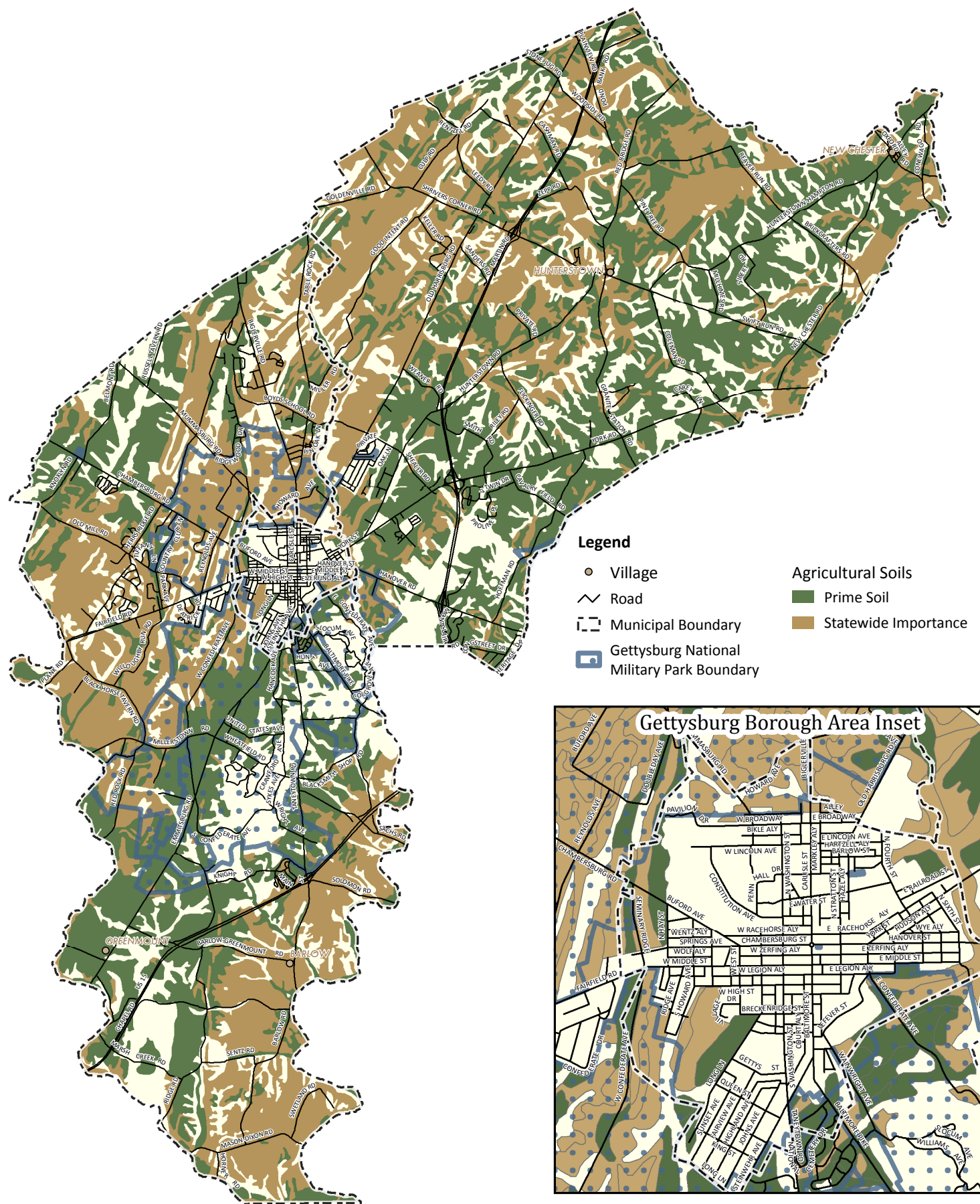


CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

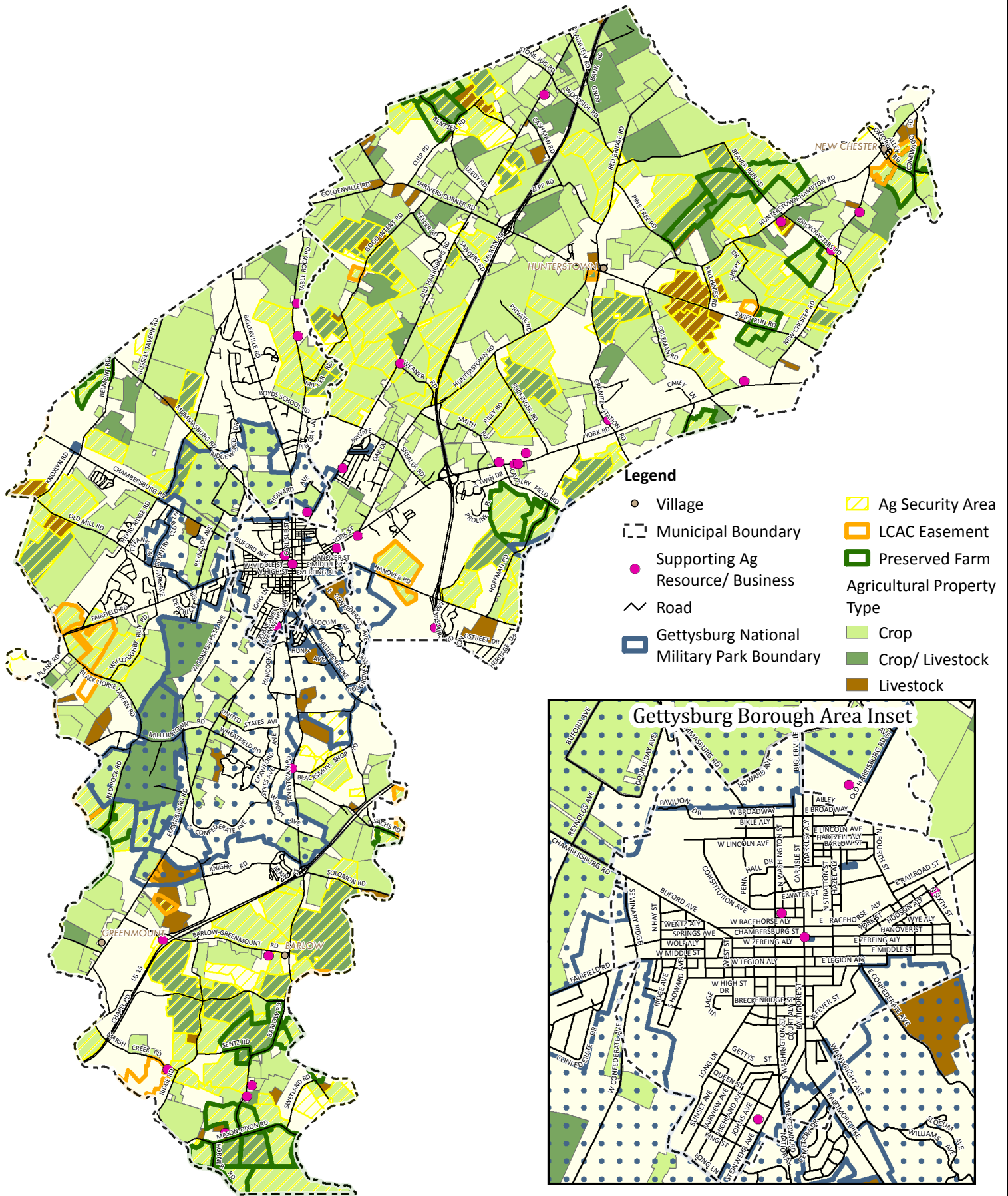


Geology

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

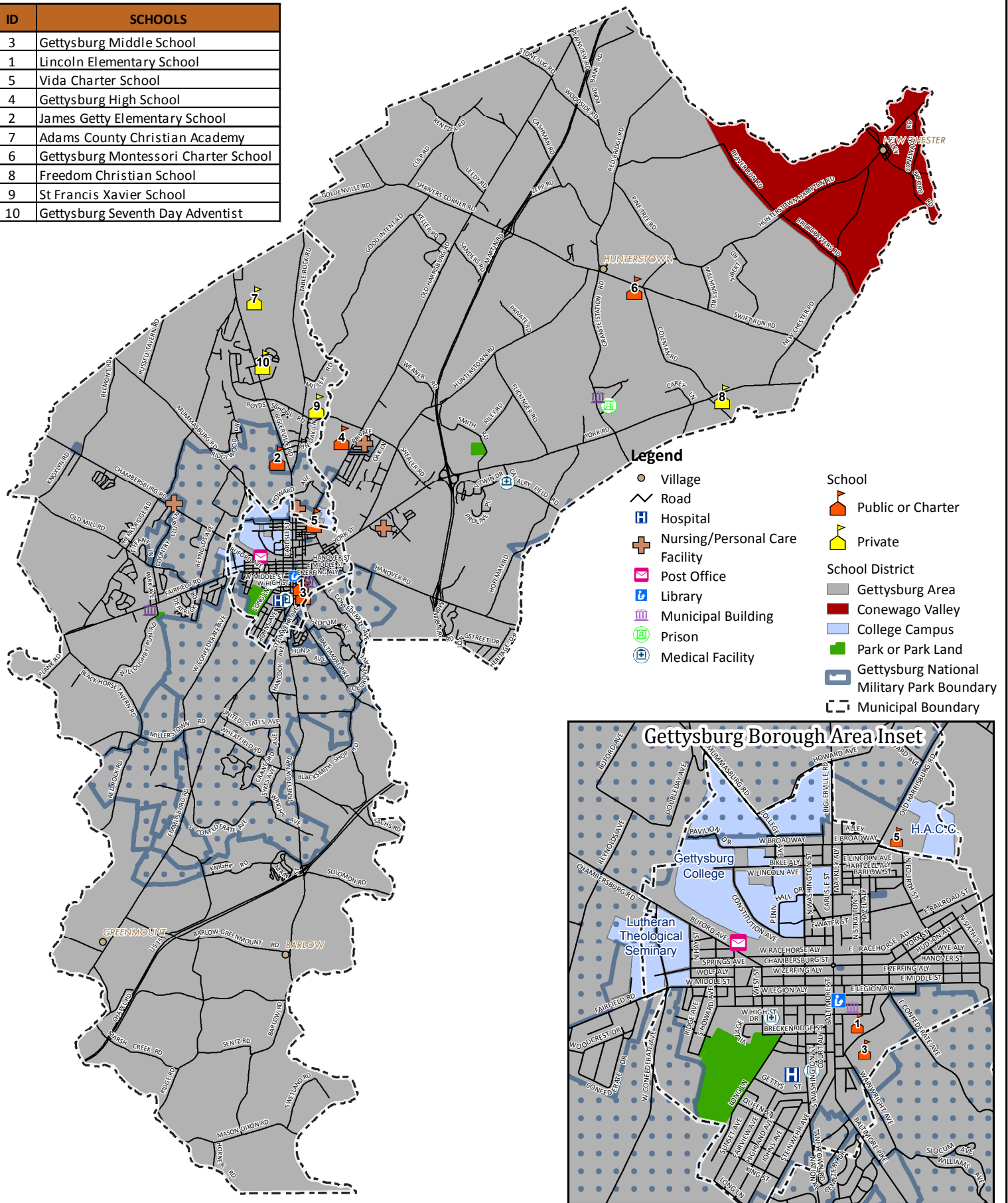


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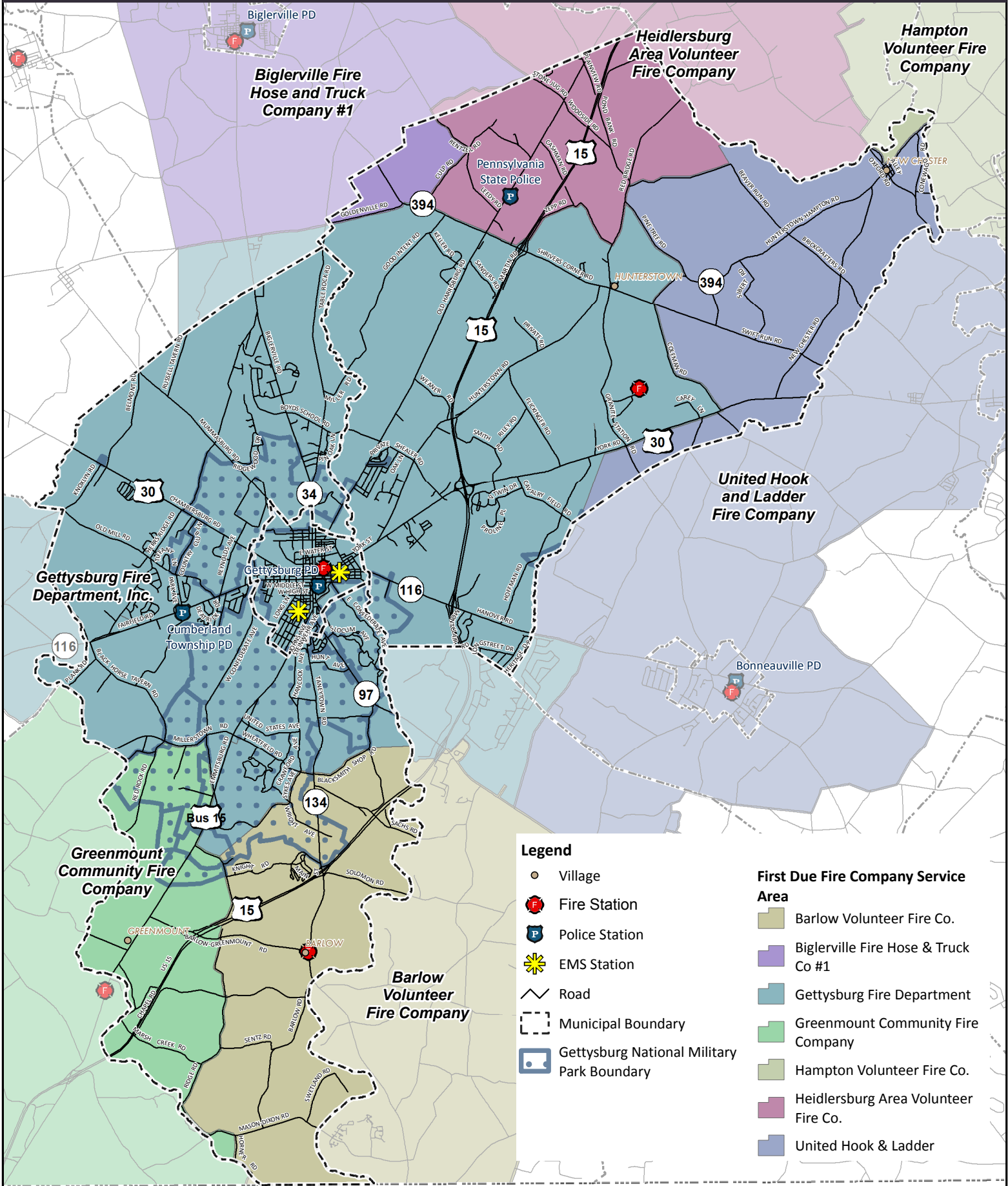


CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

ID	SCHOOLS
3	Gettysburg Middle School
1	Lincoln Elementary School
5	Vida Charter School
4	Gettysburg High School
2	James Getty Elementary School
7	Adams County Christian Academy
6	Gettysburg Montessori Charter School
8	Freedom Christian School
9	St Francis Xavier School
10	Gettysburg Seventh Day Adventist



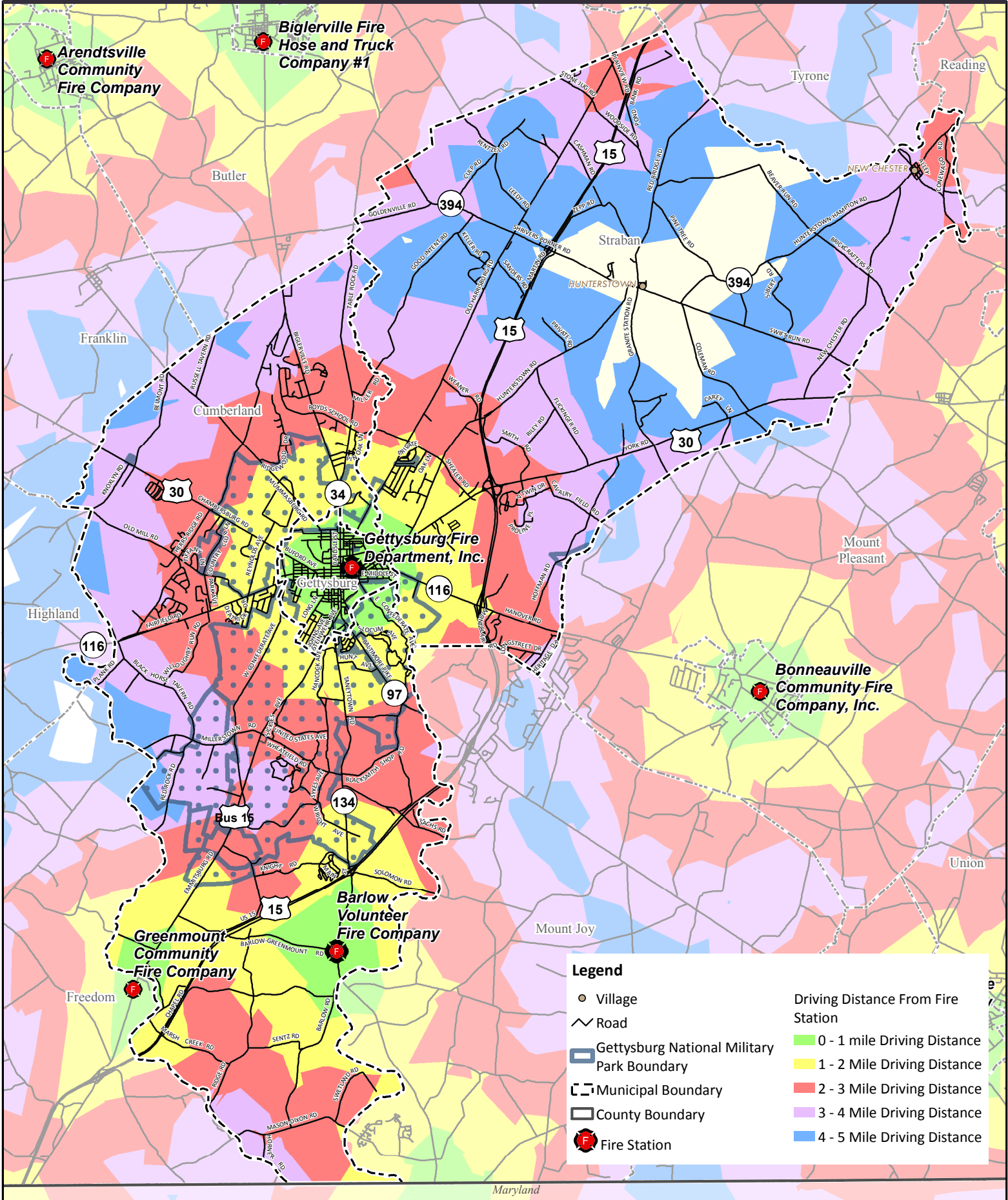
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



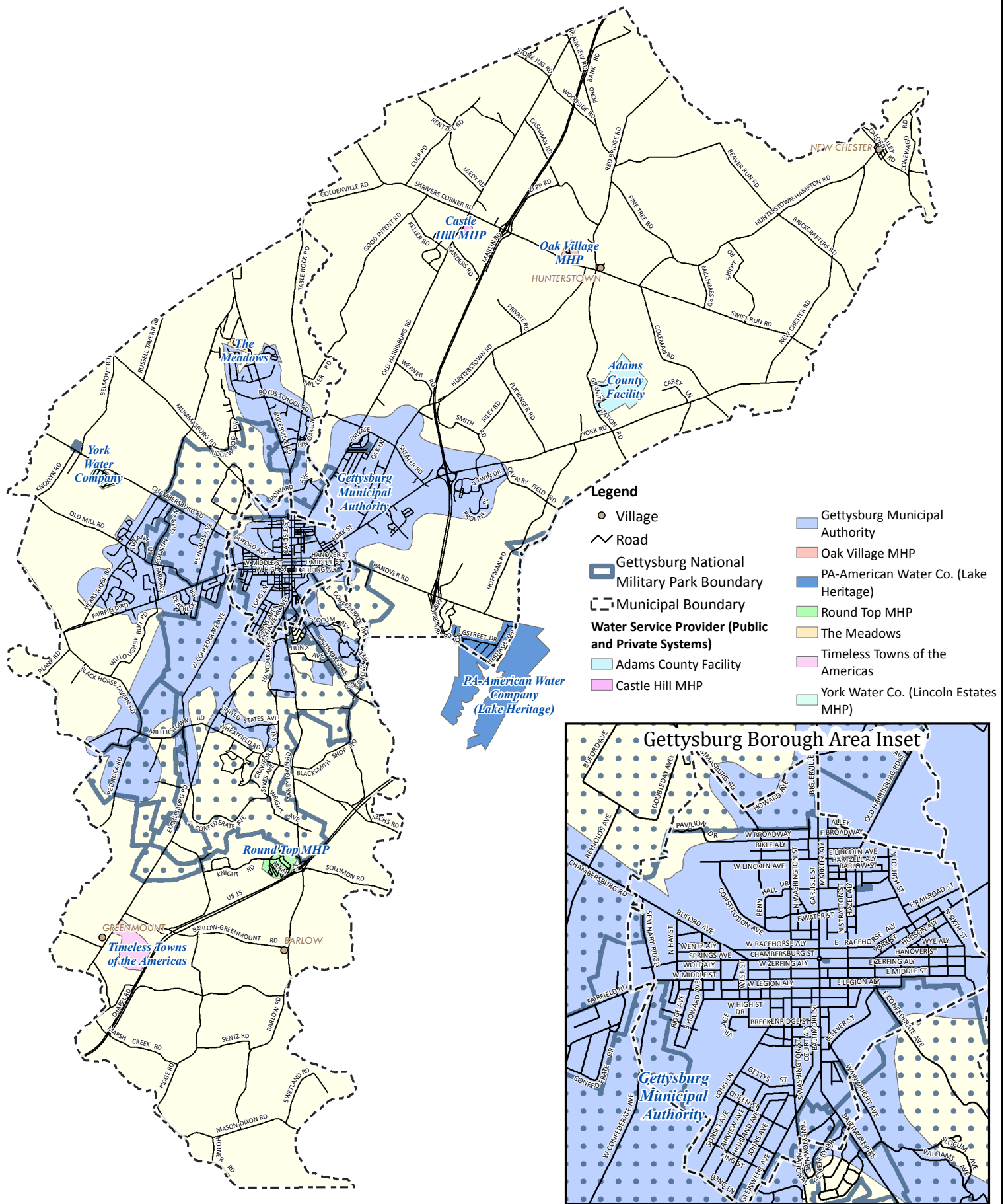
Legend

- Village
 - F Fire Station
 - P Police Station
 - ★ EMS Station
 - Road
 - Municipal Boundary
 - Gettysburg National Military Park Boundary
-
- ### First Due Fire Company Service Area
- Barlow Volunteer Fire Co.
 - Biglerville Fire Hose & Truck Co #1
 - Gettysburg Fire Department
 - Greenmount Community Fire Company
 - Hampton Volunteer Fire Co.
 - Heidlersburg Area Volunteer Fire Co.
 - United Hook & Ladder

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

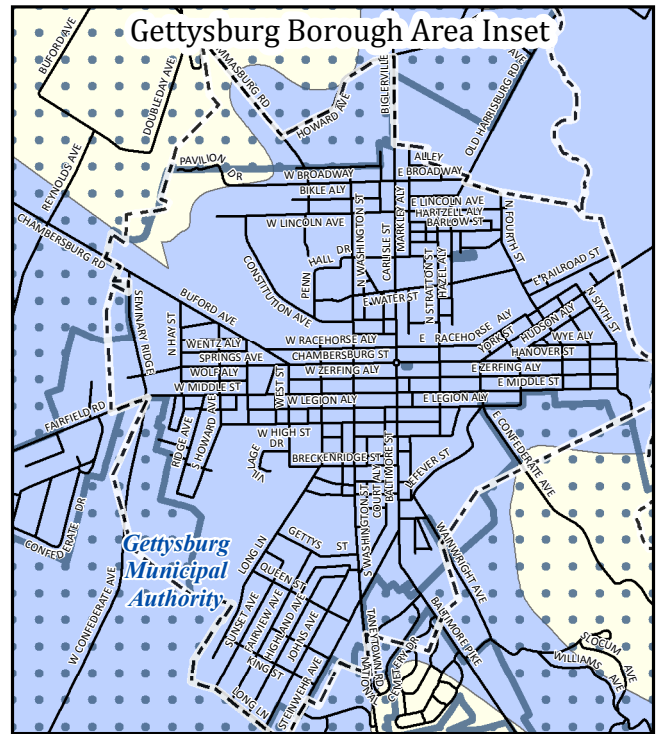


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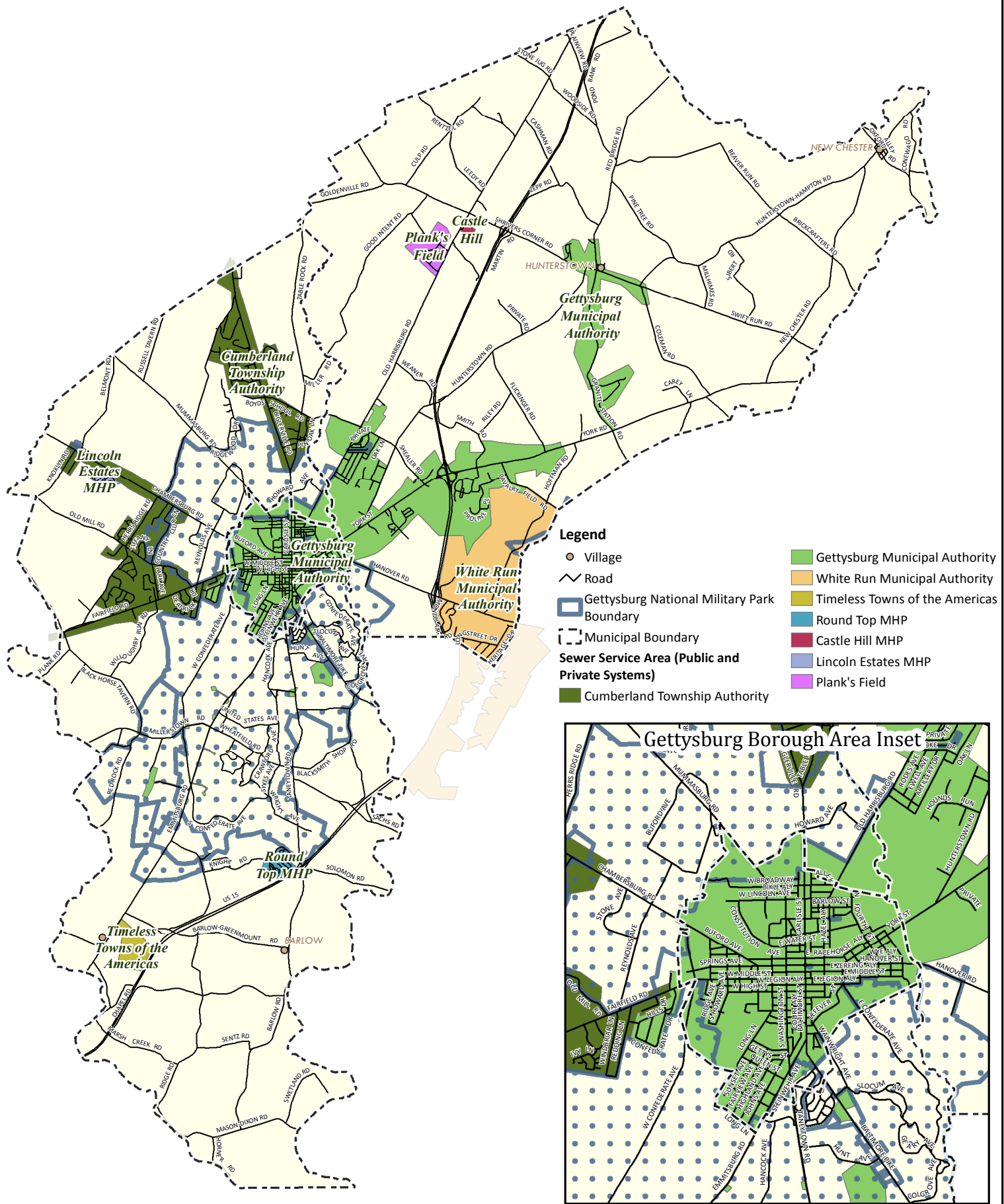


Legend

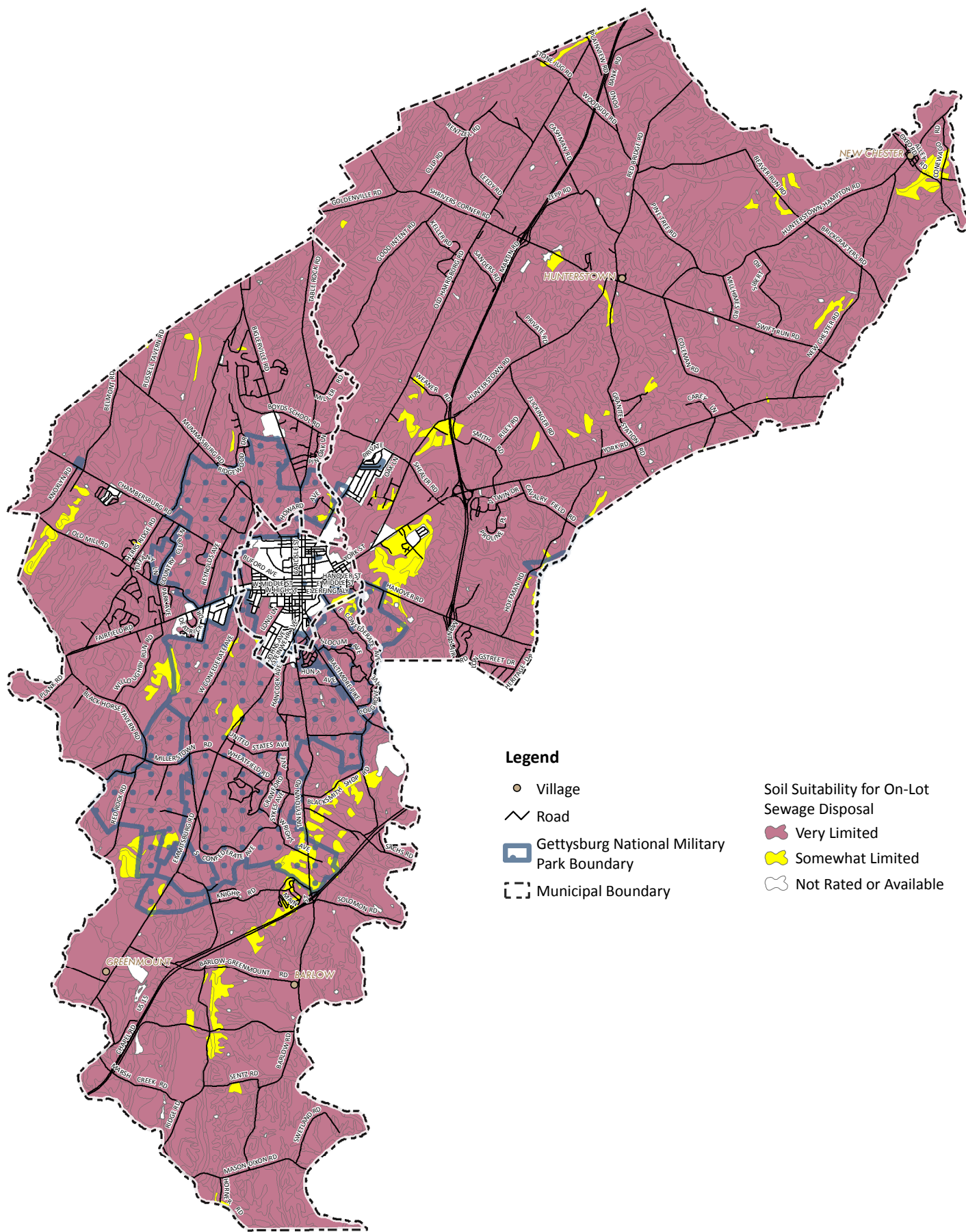
- Village
- Road
- Gettysburg National Military Park Boundary
- Municipal Boundary
- Water Service Provider (Public and Private Systems)**
 - Adams County Facility
 - Castle Hill MHP
 - York Water Co. (Lincoln Estates MHP)
 - Gettysburg Municipal Authority
 - Oak Village MHP
 - PA-American Water Co. (Lake Heritage)
 - Round Top MHP
 - The Meadows
 - Timeless Towns of the Americas
 - York Water Co. (Lincoln Estates MHP)



CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



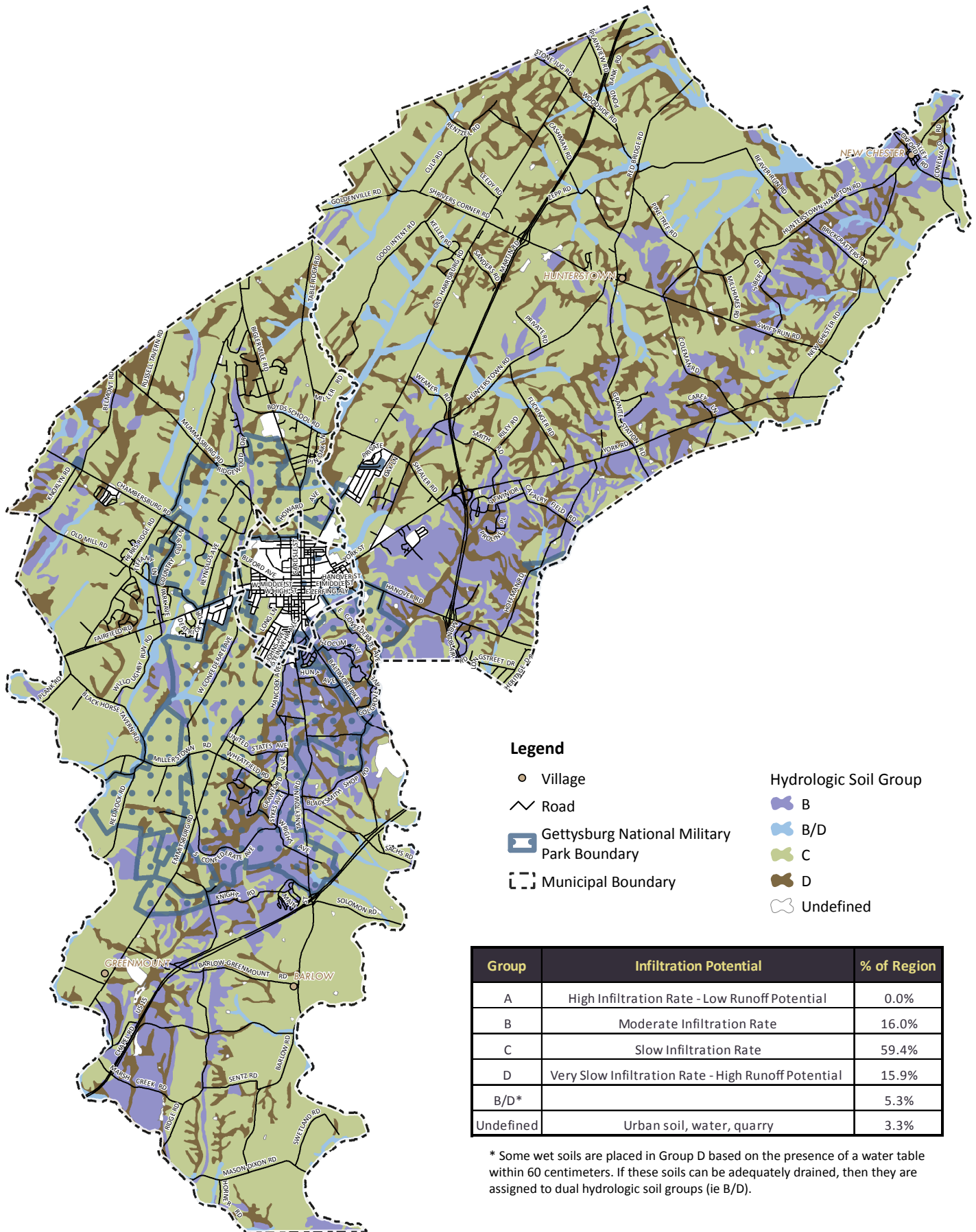
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



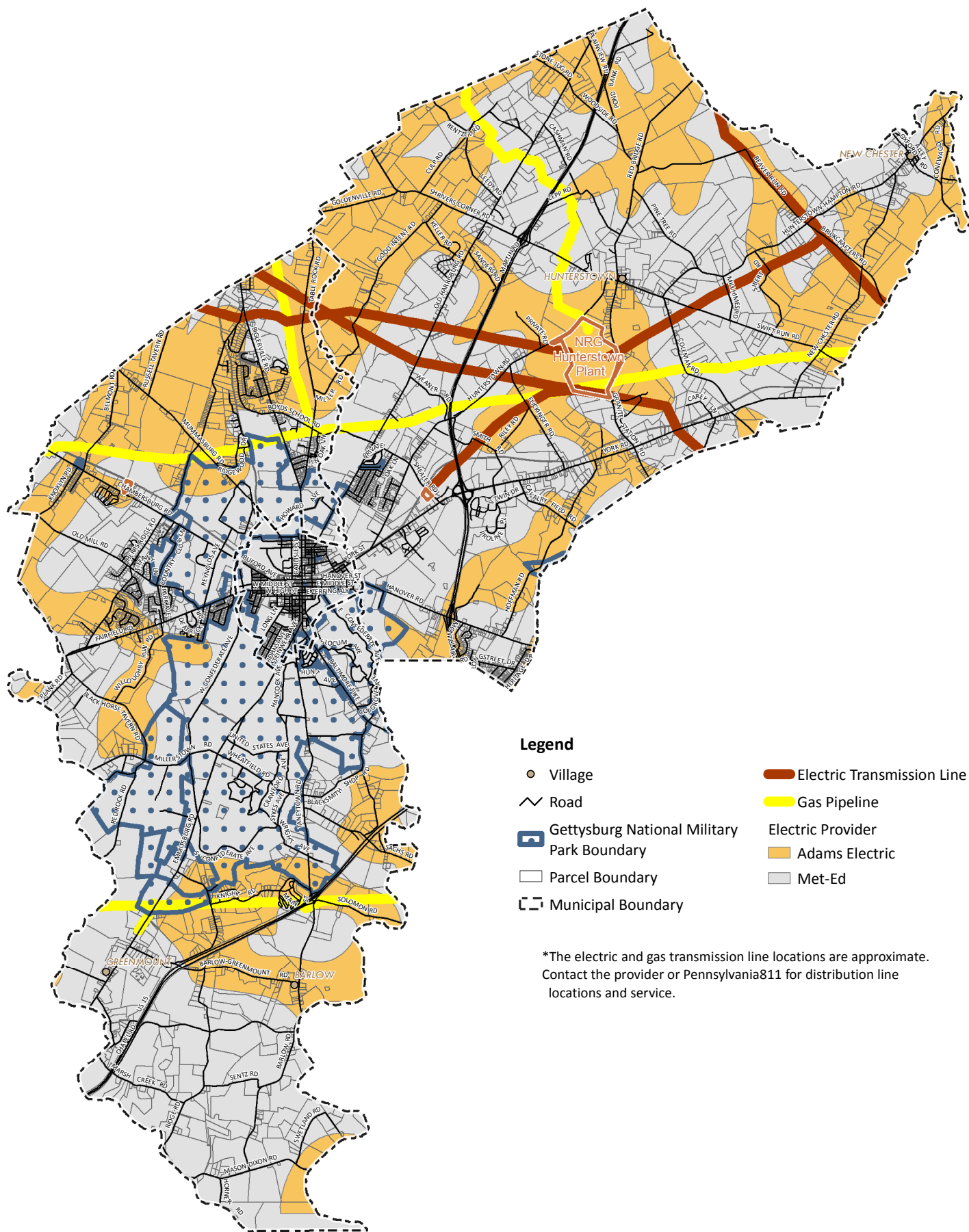
Legend

- Village
- Road
- ▭ Gettysburg National Military Park Boundary
- - - Municipal Boundary
- Soil Suitability for On-Lot Sewage Disposal
 - Very Limited
 - Somewhat Limited
 - Not Rated or Available

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

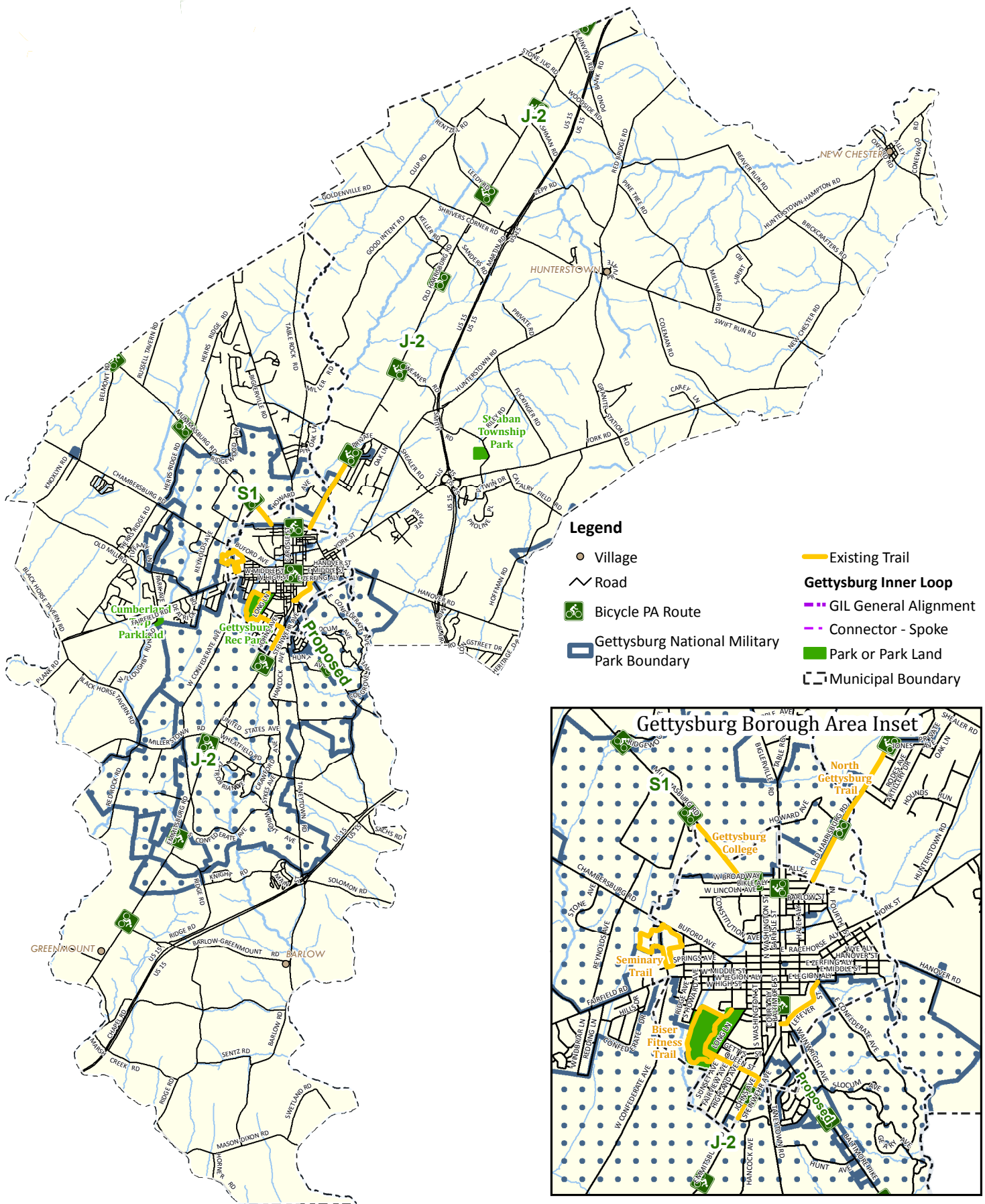


Legend

- Village
- ⋈ Road
- Gettysburg National Military Park Boundary
- Parcel Boundary
- ⋈ Municipal Boundary
- Electric Transmission Line
- Gas Pipeline
- Electric Provider
- Adams Electric
- Met-Ed

*The electric and gas transmission line locations are approximate. Contact the provider or Pennsylvania811 for distribution line locations and service.

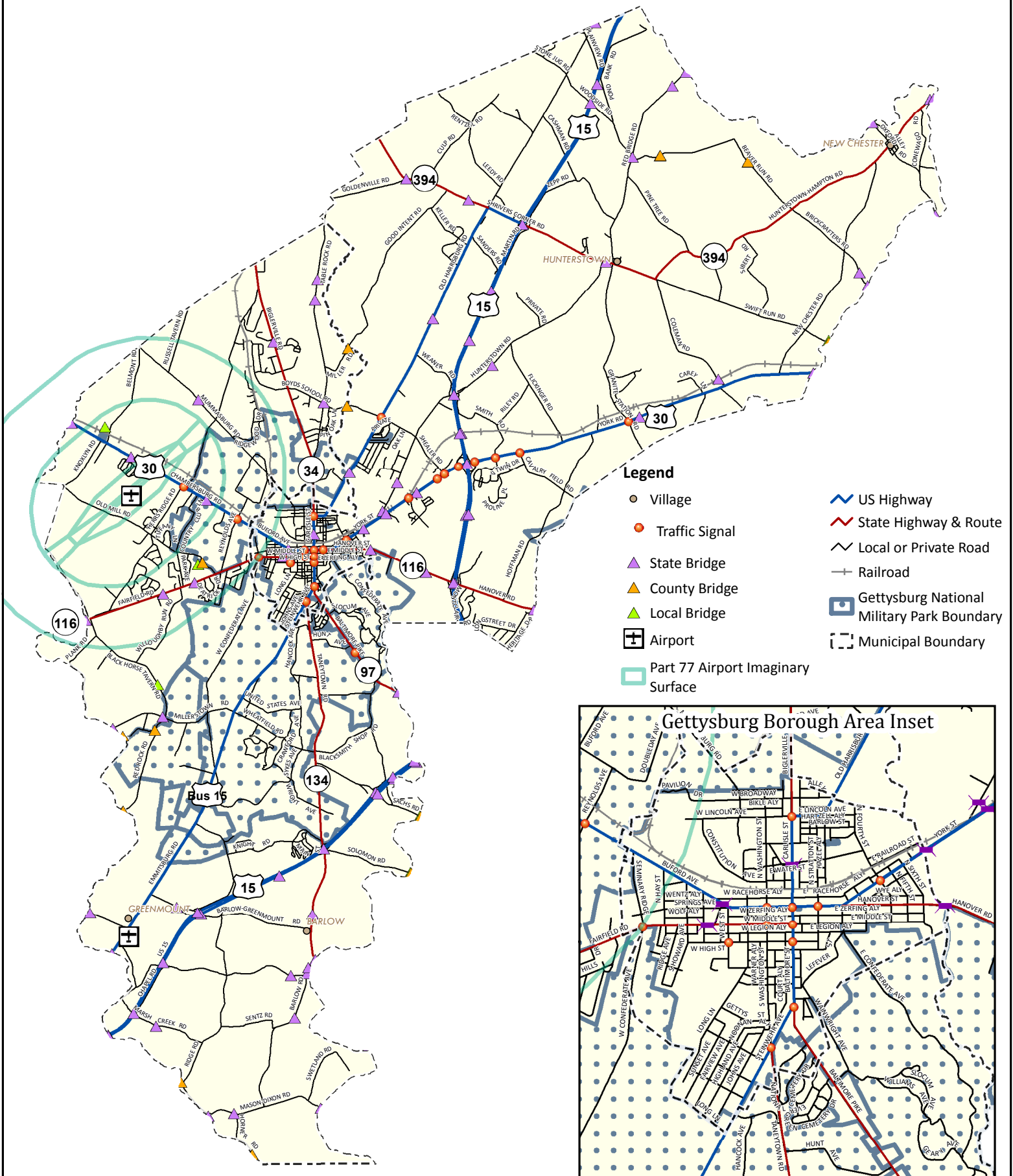
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



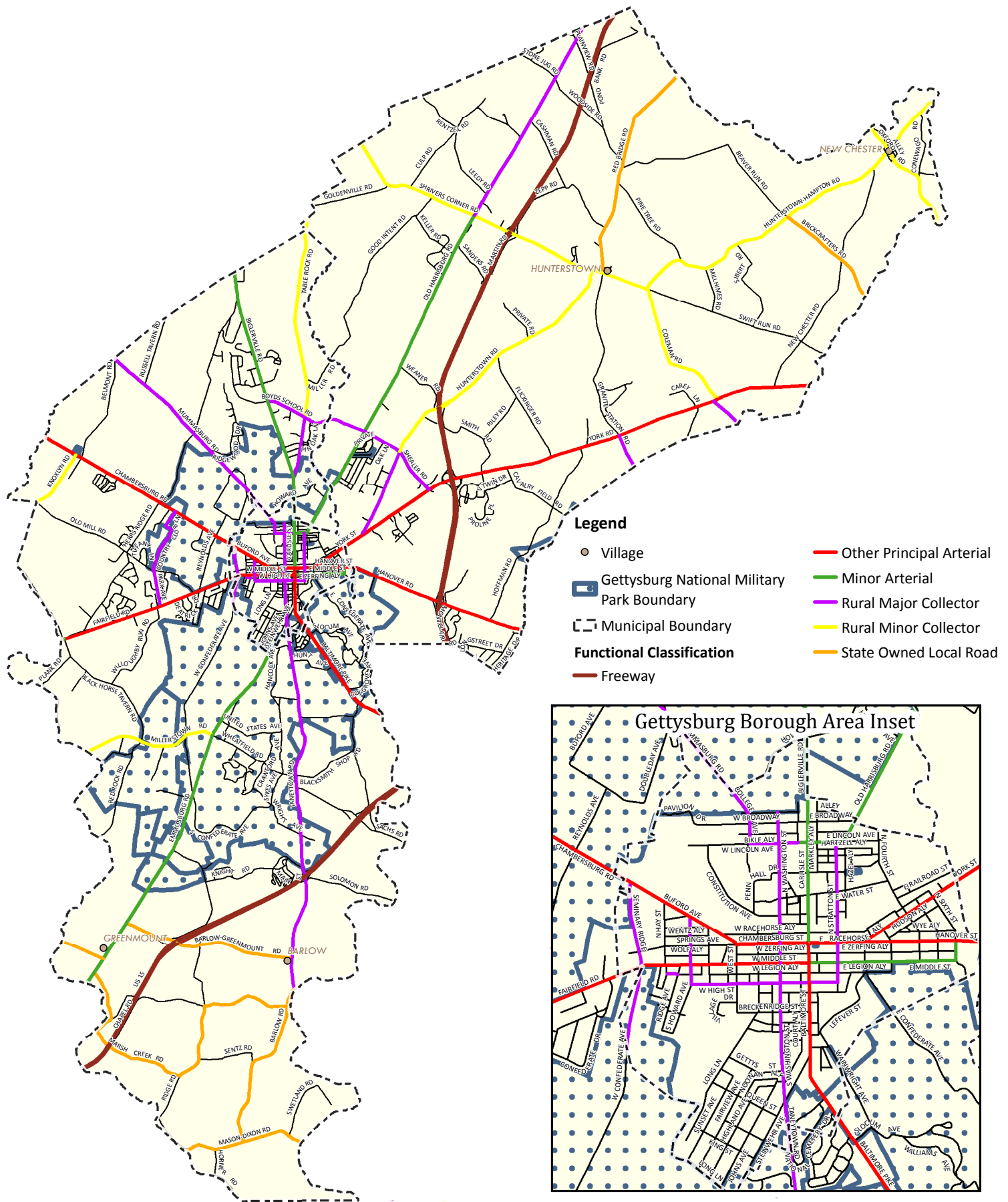
Legend

- Village
- Road
- Bicycle PA Route
- Gettysburg National Military Park Boundary
- Existing Trail
- Gettysburg Inner Loop
- GIL General Alignment
- Connector - Spoke
- Park or Park Land
- Municipal Boundary

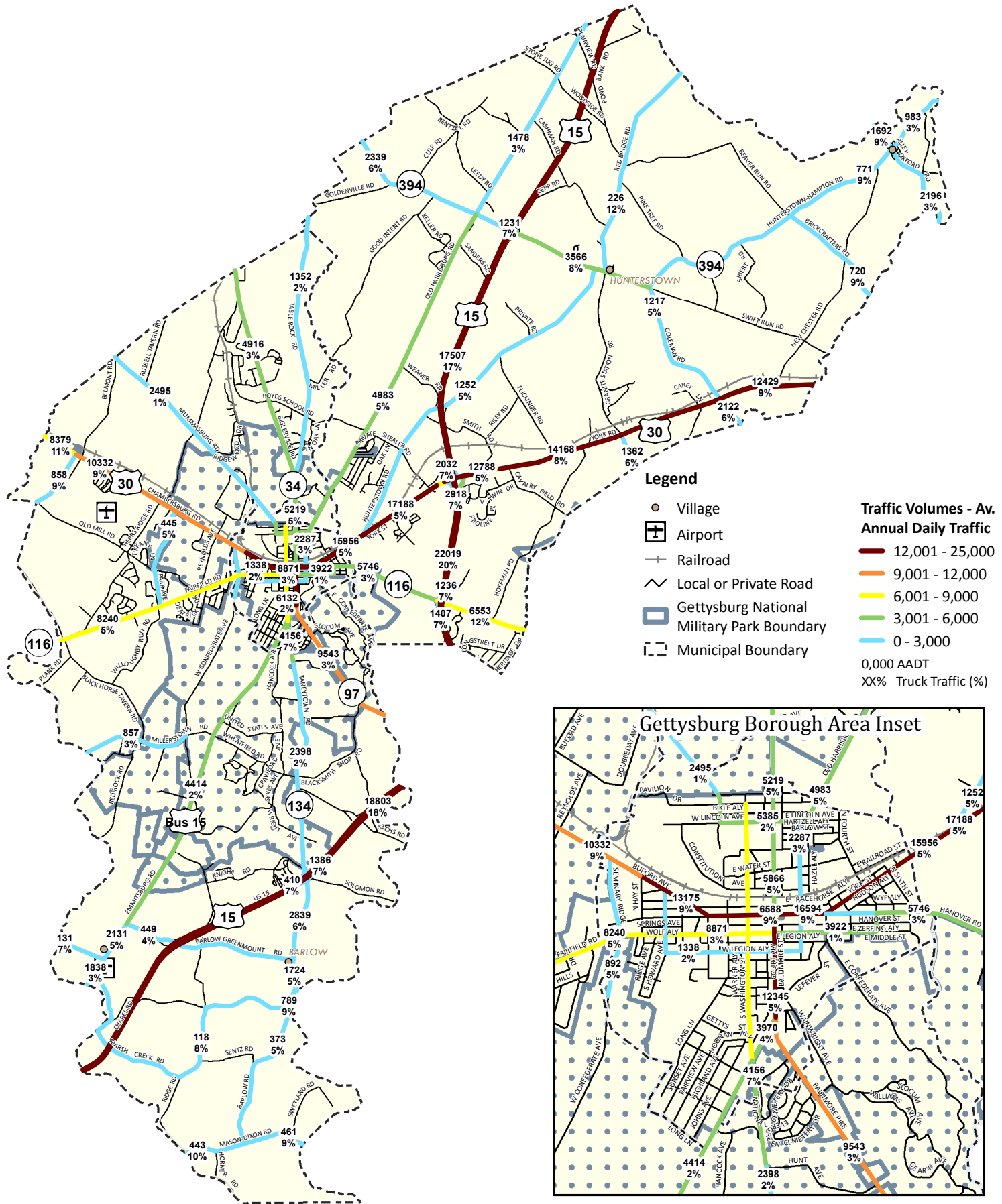
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



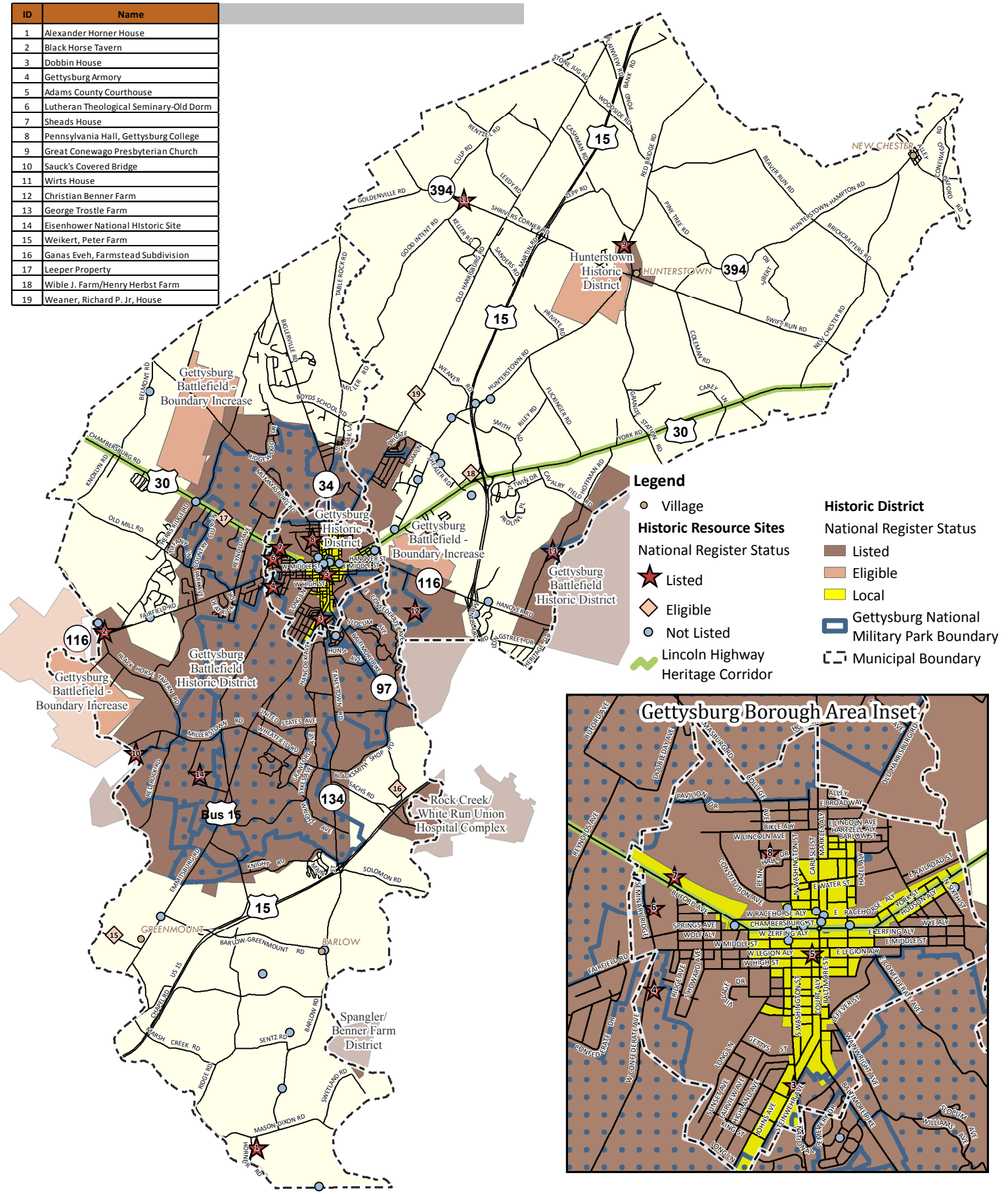
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



Traffic Volume

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN

ID	Name
1	Alexander Horner House
2	Black Horse Tavern
3	Dobbin House
4	Gettysburg Armory
5	Adams County Courthouse
6	Lutheran Theological Seminary-Old Dorm
7	Sheads House
8	Pennsylvania Hall, Gettysburg College
9	Great Conewago Presbyterian Church
10	Sauk's Covered Bridge
11	Wirts House
12	Christian Benner Farm
13	George Trostle Farm
14	Eisenhower National Historic Site
15	Weikert, Peter Farm
16	Ganas Eveh, Farmstead Subdivision
17	Leeper Property
18	Wible J. Farm/Henry Herbst Farm
19	Weaner, Richard P. Jr, House

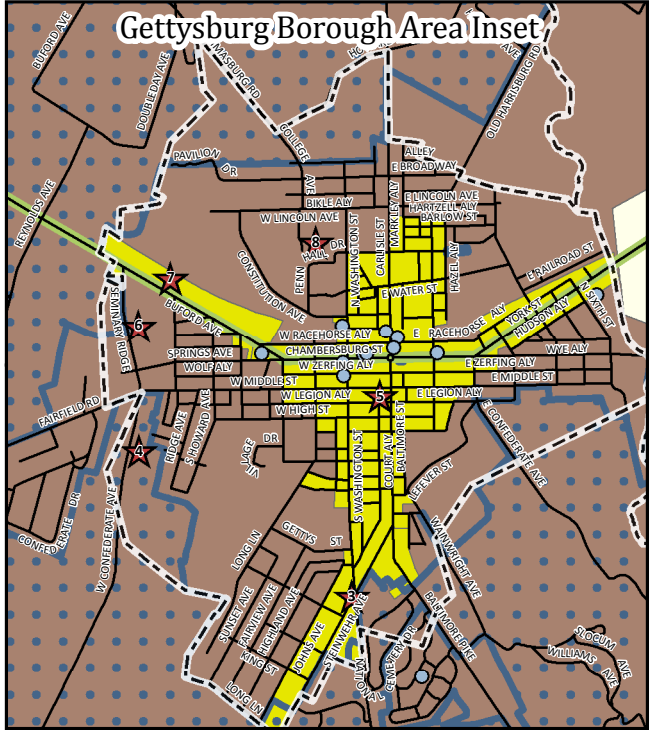


Legend

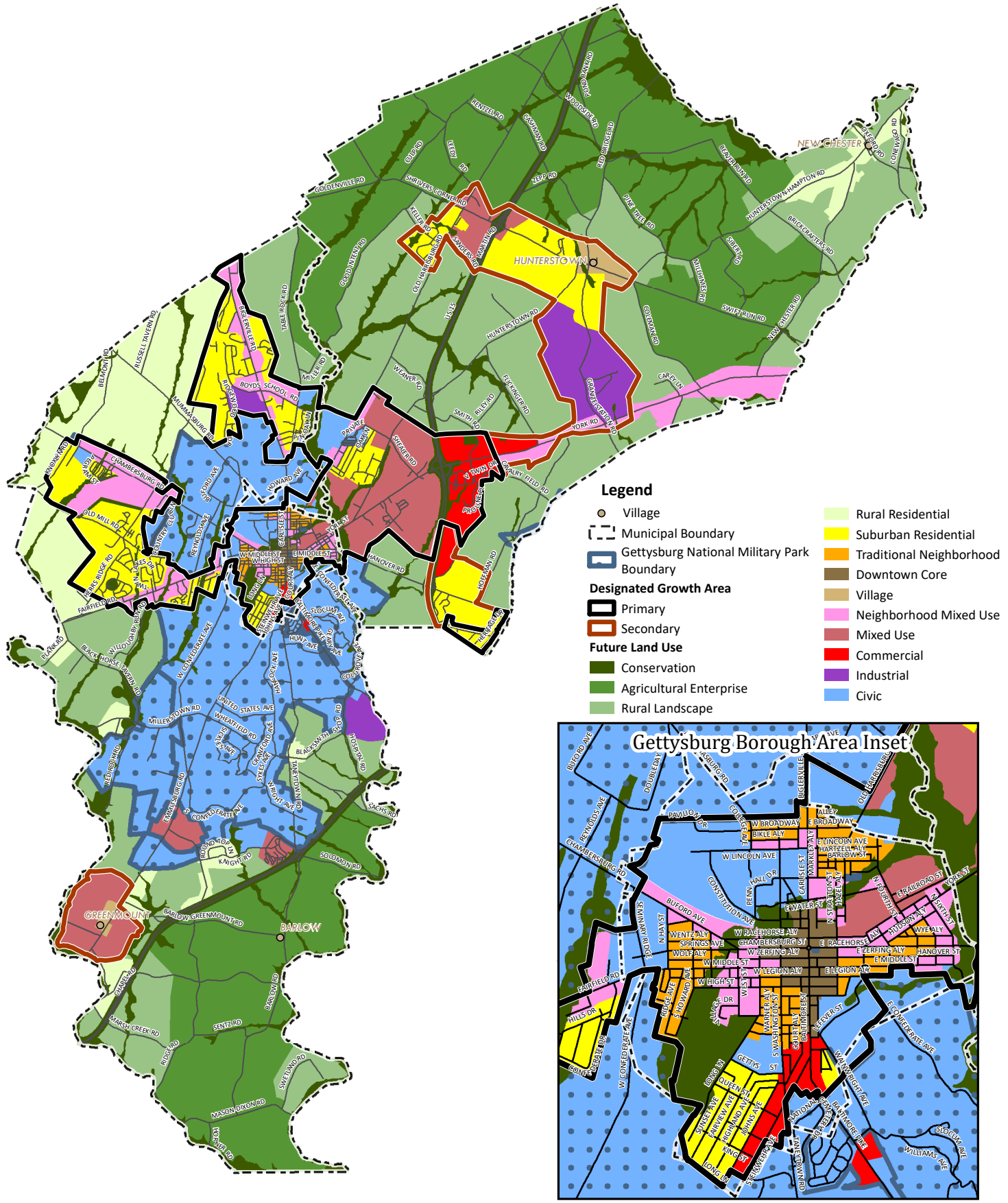
- Village
- ★ Listed
- ◇ Eligible
- Not Listed
- Lincoln Highway Heritage Corridor

Historic District

- National Register Status
- Listed
- Eligible
- Local
- ▭ Gettysburg National Military Park Boundary
- ▭ Municipal Boundary



CENTRAL ADAMS JOINT COMPREHENSIVE PLAN





OUTREACH SUMMARY REPORT

Central Adams Joint Comprehensive Plan

April 2016

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INTRODUCTION

Over the next 20 years more people will come to visit, live, or work in Cumberland Township, Straban Township, and Gettysburg Borough. The Central Adams Joint Comprehensive Plan (CAJCP) is a collaborative planning effort by these three municipalities with assistance from the Adams County Office of Planning and Development (ACOPD) to help the region accommodate these expected changes. The Comprehensive Plan is a blueprint for where and how the region can improve to create a prosperous, sustainable future. These municipalities designated five members each to participate in the CAJCP Steering Committee, which conducts public meetings the first Tuesday of every month at the Adams County Agricultural and Natural Resource Center. ACOPD worked with the Steering Committee to develop public outreach strategies to inform the Plan. During various stages of the planning process, ACOPD staff reached out to residents and stakeholders in a variety of ways to gather input on local preferences, concerns, and priorities for the future.

At the outset of the project in the spring of 2014, ACOPD asked steering committee members and the public to rank the various components of the Plan in order of importance to them. They were also asked to rank in order of importance the primary challenges related to each component, as identified by the steering committee. After ACOPD completed research on the existing conditions within the region, as well as interviews with local stakeholder groups, we turned to the public once again for feedback.

Between August and October 2015, outreach focused on educating the public on the progress of the Plan and soliciting feedback about how they would like the future of the Central Adams region to look. These activities consisted of the aforementioned surveys, two community open houses, and five “pop-up” tables and booths at local events and organizations; the YWCA, HACC’s Free-4-Fall, the Adams County Farmers Market, Gettysburg’s First Friday, and the Heritage Festival. Throughout the entire process, participants were given the opportunity to complete surveys and provide input at the events, as well as online through the website at their convenience. Surveys and events were publicized with articles and announcements in the local newspaper and flyers at local businesses. This report attempts to organize the feedback received in a format that accurately reflects the thoughts of those who participated.



Stakeholder Interviews

ACOPD conducted stakeholder interviews with local organizations on specific aspects of the Plan relating to their field of specialty, such as Community Facilities, Transportation, Culture, and Heritage to get a preliminary sense of the major issues directly impacting their organization. Stakeholders interviewed represent a variety of organizations, including:

- Educational Institutions
- Historic Preservation Groups
- Arts Groups
- Economic Development Groups
- Recreation Groups
- Transportation Groups
- Township Officials
- Road Crews
- Airport Authority
- National Park Service

Public Surveys

The first public outreach efforts occurred in the beginning of the planning process in 2014 and consisted of surveys. These initial surveys asked participants to rank the components of the CAJCP in order of importance to them, to rank issues identified by the steering committee relevant to each component, and also answer open-ended questions about each component. The questionnaire for that survey can be found on pages 19-22.

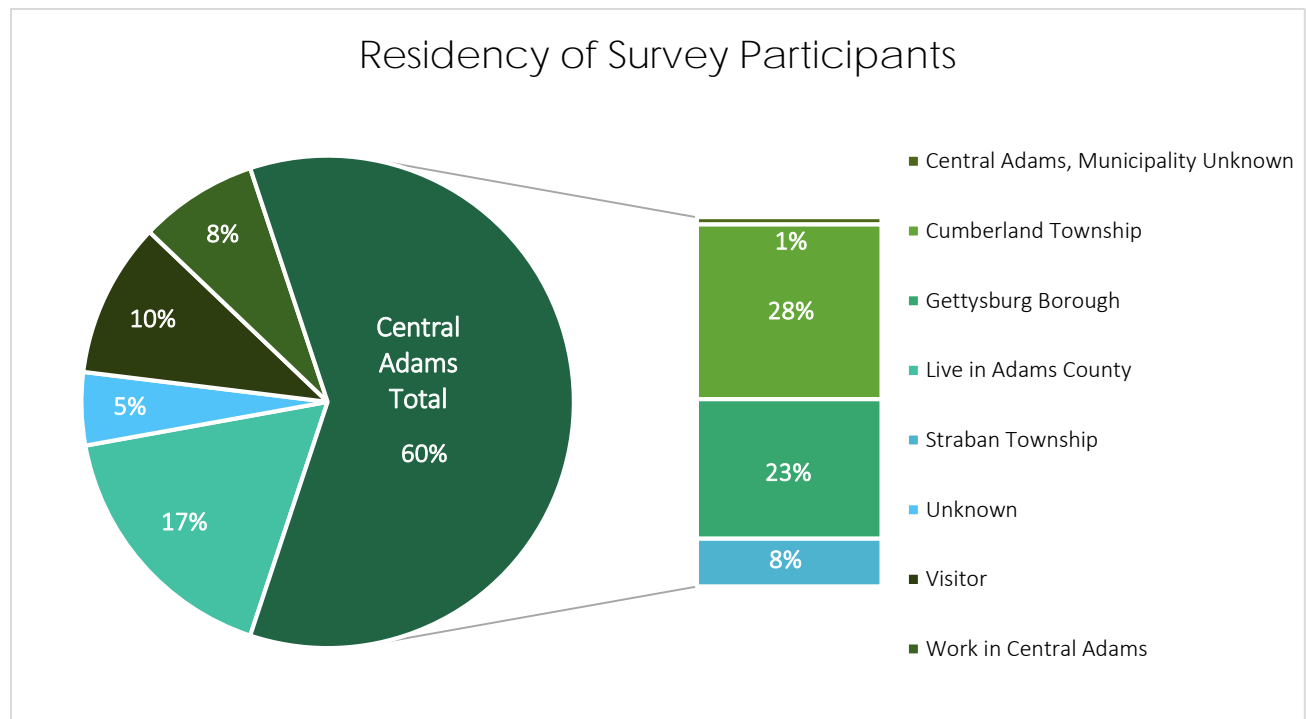
The second round of public surveys consisted entirely of open-ended questions about what people enjoy the most about Central Adams, as well as what they would like to see improved. This approach allowed us to collect a full range of perspectives without limiting participants' responses. The questionnaire for the second survey can be found on page 23.

Additional topic-specific surveys focused on recreation, housing, and community services all featured open-ended questions allowing participants freedom to express their sentiments without restriction. The results of those surveys will be analyzed and included within their respective components in the Draft Comprehensive Plan.

Survey participants included residents, visitors, students, business people, and non-profit organizations. Respondents were asked to identify whether they live or work in Central Adams, outside of Central Adams but within Adams County, or if they live outside Adams County but visit the Central Adams region. This enabled us to accept feedback from anyone considering themselves affected by changes within Central Adams, while tracking whether respondents were representative of the CAJCP participating municipalities. Because the economy of Central Adams County is tied so closely with tourism, the steering committee decided to include all responses, as the perceptions of visitors and other Adams

County residents influence the likelihood they will continue to work, shop, eat, visit, or recommend the area to others to visit.

Among 334 survey respondents, 60% lived within Central Adams, with 28% from Cumberland Township, 8% from Straban Township, and 23% from Gettysburg Borough. In addition to Central Adams residents, 8% respondents reported working in Central Adams, 17% live within Adams County but outside of Central Adams, 10% visit the planning area, and 5% were unknown because they did not respond to the question. Not all segments of the community participated equally and it is unknown whether participation fully represents the demographics of the Central Adams region, as we did not track any additional demographic information about survey respondents. Participant residency can be seen on the chart below.

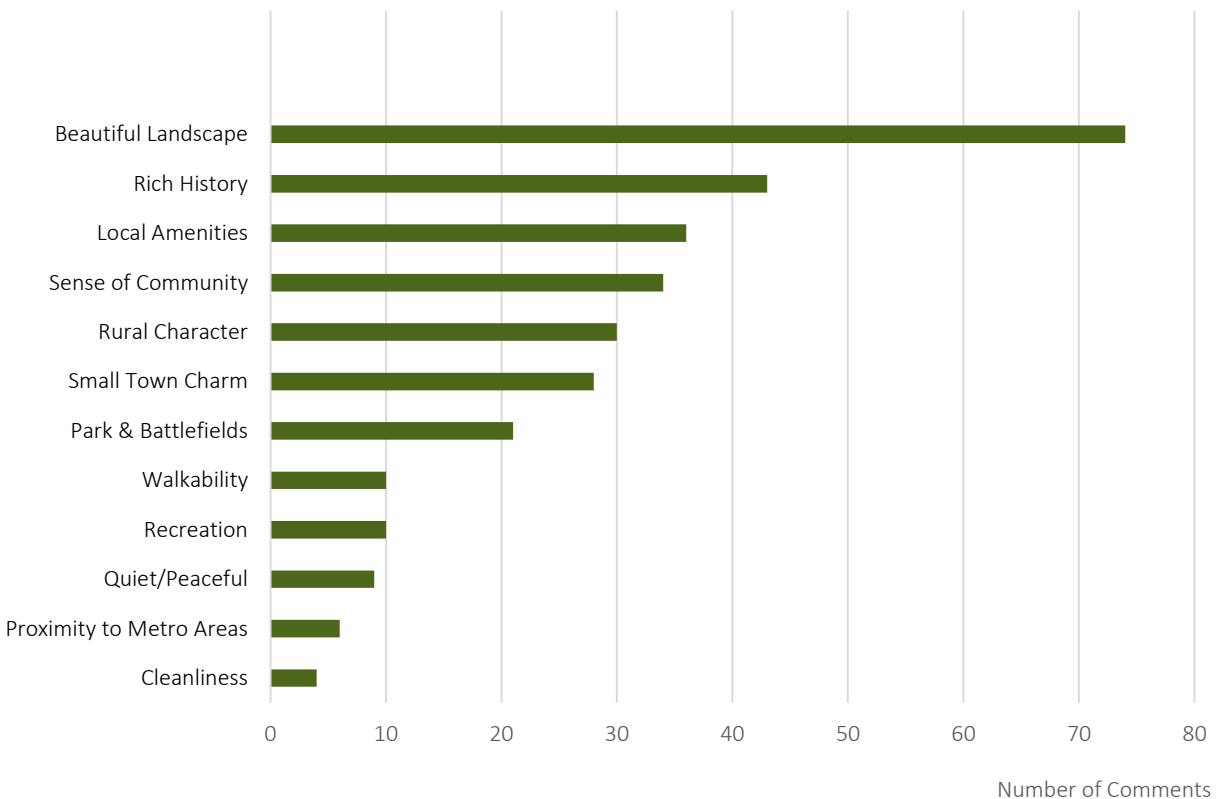


WHAT PEOPLE LOVE ABOUT CENTRAL ADAMS

Survey participants spoke fondly about the characteristics that make Central Adams a special place. This is one area where there was little disagreement. The characteristics most cited include **the beautiful landscape, rich history of the area, local amenities, sense of community, and rural character**. Despite the fact that the region is rural and the towns are small, several people remarked that there are abundant cultural and entertainment amenities, that everything they need is nearby, and that in parts of the region walkability is high.

People were asked what three words they would use to describe the Central Adams Region. The responses were then entered into a word cloud generator, the results of which can be found on the front cover of this survey. Survey participants were also asked what they would like to see here if they left the area and returned again in 10 years. Several visitors responded with the businesses and places they enjoy currently and would like to see still remaining in 10 years. Those comments were included with the feedback about what people love most about the region. All responses were then organized into 'themes' and tabulated, the results of which can be seen in the chart below.

What People Love About Central Adams



One area all participants seem to agree on is that there is a lot to love about the Central Adams region. Rather than try to summarize their responses, we have provided a sample below that we feel are representative of the hundreds of comments describing what people love about the area.

Beautiful Landscape

- “Small town to beautiful farmlands in a few minutes”
- “Open space, pride in farm properties”
- “Beautiful town, beautiful country side, beautiful battlefield”
- “Just a beautiful place to live. I have lived in this area my entire adult life”
- “The amount of green space, be it parks, battlefield, forest or farm”

Rich History

- “I love living in an historic small town”
- “I also appreciate the mix of history and lovely landscapes”
- “Open spaces that retain the historic character of the region”
- “The history, and how the area buildings are kept to the original state”
- “The direct link to the past”

Local Amenities

- “I love living in an historic small town in a bucolic, agricultural county that also offers access to quality healthcare, arts, culture, recreation, and lifelong opportunities through Gettysburg College, the Lutheran Seminary & HACC”
- “Local food (lots of places to buy local produce, meats, etc.)”
- “Gateway Gettysburg and The Outlets”
- “The variety of activities: fine arts, theater, bike trails, battlefield related activities, shopping, restaurants, and ice cream”
- “So much to do here”

Rural Character

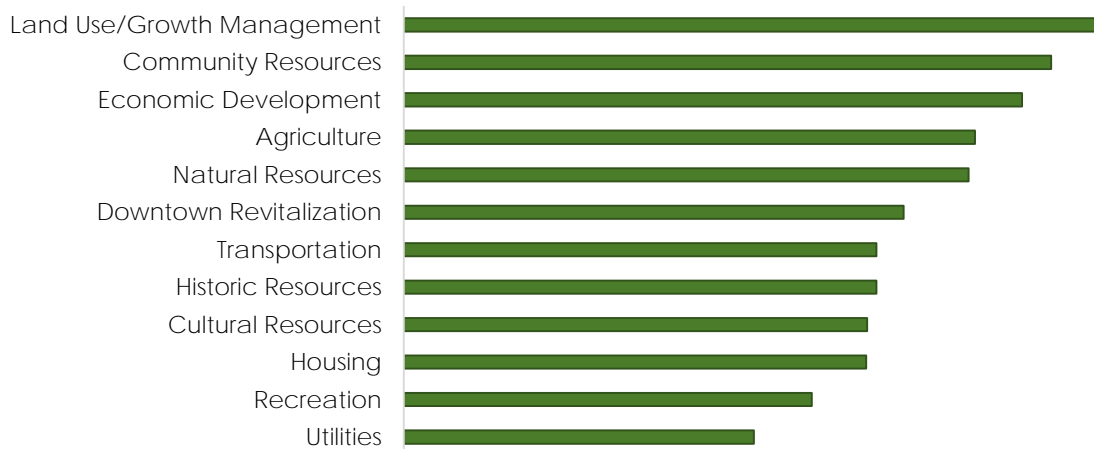
- “The openness; country/rural feel, with a pleasant, active small town core”
- “Being in a largely rural area but not far from town”
- “The compact town surrounded by beautiful countryside”
- “It is relatively quaint, rural and low key”
- “The ability to travel a little way and be in the country”

“I love being able to live in a walkable area where the services and amenities I need are almost all within walking distance of my home.”

PLANNING PRIORITIES

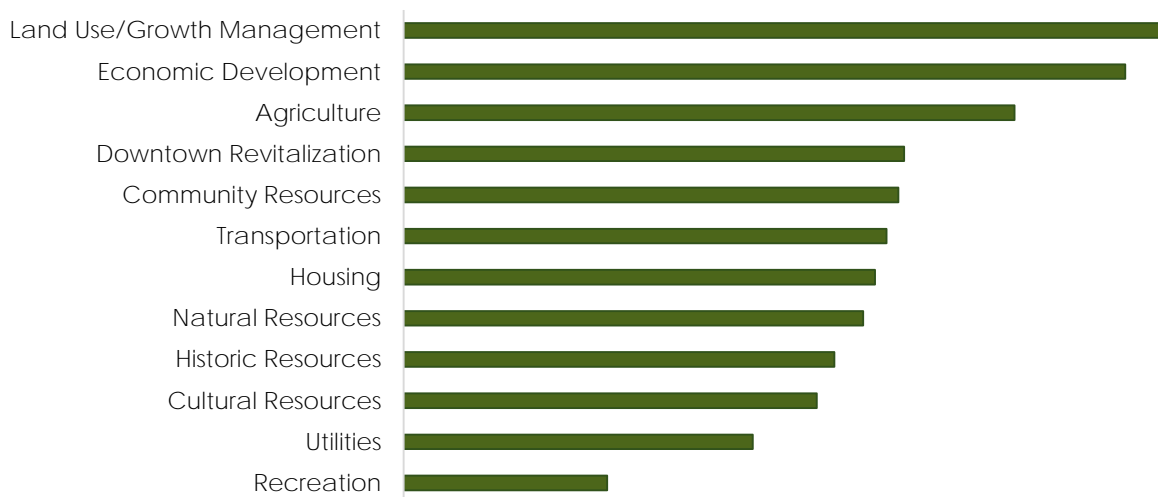
The first set of surveys were designed to let the public and the steering committee prioritize the components and issues identified by the steering committee, and to compare the responses between the two groups. This survey included both ranking questions and open-ended questions. The public responses to the open-ended questions were typically suggestions for change, and so they were combined with the responses of the ‘What would you change about Central Adams?’ question in the second survey. The results from that analysis are in the following section. The first survey was launched online at surveymonkey.com, through links on the ACO PD website. There were a total of 85 responses from April through October 2014. Survey respondents were first asked to rank the twelve components of the CAJCP in order of importance. The results of that ranking are summarized in the table below. Land Use/Growth Management, Community Resources, and Economic Development were among the most important issues to the future of Central Adams, followed by Agriculture, Natural Resources, and Downtown Revitalization.

Plan Component Ranking by the Public



The CAJCP Steering Committee was also asked to rank Plan components in order of importance. Thirteen members completed the survey, the results of which can be seen in the table on the following page. Overall, the results were consistent with those of the public survey. Land Use/Growth Management was ranked highest in priority by both the public and the steering committee. Community Resources, Economic Development, and Agriculture all ranked in the top five important components by both the public and the Steering Committee, although not in the same order. Community Resources and Natural Resources were ranked higher in importance by the public than by the steering committee. While Downtown Revitalization and Housing were ranked higher by the Steering Committee than by the public. Comparing results from the public and the Steering Committee surveys allowed the steering committee and ACO PD staff to identify whether the similarities and differences between their priorities and perceptions, and those of the public. Results of the Steering Committee survey can be seen in the table on page 8.

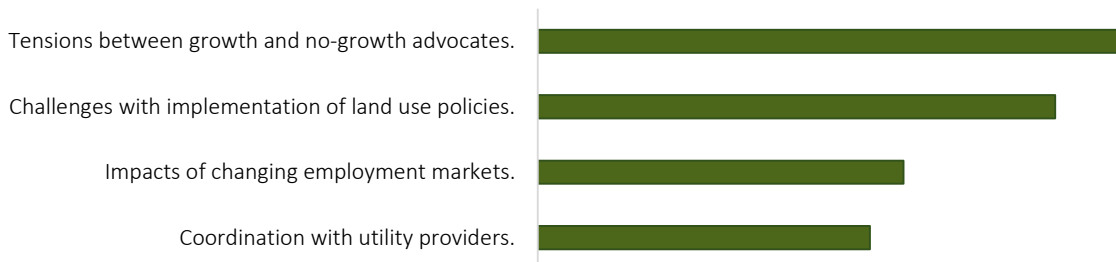
Plan Component Ranking by CAJCP Steering Committee



Land Use & Growth Management

The CAJCP plan component ranked the highest priority in the public survey was Land Use/Growth Management. Within this component, the steering committee identified four primary challenges and survey participants were asked to rank them in order of importance. Tension between growth and non-growth advocates was ranked the most important challenge in land use and growth management, followed by challenges with the implementation of land use policies, the impacts of changing employment markets, and finally coordination with utility providers. The resulting rankings are summarized in the table below.

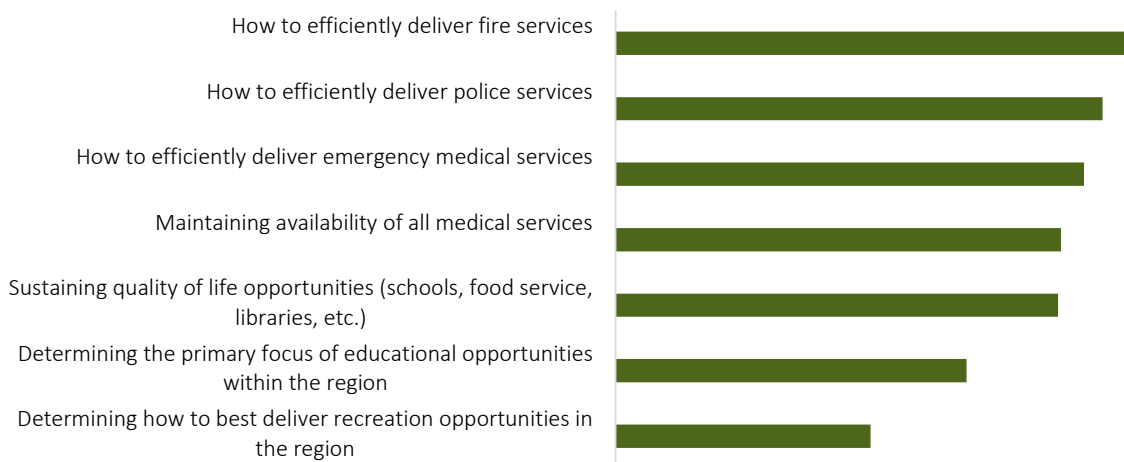
Public Ranking Land Use/Growth Management Issues



Community Resources

In ranking priorities for the delivery of community resources in Central Adams, participants ranked how to deliver fire, police, and EMA services as top concerns. Maintaining availability of medical services and sustaining quality of life opportunities such as schools, food service, libraries, etc. also ranked high in importance. Determining the primary focus of educational opportunities and determining how to best deliver recreation opportunities had lower importance rankings among the challenges listed. Several comments were submitted in the first and second surveys advocating for regional consolidation of services such as police and EMA.

Public Ranking Community Resources Issues



Economic Development

Ranked third in importance by the public among the CAJCP components, Economic Development is a concern to many residents in Central Adams. Among the challenges identified by the steering committee facing the region in planning for economic development, encouraging the redevelopment of existing facilities before the development of open land was ranked highest in importance by survey respondents. People felt that negative attitudes toward change, growth, or anything that will attract new business to the area was the second greatest challenge to economic development in the region. Third were the challenging regulatory frameworks, such as business climate, codes and enforcement, fiscal, etc. Respondents felt that demographics, education, and workforce challenges are also issues.

While participants did not rank ‘determining if financial incentives should or shouldn’t be used to attract new industries/businesses high in importance, several people wrote comments in the first and second survey discouraging the use of Tax Incentive Financing (TIF) for large developments. During the time that each survey was open, there were highly publicized and controversial requests for TIF funding for proposed development projects.

Economic Development Priorities



AREAS FOR IMPROVEMENT

248 people participated in the second survey, which asked open-ended questions about what they would change about the Central Adams region. They were also asked the question; 'If you left and came back in 10 years what would you most like to see?' to which many participants responded with improvements they would like to see in the region over the next 10 years. These responses were combined with and analyzed with the 'What would you change' comments. Also combined with these results were the responses to the open-ended questions on the first survey, regarding the various Plan components. While it is not possible to detail all the various viewpoints provided by participants, a number of common themes emerged from the responses.

Because the questions were open-ended, many responses included multiple topics. In an attempt to quantify the comments on each theme, responses were divided into each respective topic they addressed. The tabulated results can be found on summary table on page 16. Great care was taken to prevent the loss of context when incorporating responses into their respective themes. It should be noted however, that when examining the results it is necessary to consider comment totals across themes to gain a complete perspective.

Transportation improvements, economic growth, and improved access to retail and restaurants were most frequently identified as issues in need of improvement for the future in the second public survey. It should be noted that these aggregated comments are requests or suggestions for improvement, not a ranking of values as seen in the first survey. As a result, topics such as transportation that did not rank particularly high in importance in the first survey, received the most comments in the second survey as a matter in need of change. It should also be noted that the second survey was administered primarily in August in September when traffic congestion is high.

Transportation

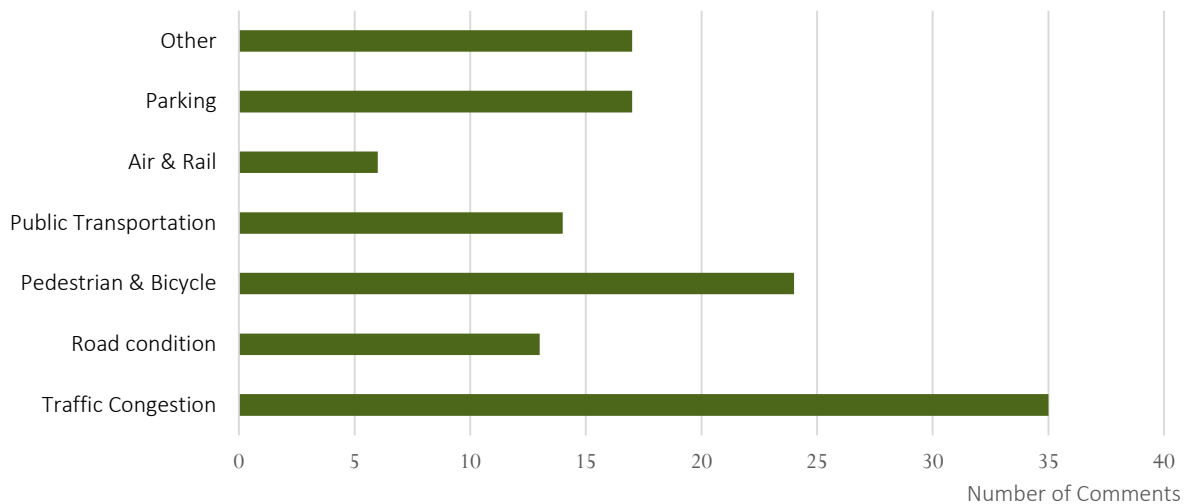
Transportation was identified as one of the most challenging issues facing Central Adams, with many participants expressing frustration with traffic congestion. Several negative impacts of traffic congestion were detailed, including noise pollution from trucks and motorcycles, and increased cut-through traffic on residential streets and alleys at high rates of speed. Improved traffic flow, better signal timing, increased and improved bicycle and pedestrian infrastructure, and parking availability stood out as transportation issues in need of improvement. Respondents showed strong support for a Route 30 bypass to reduce truck traffic and congestion in downtown Gettysburg. Many participants felt that reducing congestion and truck traffic would benefit local businesses, and help promote downtown revitalization.

The second most suggested improvements were related to bicycling and pedestrian access. People wanted improved sidewalk conditions and more dedicated bike lanes to allow people to 'leave their cars at home.' Many of these solutions were proposed in an effort to help reduce congestion, or at least enable people to avoid it through alternate forms of transportation.

“Adding more cars to this is just going to frustrate everyone, visitors and residents alike. Let's be distinctive and do something impressive and sustainable that actually improves our quality of life...”

Improvements in length and frequency of public transportation routes was also suggested several times as a way to help people avoid and reduce congestion. It was further proposed that discounts for up-front and in-full subscriptions would encourage use of public transit. Below is a summary table of the topics and number of comments received regarding Transportation.

Transportation Improvement Comments



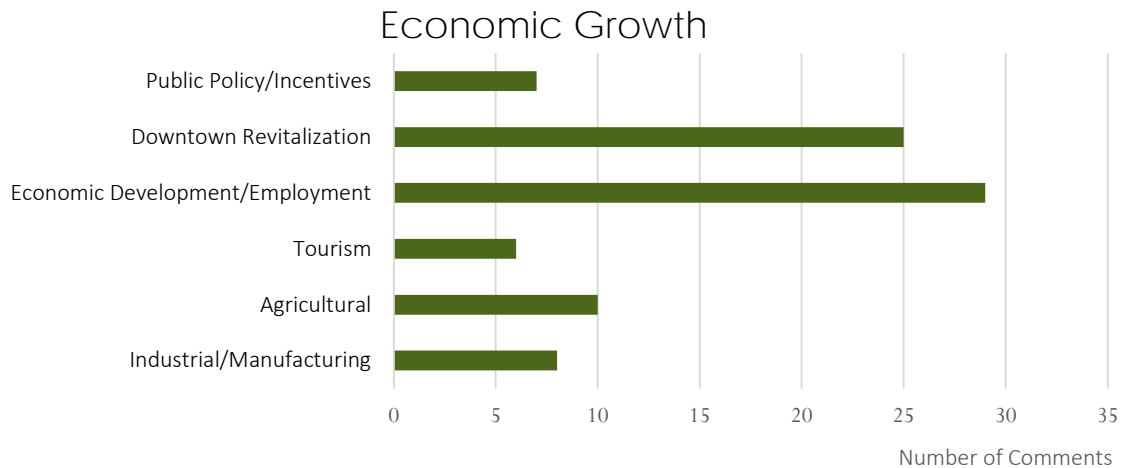
Economic Growth

In the first survey, Economic Development was ranked third in level of importance, and respondents of both surveys had many suggestions for improvements in this category. Many participants wrote that increased business and employment opportunities are needed in the area. Several suggested that the focus should be on better jobs and professional career options, but the majority of the comments were not specific and simply stated that the area needs more business/jobs.

Concerns were raised about empty storefronts in downtown Gettysburg. As mentioned under 'Transportation,' several participants felt that congestion, truck traffic, and parking issues are a detriment to downtown businesses. There were also several comments regarding keeping businesses open later to enable locals to patron downtown restaurants and storefronts after work. Several people indicated that they felt that the focus for many downtown businesses is towards tourists, at the expense of the local market.

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

Other comments related to Economic Growth focused on promoting the local agricultural economy. There were several comments regarding the protection of agricultural resources and the small town atmosphere to support the agriculture and tourism industries, both of which are of great significance to the local economy. Some responses suggest capitalizing on the existing tourism economy by promoting more ag-tourism. The following table summarizes comments submitted regarding economic growth in the planning region.



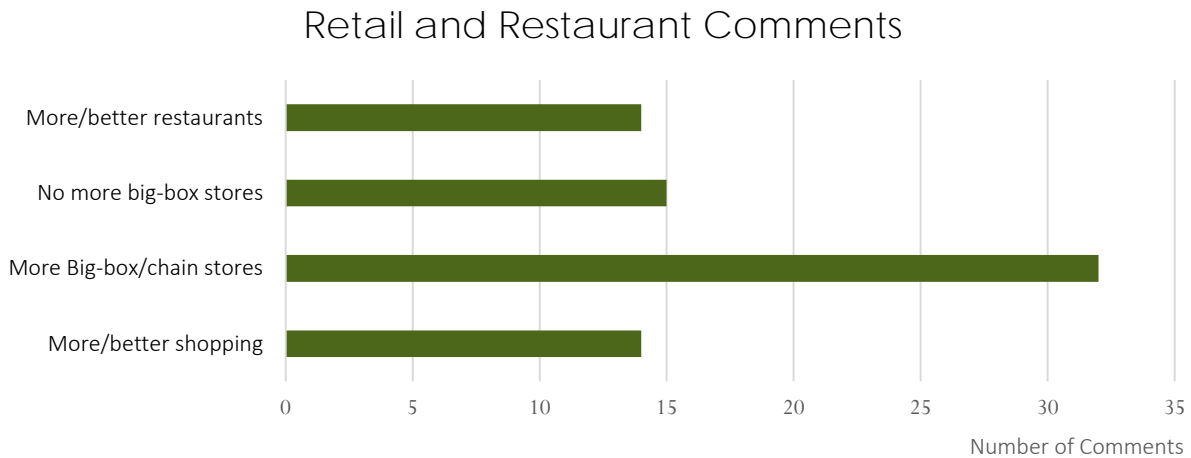
Retail & Restaurant

In part because of current events at the time of the second survey, there were a plethora of comments specific to local retail and, to some extent, restaurants. Although they are a part of the Economic Growth portion of the plan, these comments were separated into their own sub-category due to their abundance and specificity. Increased access to large commercial and big-box stores stood out as a dominant request for change. Participants have strong opinions on this topic, and the comments were frequently emotional as people expressed fear over the consequences of conflicting strategies, or frustration over lack of access. Several people had negative opinions regarding national chains and the impact they could have on small businesses that contribute to the region’s unique sense of place. Some suggested that Central Adams should focus on its specialty shops and local businesses, and discourage large chain stores. The comments below are examples of the divergent perspectives on this topic.

“I would love to be able to do my daily/weekly shopping here in Gettysburg/Adams County instead of being forced to drive to Hanover or Chambersburg, etc. (Chambersburg, Hanover, Mechanicsburg, have hardware stores, Lowes, Target, PetSmart, BJ’s, etc.) I think it is possible to provide residents with the goods and services they need and still maintain a lot of the natural features of the area...”

“[I would like to see] A thriving rural community capitalizing on its tourism potential without the strip malls, gas stations, or fast food.”

There were several comments from people who said they wanted ‘better shopping’, more retail variety, more farmers markets or a farmers market building, or more ‘high quality shopping’ but did not specify large commercial or chain stores. Comments regarding increased dining/full-service restaurants were also common. People said they would like to see more restaurants, more variety in restaurants, more coffee shops, and breweries. The table below summarizes retail and restaurant comments submitted by survey participants.



Planning & Land Use

Because open space, agricultural lands, and historic landscapes are seen as defining features of the Central Adams area, there was great concern expressed with any potential threat to those characteristics. One of the greatest concerns was around growth and density of future development, and potential impacts it could have on existing landscapes and community character. The greatest response on this topic was from people that believe the region should slow growth and concentrate development in designated locations, and for those locations to be better managed. Many participants indicated they would support some development if it were designed differently and was planned more proactively than in the past. Throughout these comments, fear was expressed by people worried about the potential for the area to become over-developed.

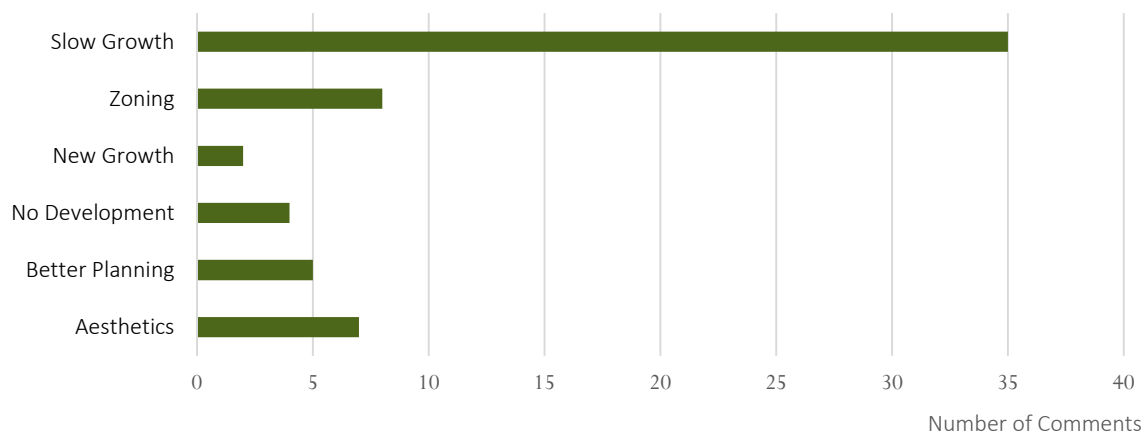
“Revitalization of existing neighborhoods and evidence of sustained, but tightly controlled, growth. We don't have to grow out to grow up, but obviously Straban and Cumberland would also have to absorb some of the population growth such changes would bring. Balancing that with the small town vibe we enjoy here would be tough but it's not impossible.”

Several respondents commented about the need for updates and improvements in local zoning ordinances. Concern was expressed for protecting open space from residential sprawl, as well as

protecting residential uses from high-impact commercial and agricultural uses. Some commented that better planning needs to be involved in land-use decisions.

Regarding growth, some respondents that felt there should be no additional growth at all, while others were more welcoming of additional development and frustrated with ‘no-growth attitudes.’ It is important to note that in Straban Township, where much of the commercial development has occurred, residents were underrepresented during the outreach process (see Residency of Survey Participants on page 4). Below is a summary table of the topics and number of comments received regarding Planning and Land Use.

Planning & Land Use

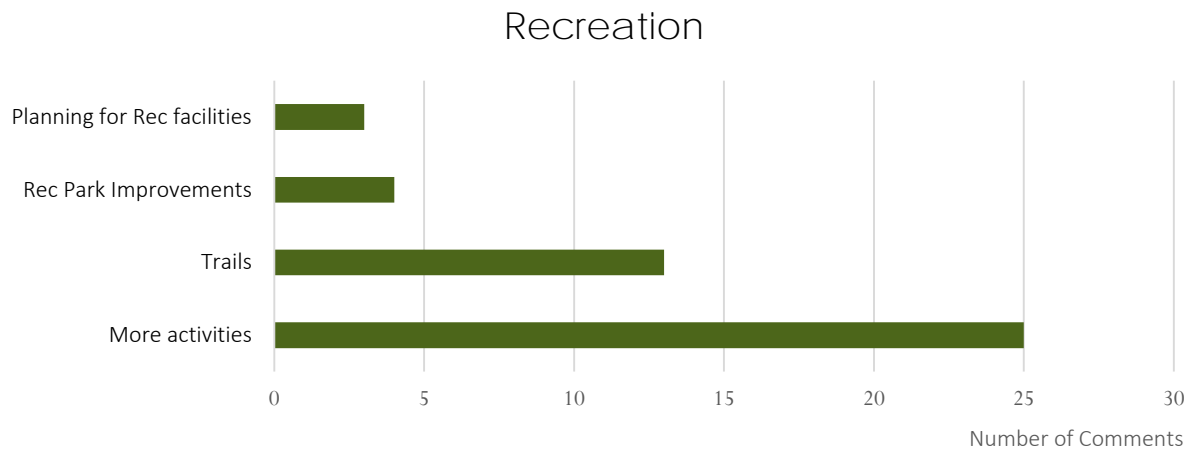


Recreation

The majority of the comments regarding recreation were from people who would like to see more community recreational activities and facilities. Several people commented that more activities for children and teenagers are needed in the area. There were also several suggestions for an outdoor pool and splash parks. The second largest request for improvement in recreation was the addition of walking, bicycle, and hiking trails, and there was support expressed by several respondents for the Gettysburg Inner Loop bike path.

“More opportunities to recreate. At this point, all the focus is on the NPS. If you are a young person you have many other interests... i.e. sports, special events, festivals, etc. All these activities and more can be hosted at the Rec Park with a little support from government.”

Other suggestions included increasing municipal and county support for recreation facilities, improvements to Gettysburg’s Rec Park, and taking the future needs of residents into consideration when building and improving recreation facilities. Summarized results of recreation comments can be found in the table below.



No Change

There were 41 comments from people saying that they want ‘no change’ to the planning region. There was some discussion with the Steering Committee and ACOPD staff about whether to include these comments with the ‘Planning and Land Use’ category. While not included in this report, the respondent residency was examined for each comment category to compare consistency with overall survey participation to ensure Central Adams residents were adequately represented, and to compare differences in responses between residents and visitors. While there were slight variations between different categories, the ‘No Change’ category was the only one whose respondents’ residency were decidedly different than the overall participant residency for the survey. For the overall survey, Central Adams residents made up 60% of respondents, and 10% were visitors to the region. For the ‘No Change’ category, 44% of respondents were residents of Central Adams and 34% were visitors. It was for this reason that this category was not combined with any others.

While it is important to consider visitor impressions of the area, their visit(s) may not provide them with a full account of day-to-day living in the Central Adams Region. That is not to say, however that these comments should be dismissed as their impressions have implications for the local economy. Though there was a disproportionate amount of responses by visitors in this category, 66% of respondents were local. There are no sub-categories for these comments, as most simply stated “No change.” Regardless of the residency of the respondents, these comments are a reflection of the great sense of pride in the Central Adams region.

Many people care deeply about Central Adams, and they have taken time to provide thoughtful and constructive suggestions about protecting and improving the Region. The ACOPD and the Steering Committee will use the results of the outreach efforts help define a vision for the future of the Central Adams region, and establish goals and objectives for obtaining this vision. Residents of Central Adams are asked to assess whether this report accurately represents their values and the issues they feel are important to the region. Comments will be accepted online at <http://www.adamscounty.us/Dept/Planning/Pages/CentralAdamsJCP.aspx>.

The municipal Supervisors, Borough Council, and Planning Commissions are also asked to comment on whether the findings of this report are consistent with what they hear from the community. Individual survey responses are not presented in this report, but they are available by request from the Adams County Office of Planning and Development. The public will also have the opportunity to provide feedback on the draft plan prior to adoption to ensure the goals and recommendations laid out in the Final Plan are consistent with their values.

SUMMARY TABLE: What would you change about Central Adams?

TOPIC	# OF COMMENTS	SUB-TOPIC	# OF COMMENTS
Transportation	126	Congestion	35
		Pedestrian & Bicycle Improvements	24
		Parking	17
		Other	17
		Public Transportation	14
		Road Condition	13
		Air & Rail	6
Economic Growth	85	More Industrial/Manufacturing	8
		Support Agricultural Industry	10
		Support Tourism Industry	6
		Increased Employment	29
		Downtown Revitalization	25
		Public Policy/Tax Incentives	7
Retail/Restaurant	75	More/Better Shopping	14
		More Big-box Stores	32
		No New Retail	15
		More/Better Restaurants	14
Planning & Land Use	61	Aesthetics	7
		Better Planning	5
		No Development	4
		More Growth	2
		Zoning Improvements	8
		Slow Growth	35
Recreation	49	More Activities Needed	25
		Bike Trails	13
		Rec Park	4
		Planning for Recreation Facilities	7
Community/Culture	43	Better Cooperation/Attitudes	18
		More Amenities	13
		Embrace Diversity	12
No Change	41	No Change	41
Agriculture & Natural Resources	31	Increased Regulation of Farm Operations	6
		Support and Promote Farm Operations	6
		Preserve Open Space & Farms	19
Housing	29	Affordable Housing	4
		Home Ownership Rates	2
		New Housing	3
		Restrict Housing Development	9
		Over 55 Development	3
		Rental Housing	4
		Incentives for Housing Development	4
Historic Preservation	24	More preservation	14
		Less preservation	3
		Balance preservation & community goals	4
		Planning & Resources	3
Community Resources	18	Educational Facilities	6
		Regionalization	4
		Community Facilities	5
		Services for Low-Income Residents	3
Utilities	16	Water Supply	9
		Recycling	1
		Utilities	4
		Natural Gas	2

SURVEY 1

Cumberland Township, Gettysburg Borough, and Straban Township, with assistance from the Adams County Office of Planning and Development, are collaborating to develop a regional comprehensive plan which will be known as the Central Adams Joint Comprehensive Plan. A Steering Committee comprised of members appointed from each municipality has developed a list of topical areas that will be addressed in the Plan as well as a number of main issues and challenges facing the region.

This survey has been prepared with the goal of garnering feedback from the community to help prioritize these issues and challenges. Your feedback to these questions is very important to help identify which issues and areas are the most important. Your participation is greatly appreciated! If you have any questions, comments, or concerns with this survey please contact the Planning Office at (717) 337-9824. Thank you for your time and response!

Q1: The Central Adams County Joint Comprehensive Plan will address the following twelve plan components. Please rank them in order of importance, with 1 being the most important.

- Agriculture
- Community Resources
- Cultural Resources
- Downtown Revitalization
- Economic Development
- Historic Resources
- Housing
- Land Use/Growth Management
- Natural Resources
- Recreation
- Transportation

Q2: The Steering Committee has identified the following issues or challenges related to agriculture. Please rank them in terms of importance, with one being the highest priority.

- Impacts created by the changing nature and scale of agriculture.
- Conflicts between agricultural operations and residential uses.
- Is public support for agricultural preservation to support agricultural operations or to preserve landscapes?
- Maintaining agriculture as an economic driver for the region.
- Lack of knowledge about agriculture and its role in the region.
- Issues with land use controls, for example zoning ordinances.
- Need for implementation options.

Q3: Are there any additional policy issues pertaining to agriculture that should be addressed in the plan?

Q4: The Steering Committee has identified the following issues or challenges related to community resources. Please rank them in terms of importance, with one being the highest priority.

- How to efficiently deliver fire services.
- How to efficiently deliver police services.
- How to efficiently deliver emergency medical services.
- Maintaining availability of all medical services.
- Determining the primary focus of educational opportunities within the region.
- Determining how to best deliver recreation opportunities in the region.
- Sustaining quality of life opportunities (schools, food service, libraries, etc.).

Q5: Are there any additional policy issues pertaining to community resources that should be addressed in the plan?

Q6: The Steering Committee has identified the following issues or challenges related to cultural resources. Please rank them in terms of importance, with one being the highest priority.

- Determining the best ways to utilize existing cultural attractions and events.
- Making the region's cultural resources connect with a new, younger generation.
- Filling gaps in cultural resources, identifying needs.

Q7: Are there any additional policy issues pertaining to cultural resources that should be addressed in the plan?

Q8: The Steering Committee has identified the following issues or challenges related to downtown revitalization. Please rank them in terms of importance, with one being the highest priority.

- Variety is lacking in downtown Gettysburg for non-tourists.
- Business practices limit potential customer traffic.
- Fiscal structure and a lack of amenities impede business growth.
- Regional issues negatively impact downtown visitation.
- Determining the best ways to reinvigorate downtown.

Q9: Are there any additional policy issues pertaining to downtown revitalization that should be addressed in the plan?

Q10: The Steering Committee has identified the following issues or challenges related to economic development. Please rank them in terms of importance, with one being the highest priority.

- Negative attitudes toward change, growth, or anything that will attract new business to the area.
- Challenging regulatory frameworks (business climate, codes and enforcement, fiscal, etc.).
- Demographics, education and workforce challenges.
- Need for new marketing strategies.
- Need to grow existing businesses and attract new industries.
- Encourage redevelopment of existing facilities before development of open land.
- Determining if financial incentives should or shouldn't be used to attract new industries/ businesses.

Q11: Are there any additional policy issues pertaining to economic development that should be addressed in the plan?

Q12: The Steering Committee has identified the following issues or challenges related to historic resources. Please rank them in terms of importance, with one being the highest priority.

- Conflicts between historic resources and other community goals.
- Building relationships with the National Park Service.
- Determining if people care about historic resources for the resources, or for other reasons.
- Attention is focused on civil war resources, almost to the exclusion of all others.
- Identifying and protecting historic resources is expensive and complex for property owners.

Q13: Are there any additional policy issues pertaining to historic resources that should be addressed in the plan?

Q14: The Steering Committee has identified the following issues or challenges related to housing. Please rank them in terms of importance, with one being the highest priority.

- Housing issues are different in the borough and the townships.
- There is a negative perception of housing development.
- The impact of the recession on development trends and the housing market in the region.
- The impact of changes in housing preferences on the region.
- Underserved areas of the local housing market need to be addressed.
- The impacts of policy decisions on location and type of housing.

Q15: Are there any additional policy issues pertaining to housing that should be addressed in the plan?

Q16: The Steering Committee has identified the following issues or challenges related to land use and growth management. Please rank them in terms of importance, with one being the highest priority.

- Tensions between growth and no-growth advocates.
- Challenges with implementation of land use policies.
- Coordination with utility providers.
- Impacts of changing employment markets.

Q17: Are there any additional policy issues pertaining to land use or growth management that should be addressed in the plan?

Q18: The Steering Committee has identified the following issues or challenges related to natural resources. Please rank them in terms of importance, with one being the highest priority.

- Water supplies and recharge areas need to be protected.
- Important landscape resources need to be identified.
- The potential economic impacts of natural resources need to be identified.

Q19: Are there any additional policy issues pertaining to natural resources that should be addressed in the plan?

Q20: The Steering Committee has identified the following issues or challenges related to recreation. Please rank them in terms of importance, with one being the highest priority.

- The need for new recreation facilities needs to be identified.
- Determining if recreation facilities create opportunities for economic growth.
- Determining if public facilities are being used appropriately for recreation opportunities.
- Issues with ownership, maintenance and security of existing recreation facilities.
- Determining the best characteristics that can be used to identify future recreation sites.

Q21: Are there any additional policy issues pertaining to recreation that should be addressed in the plan?

Q22: The Steering Committee has identified the following issues or challenges related to transportation. Please rank them in terms of importance, with one being the highest priority.

- Determining where new road connections are needed in the region.
- Determining what forms of public transit are needed and supportable within the region.
- Walking and bicycling are being overlooked as a transportation mode in the region.
- Determining the role of the Gettysburg Airport.
- Determining the region's priorities for system improvements.
- Challenges with working with PennDOT to resolve transportation issues.

Q23: Are there any additional policy issues pertaining to transportation that should be addressed in the plan?

Q24: The Steering Committee has identified the following issues or challenges related to utilities. Please rank them in terms of importance, with one being the highest priority.

- Determining how to best provide sewer and water service to the region.
- Explore regionalization of utility services and way to increase conservation.
- Determining how to best provide broadband/data service to the region.
- Determining how to best provide trash/waste removal services to the region.
- Determining how to best manage stormwater within the region.
- Determining if there is a market for alternative fueling stations in the region (ex. electric or natural gas).

Q25: Are there any additional policy issues pertaining to utilities that should be addressed in the plan?

Q26: Which municipality do you live in?

- Cumberland Township
- Gettysburg Borough
- Straban Township

Q27: Thank you for completing this survey! If you would like to be contacted about future public events regarding the Central Adams County Joint Comprehensive Plan, please provide your email address below.

SURVEY 2

1. Do you live within Central Adams County (Gettysburg Borough, Cumberland Township, or Straban Township)?

I live in:

Gettysburg Borough,

Cumberland Township,

Straban Township

I do not live in Central Adams, but I work there

I do not live in Central Adams, but I live in Adams County

I live outside of Adams County, but have visited the Central Adams Region

2. What do you love most about Central Adams County?

3. What three words do you feel best describe Central Adams County?

4. Is there anything you would change about Central Adams County?

5. If you left the area and came back in 10 years, what would you like to see here?

RESOLUTION NO. 031119-1

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA, APPROVING THE
ADOPTION OF THE CENTRAL ADAMS JOINT COMPREHENSIVE PLAN.**

WHEREAS, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended, hereafter referred to as the "MPC") empowers boroughs and townships, individually or jointly, to plan for their development and conservation through the development of comprehensive plans and various implementing ordinances and tools; and

WHEREAS, the Borough of Gettysburg and Cumberland and Straban Townships are characterized by similar demographics, identities, and development and conservation issues, and share common municipal boundaries; and

WHEREAS, the governing bodies of the Borough of Gettysburg and Cumberland and Straban Townships have agreed to jointly develop the Central Adams Joint Comprehensive Plan to address these common development and conservation issues; and

WHEREAS, the governing bodies of the three municipalities appointed a joint steering committee to oversee development of the Central Adams Joint Comprehensive Plan; and

WHEREAS, the steering committee analyzed extensive information including, but not limited to, the demographics, land use, housing, economy, natural features, community facilities, utilities, and transportation of the planning area; and

WHEREAS, the steering committee conducted various exercises to receive public input on the various planning issues and to develop goals and community development objectives for the planning area; and

WHEREAS, the Central Adams Joint Comprehensive Plan has been developed in a manner to regionally address the planning issues, goals, and community development objectives identified in the public input and planning process; and

WHEREAS, the Central Adams Joint Comprehensive Plan includes the following plan elements:

1. Land Use
2. Natural Resources
3. Agriculture
4. Community Resources
5. Utilities
6. Housing
7. Recreation
8. Transportation
9. Economic Development
10. Heritage
11. Cultural

WHEREAS, the Planning Commission of the Borough of Gettysburg conducted a public meeting on June 18, 2018 to present the draft Central Adams Joint Comprehensive Plan to the public and to receive public comment on the draft Plan; and

WHEREAS, the draft Central Adams Joint Comprehensive Plan has been distributed to adjoining municipalities, the Gettysburg Area School District, and the Adams County Office of Planning and Development for review and comment; and

WHEREAS, the Borough Council of the Borough of Gettysburg conducted a public hearing on February 11, 2019 to inform and to receive public comment on the draft Plan; and

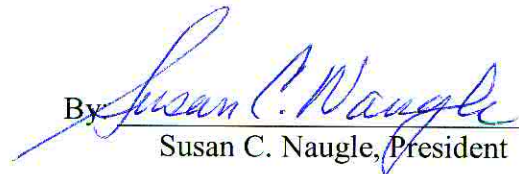
WHEREAS, it has been determined that the Central Adams Joint Comprehensive Plan is consistent with the Adams County Comprehensive Plan of 1991, as amended.

WHEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Gettysburg that:

1. The Borough Council of the Borough of Gettysburg hereby adopts the Central Adams Joint Comprehensive Plan pursuant to Article III of the MPC.
2. The Borough Council of the Borough of Gettysburg hereby repeals the Gettysburg Borough Comprehensive Plan which was adopted by the Borough of Gettysburg on May 13, 1996.
3. This Resolution shall become effective upon adoption.

THIS RESOLUTION DULY ADOPTED according to law on this 11th day of March, 2019 at a duly advertised general monthly business meeting of the Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania.

BOROUGH OF GETTYSBURG

By 
Susan C. Naugle, President

Attest:


Sara L. Stull, Borough Secretary

RESOLUTION NO. 2019-07
A RESOLUTION OF THE BOARD OF SUPERVISORS OF STRABAN TOWNSHIP,
ADAMS COUNTY, PENNSYLVANIA APPROVING THE ADOPTION OF THE
CENTRAL ADAMS JOINT COMPREHENSIVE PLAN.

WHEREAS, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended), hereafter referred to as the MPC, empowers boroughs and townships, individually or jointly, to plan for their development and conservation through the development of comprehensive plans and various implementing ordinances and tools, and

WHEREAS, Gettysburg Borough and Cumberland and Straban Townships are characterized by similar demographics, identities, and development and conservation issues, and share common municipal boundaries, and

WHEREAS, the governing bodies of Gettysburg Borough and Cumberland and Straban Townships have agreed to jointly develop the Central Adams Joint Comprehensive Plan to address these common development and conservation issues, and

WHEREAS, the governing bodies of the three municipalities appointed a joint steering committee to oversee development of the Central Adams Joint Comprehensive Plan, and

WHEREAS, the steering committee analyzed extensive information including, but not limited to, the demographics, land use, housing, economy, natural features, community facilities, utilities, and transportation of the planning area, and

WHEREAS, the steering committee conducted various exercises to receive public input on the various planning issues and to develop goals and community development objectives for the planning area, and

WHEREAS, the Central Adams Joint Comprehensive Plan has been developed in a manner to regionally address the planning issues, goals, and community development objectives identified in the public input and planning process, and

WHEREAS, the Central Adams Joint Comprehensive Plan includes the following plan elements.

1. Land Use
2. Natural Resources
3. Agriculture
4. Community Resources
5. Utilities
6. Housing
7. Recreation

8. Transportation
9. Economic Development
10. Heritage
11. Cultural

WHEREAS, Planning Commission of Straban Township conducted Public Meeting on Wednesday, July 25, 2018 to present the draft Central Adams Joint Comprehensive to the public and to receive public comment on the draft Plan, and

WHEREAS, the draft Central Adams Joint Comprehensive Plan has been distributed to adjoining municipalities, the Gettysburg Area School District, and the Adams County Office of Planning and Development for review and comment, and

WHEREAS, the Straban Township Board of Supervisors conducted a public hearing on March 25, 2019 to receive public comment on the draft Plan, and

WHEREAS, it has been determined that the Central Adams Joint Comprehensive Plan is consistent with the Adams County Comprehensive Plan of 1991, as amended.


NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Straban Township that:

1. The Board of Supervisors of Straban Township hereby adopts the Central Adams Joint Comprehensive Plan pursuant to Article III of the MPC.
2. The Board of Supervisors of Straban Township hereby repeals the Straban Township Comprehensive Plan of 2004.
3. This Resolution shall become effective upon its passing and be in force immediately.

ADOPTED THIS 1st DAY OF APRIL, 2019, by the Board of Supervisors Straban Township

Attest:


Robin K. Crushong
Township Secretary


Tony M. Sanders
Chairman
Board of Supervisors

**CUMBERLAND TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2019-06

**A RESOLUTION OF CUMBERLAND TOWNSHIP, ADAMS COUNTY,
PENNSYLVANIA, ADOPTING THE CENTRAL ADAMS JOINT
COMPREHENSIVE PLAN**

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 *et seq.*, authorizes municipalities to plan for the future using a variety of planning tools; and

WHEREAS, a comprehensive plan is a planning tool that may identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth; and

WHEREAS, the current Cumberland Township Comprehensive Plan was adopted in June 2000; and

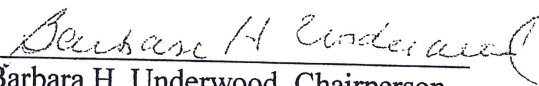
WHEREAS, a joint comprehensive plan was developed for Adams County municipalities consisting of Cumberland Township, Gettysburg Borough and Straban Township in cooperation with the Adams County Office of Planning and Development to accommodate anticipated growth in those municipalities; and

WHEREAS, a public hearing was held by the Cumberland Township Board of Supervisors on February 26, 2019 to receive public comment on the proposed Central Adams Joint Comprehensive Plan in accordance with the Pennsylvania Municipalities Planning Code.

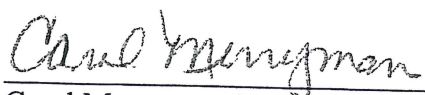
NOW THEREFORE, BE IT RESOLVED, by the Board of Supervisors for Cumberland Township, Adams County, Pennsylvania, the Central Adams Joint Comprehensive Plan, attached hereto and incorporated herein by reference as Exhibit A, is hereby adopted.

RESOLVED AND APPROVED THIS 26th DAY OF FEBRUARY, 2019.

CUMBERLAND TOWNSHIP
BOARD OF SUPERVISORS


Barbara H. Underwood, Chairperson

ATTEST:



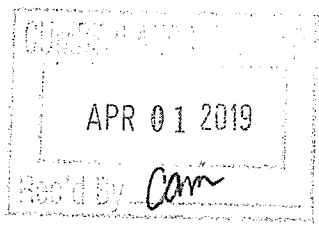
Carol Merryman, Secretary

**EXHIBITS for the Cumberland Township Supervisor's Hearing
 Tuesday, February 26, 2019 @ 6:00 P.M.
 1370 Fairfield Road, Gettysburg, PA
 CENTRAL ADAMS JOINT COMPREHENSIVE PLAN**

Exhibit (as issued by the Stenographer):	Description:
A	Adams Co. Office of Planning & Development letter dated January 9, 2019 sent to 10 Adams County municipalities; two school districts; and Frederick County, Maryland in accordance with §302(a) of the Pa. Municipalities Planning Code for notification and comment period for this public hearing along with proof of delivery by the United States Postal Service
B	Proof of Publication of Legal Notice in the Gettysburg Times announcing tonight's hearing published Feb 4 and Feb. 11, 2019
C	Cumberland Township News Release announcing tonight's hearing as authored and forwarded to new media on Jan. 23, 2019; Notice was placed on the Township's web-site; The DRAFT Plan was available for view on the Township's and Adams County's web-site
D	Letter dated January 17, 2019 from Attorney Robert L. McQuaide of Barley Snyder Attorneys At Law representing 2285 Emmitsburg Road, LLC requesting the subject land remain in the existing MX (Mixed Use) District
E	Adams Co. Office of Planning & Development letter dated February 7, 2019 with written comments to the DRAFT Plan in accordance with §302 of the Pa. Municipalities Planning Code
F	Letter dated February 13, 2019 from National Park Service (U.S. Dept. of the Interior, Gettysburg National Military Park Acting Superintendent Edward Wenschhof with written comments entitled <u>Alternative or Additional Considerations</u>
G	Two letters dated Feb. 14 and Feb. 25, 2019 from J. Michael Knefley and Joyce A. Knefley of Ulysses, PA reference their property at the Taneytown Road interchange (SR0015) requesting the Township reject that part of the plan that is intended to recategorize their property from VMX (Village Mixed Use) to Agricultural Enterprise
H	Correspondence received from Speros Marinos re: Baltimore Pike commercial business history; George Scott re: 40 Knight Road lands at SR0015 desiring future land use to remain as is being MX; Karey Burkholder re; wording on page 45 for retirement communities; Ken Caudell re: 2285 Emmitsburg Road desiring future land use to remain as is being MX; Jeff Brauning stating the Plan does not give enough options for economic growth.

Cc: Board of Supervisors; Stenographer, Solicitor; Staff x 4; Public File

CUMBERLAND TOWNSHIP SUPERVISORS' HEARING
ADAMS COUNTY, PENNSYLVANIA
PUBLIC HEARING



IN RE: :
: :
CENTRAL ADAMS JOINT :
COMPREHENSIVE PLAN :

Cumberland Township Municipal Building
1370 Fairfield Road
Gettysburg Berlin, Pennsylvania

Tuesday, February 26, 2019

Met, pursuant to notice, at 6:00 p.m.

TRANSCRIPT OF PROCEEDINGS

BEFORE:

- MS. BARBARA UNDERWOOD, Chairperson
- MR. STEVE TODDES, Supervisor
- MR. JAMES PADDOCK, Supervisor
- MR. MR. SHAUN PHIEL, Supervisor

ORIGINAL

ALSO PRESENT:

- MR. BEN THOMAS, JR., Township Manager
- MS. CAROL MERRYMAN, Township Secretary
- MS. MICHELE LONG, Zoning/Code Enforcement Officer

COUNSEL PRESENT:

- SALZMANN HUGHES
- BY: SAMUEL WISER, ESQUIRE, SOLICITOR

Deborah Zepp
Court Reporter-Notary

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Ms. Michele Long	29
Ms. Karey Burkholder	31
Mr. Ken Caudill	32

EXHIBITS				
NO.	DESCRIPTION	IDENTIFIED	MARKED	
A	1/9/19 letter sent by Adams County Office of Planning & Development to 10 Adams County Municipalities, two school districts, and Frederick County, MD	5	35	
B	2/4/19 and 2/11/19 Proof of Publication of Legal Notice in The Gettysburg Times	6	35	
C	Cumberland Township News Release re: 2/26/19 hearing	6	35	
D	1/17/19 letter from Robert McQuaide, Esquire, re: 2285 Emmitsburg Road, LLC	6	35	
E	2/7/19 letter from Adams County Office of Planning & Development written comments	6	35	
F	2/13/19 letter from National Park Service with written comments	6	35	
G	2/14/19 and 2/25/19 letters from Mr. J. Michael Knefley and Joyce A. Knefley	7	35	
H	Cumberland Township Historical Society, History of the Baltimore Pike; 2/25/19 Memo to Cumberland Township Supervisors from George Scott; 2/26/19 letter to Cumberland Township Supervisors from Karey Burkholder	34	35	

1 THE CHAIRPERSON: Good evening, folks.
2 We're here this evening for the public hearing for
3 Cumberland Township portion of the Central Adams Joint
4 Comprehensive Plan.

5 I take it that all of you know our
6 solicitor Sam Wiser. He will be conducting the
7 hearing.

8 MR. WISER: Good evening, everyone.

9 And thank you, Madam Chair.

10 This is the time and place that's been duly
11 advertised for a public hearing on the Central Adams
12 Joint Comprehensive Plan.

13 A copy of the Plan has been available in the
14 Announcement section of the county website and a hard
15 copy has been available at the Township for review.

16 If you wish to offer public comment, we're
17 going to do this in an orderly fashion. We do have a
18 lectern at the front as you can see.

19 If you desire to offer comment, raise your
20 hand, you'll be recognized. When you come to the
21 lectern, please state your name and your address and if
22 applicable, your property address if you don't live at
23 the property that you're referencing in your testimony.

24 Deb Zepp is the stenographer. She will be
25 recording what you say so please speak clearly and speak

1 at a reasonable pace to make Deb's job easier.

2 When you're granted the privilege of the
3 floor, come to the lectern. When you're done, please
4 return to your seat.

5 Before receiving public comment, I'm going
6 to ask Ben Thomas, the Township Manager, to offer
7 testimony on the Notice of Publication as well as any
8 comments -- written comments that would have been
9 received by the Township to date.

10 MR. THOMAS: Thank you, Mr. Wisser.

11 Good evening, everyone. For the record, my
12 name is Ben Thomas, Jr., Manager, Cumberland Township,
13 Adams County, Pennsylvania.

14 For the record, I offer the following
15 exhibits -- and by the way, I'll direct the Board's
16 attention, they all have a copy of these, a copy for the
17 stenographer, a copy for the solicitor, staff; and all
18 of this information will be available in a public file
19 here at the Township office -- first of all, Adams
20 County Office of Planning and Development, a letter
21 dated January the 9th, 2019, sent to ten Adams County
22 municipalities, two school districts, and Frederick
23 County, Maryland, in accordance with Section 302(a) of
24 the Pennsylvania Municipalities Planning Code for
25 notification and comment period for this public hearing

1 along with proof of delivery by the United States Postal
2 Service. That is the first exhibit.

3 The second exhibit is a Proof of Publication
4 of Legal Notice in The Gettysburg Times announcing
5 tonight's hearing published February the 4th and
6 February the 11th, 2019.

7 The third exhibit is the Cumberland Township
8 News Release announcing tonight's hearing as authored
9 and forwarded to news media on January the 23rd, 2019.
10 Notice was placed on the Township's website. The Draft
11 Plan was available for view on the Township's and Adams
12 County website through a link.

13 The next exhibit is a letter dated January
14 the 17th, 2019, from Attorney Robert L. McQuaide of
15 Barley Snyder, Attorneys at Law, representing 2285
16 Emmitsburg Road, LLC, requesting the subject land remain
17 in the existing impacts or Mixed Use District. And
18 again repeating, all Supervisors do have a copy of that
19 letter.

20 The next exhibit is Adams County Office of
21 Planning and Development, a letter dated February the
22 7th, 2019, with written comments to the Draft Plan in
23 accordance with Section 302 of the Pennsylvania
24 Municipalities Planning Code.

25 The next exhibit is a letter dated February

1 the 13th, 2019, from the National Park Service, U.S.
 2 Department of the Interior, Gettysburg National Military
 3 Park Acting Superintendent Edward Wenschhof, with
 4 written comments entitled Alternative or Additional
 5 Considerations.

6 And finally, two letters dated February the
 7 14th and February the 25th, 2019, from J. Michael
 8 Knefley and Joyce A. Knefley of Ulysses, Pennsylvania,
 9 in reference to their property at the Taneytown Road
 10 intersection, which is S.R. 0015, requesting the
 11 Township reject that part of the Plan that is intended
 12 to be re-categorized for their property from VMX,
 13 Village Mixed Use, to Agricultural Enterprise.

14 Again repeating, everyone does have a
 15 copy of all of these exhibits and that is my
 16 testimony.

17 MR. WISER: Thank you, Mr. Thomas.

18 I will note as well that the members of the
 19 Township Planning Commission are here this evening. And
 20 the Township Planning Commission has reviewed the
 21 proposed Plan at multiple meetings and provided their
 22 comments as well so we thank them for their efforts.

23 I will also note that we have Andy Merkel
 24 from Adams County Office of Planning with us as well.

25 Andy, do you have anything that you would

1 like to state preliminarily before we receive public
2 comment?

3 MR. MERKEL: Not at this -- not at this
4 time.

5 MR. WISER: Well, thank you for being here,
6 Andy.

7 The Draft document that's being considered
8 tonight is a Comprehensive Plan. A Comprehensive Plan
9 is an expression of goals and visions that the
10 municipality sets for the community and it provides an
11 organizational framework for land use planning tools and
12 infrastructure development.

13 So with that being said, is there anyone who
14 wishes to offer public comment on the proposed Central
15 Adams Joint Comprehensive Plan? Speros?

16 MR. MARINOS: At this time?

17 MR. WISER: Yes, please.

18 MR. MARINOS: First name is Speros,
19 S-p-e-r-o-s, last name Marinos, M-a-r-i-n-o-s. My
20 business Marinos Company is at 900 Baltimore Pike. My
21 residence with my wife is 912 Baltimore Pike. And
22 my -- one of my other businesses is our museum property
23 at 920 Baltimore Pike.

24 At this point I'm going to hand out
25 documents to the Supervisors, one to our solicitor of

1 Cumberland Township.

2 MR. WISER: Thank you.

3 MR. MARINOS: And an official copy.

4 MR. WISER: Mr. Marinos has provided a copy
5 of the document to the stenographer for the record.

6 MR. MARINOS: Entitled "Cumberland Township
7 Historical Society." And the booklet is part of a
8 series, and the title of the booklet is "History of the
9 Baltimore Pike Corridor."

10 Okay. Prior to getting into the booklet, I
11 wish to draw your attention to a little bit of history
12 that the initial roadway through Cumberland Township at
13 way way back when was the Shippensburg to Baltimore
14 Pike.

15 It was a company which sold shares. It was
16 a for profit commercial company long before PennDOT was
17 even thought of, et cetera, et cetera.

18 The new road, the basic roadbed of State
19 Road 2035 also known as Baltimore Pike today, is the
20 replacement of that old road. That, too, was a pike and
21 a for profit endeavor.

22 So, we have ancient history of the Township
23 having for profit activity on the corner I'm talking
24 about tonight.

25 Page 2, if you will, shows two photographs

1 of the signs and area of six of the businesses which
2 will correlate to Page 3.

3 This I call the northern segment of the
4 Baltimore Pike Corridor and that's basically mostly why
5 I'm concerned for those properties since I live there
6 and many of my businesses are there. I also have other
7 businesses in the county but not in the Township.

8 The Tax Map on Page 3 illustrates the area
9 most critical to me that I wish to see in the Plan and
10 also if the zoning is changed to a straight unencumbered
11 Commercial which is what it was prior to the VMX zoning
12 which we have now in that area.

13 Page 4 illustrates 900 Baltimore Pike.
14 There are family histories of a family called McSherry
15 that states that the building you're seeing there was
16 constructed around 1830. The first deed we have to that
17 having a farmhouse, a stone kitchen, and a barn dates to
18 1842.

19 I was born in 1964. That might be a little
20 bit too much information but that is the first year that
21 that opened up as the Lincolniana Collection, a
22 commercial endeavor, and it has gone through many other
23 endeavors to the current time now which I have
24 commercial and office space in that building.

25 The next page will illustrate 912 and 920

1 Baltimore Pike. And interestingly enough, if you see
2 the glare on the picture, that is from the window of the
3 National Tower which no longer exists. This is an
4 aerial view from there, not the Tax Map.

5 You can see the museum building, the white
6 Cape Cod in which I live. There was a facility called
7 the Hardtack and Coffee Museum. They could not pay the
8 rent to the Marinos Family so we incorporated that into
9 our museum.

10 You can see what is left of that. As the
11 maintenance and repair stopped being done, that outdoor
12 museum got smaller and smaller and it's restricted
13 during this photograph to the very back end of the
14 building and about ten years ago was permanently closed
15 because we couldn't keep up with it.

16 Another interesting fact, we did work with
17 the Gettysburg Bus Tours. You may see a double decker
18 bus sitting there. That is another rental -- commercial
19 rental we had on the property because the Borough of
20 Gettysburg would not allow propane tanks inside the
21 Borough so we supplied that for them on a commercial
22 basis.

23 The next page will give you an overview of
24 the Tax Map with the let's call it relatively new
25 Comfort Suites Hotel across the street from the Marinos

1 properties.

2 You'll also see the relation to the
3 Gettysburg National Military Park and Evergreen
4 Cemetery.

5 The next one will illustrate what used to be
6 called the Stonehenge Restaurant and Stonehenge Motel.
7 That went through many evolutions. This is the old
8 building at 945 Baltimore Pike with our now non-existent
9 National Tower in the background, again, a commercial
10 use.

11 The restaurant dates back, to the best that
12 anyone knows, in the area of the 1950's. So, that
13 again, predates the zoning or anything that Cumberland
14 Township had at that time.

15 The next page is an aerial Tax Map from 1976
16 of 999 Baltimore Pike also known as the National Tower.
17 You can see the tower and the shadow of it in that
18 picture. That gives you a little better idea of the
19 intense commercialism that is in that Corridor that
20 should have always been zoned Commercial.

21 The next page is a brochure and that tells
22 you that it is in fact a for profit endeavor, the
23 National Tower was.

24 And then yet another page away is the
25 entrance on Baltimore Pike. There also was another

1 entrance only on Taneytown Road so this gives you an
2 idea that the Baltimore Pike Corridor is closely tied in
3 with Taneytown.

4 Yet one more page would be 1009 Baltimore
5 Pike. This was owned by the Rudisill Family at one time
6 who had a small tailoring business in there. There was
7 a coffee shop and currently the insurance agent is
8 there. And the photograph underneath shows the sign for
9 the agency, also what used to be Bankert's Restaurant
10 which has now gone through many morphoses into The Pike
11 Lounge & Restaurant and there is the new Econo Lodge
12 there. Quite intense commercialism.

13 And all of this is about 2000 feet away from
14 the Lincoln's Address site. So, somewhere along the
15 line, the Township, the Borough, or whoever, thought it
16 okay to put seven bar locations within a 3000 radius of
17 that and many other things that are not historically
18 correct for that so we have precedent for that.

19 The next page will be 1015 Baltimore Pike.
20 This at one time in my lifetime was a single family
21 dwelling. But somewhere around 1990, it was converted
22 into a ladies' dress shop for re-enactors. That
23 business left and then it was rented to yet another one.

24 Today, I believe there are three small
25 businesses that are run out of that building; and they

1 appear to be profitable in my estimation.

2 The next page is northwest corner of Hunt
3 Avenue and Baltimore Pike. In the lower photograph,
4 you'll see the 1976 aerial Tax Map. You can see a whole
5 bunch of little white dots.

6 In my lifetime, that was an auto dealership.
7 And if you look out in the back of it -- it's quite
8 small -- those are the cars waiting to be repaired in
9 the bays behind there.

10 How do I know this? Because we had all of
11 our cars serviced there at one time. You could drop
12 your car off and walk back home. It was very
13 convenient.

14 You can see here the Hunt Avenue sign that
15 the park and its agencies and non profits have purchased
16 that and gotten rid of that old building and the
17 dealership.

18 Also, on the next page you will see a red
19 marker of that property after it ceased being
20 commercial. And then you see an aerial view from the
21 Tax Map of the structures being removed.

22 One more page, you will see 1195 Baltimore
23 Pike. That was the \$103 million Visitors Center which
24 is the largest I call it visitors' service or tourist
25 commercial area in Adams County.

1 The following two pages are an article in
2 The Evening Sun stating that they do in fact have a gift
3 shop in their bookstore. And by my count, they're
4 making millions of dollars at that. So, that again is
5 another commercial endeavor.

6 The page after those articles will be the
7 vacant land south of 1251 Baltimore Pike. In my
8 lifetime, this was known as the Jack's Pool property.
9 It was a public pool. You paid a quarter, you went in
10 and swam and did as you wished.

11 I believe in 1975, it was changed to
12 Colonial Pool to honor our Bicentennial. This was
13 purchased. I believe the pool may still be there but
14 filled in but it is no longer on the tax rolls and no
15 longer used for commercial property but it was at one
16 time. You can see its relation to Colgrove Avenue on
17 the Tax Map.

18 The next page will be vacant land near 1280
19 Baltimore Pike. This was known as the Welcome Traveler
20 Campground, again commercial. I remember it being
21 constructed in the early '70s. Someone may have a
22 different opinion of that, but that is now all gone.
23 You turn yet another page, it's a house. You can see it
24 in a state of being demolished.

25 We come now to another page which has 1360

1 Baltimore Pike. This at one time was Hobson Crouse's
2 Junkyard. And this is quite an interesting story, that
3 that was a commercial junkyard for many many years.

4 There also -- he had three pieces of
5 property on Baltimore Pike. One is in Mount Joy. Two
6 of them are in Cumberland. This was the main junkyard.
7 I don't know if I have a picture of that. It's probably
8 in a Tax Map.

9 It was near Leonard Shealer's property. And
10 that was -- Leonard with militaria purchased at
11 Letterkenny Army Depot in the late '60s and early '70s;
12 so that -- what he did is he used that to open-warehouse
13 these items and sell them to other people. So again,
14 commercial. The junkyard itself was quite commercial,
15 too.

16 So, that went through the metamorphosis of a
17 living history museum and also a miniature golf and that
18 now has been purchased and all buildings destroyed.

19 The next page is a very interesting
20 photograph illustrating that the two front buildings
21 that were there are now gone. The National Tower in the
22 background is gone. The billboards are gone. So, this
23 all has been done to remove commercialism from the
24 Baltimore Pike Corridor.

25 The next page will be the Tax Map G-14

1 harvested in 2006. That shows you the relationship of
2 all the properties that were Commercial. 1339 was the
3 home and business of Leonard Shealer, had an excavating
4 business. He did work for us on our expansions and
5 constructions up at 900 Baltimore Pike area. So that
6 now no longer exists, no longer Commercial.

7 And I get a tad carried away now with the
8 next page which is Fort Defiance & Fantasyland
9 properties. They were situated along Taneytown Road
10 which is State Road 134.

11 These -- when you're looking at the
12 Baltimore Pike Corridor, as I mentioned, there are
13 things that spill over. It's not really that broad of a
14 Corridor.

15 So this, too, I believe is part of that
16 greater Commercial area which is -- much of it has been
17 eradicated. You can see the aerial maps there of a low
18 quality. Sorry for that.

19 The next two pages will be simply post cards
20 documenting some of the things that happened at that
21 Fantasyland site. That brings you to the end of that.

22 Just a brief comment on the Comp Plan. And
23 I've worked on comp plans before. This in my estimation
24 was a regional plan.

25 I was more than a little angry at it taking

1 so long to -- I'm not saying it shouldn't have been
2 done; but if this is ever done again, I hope it does not
3 take that long to do.

4 In summary, what I'm asking you tonight is,
5 the way the zoning for my properties is on that map is
6 very acceptable and the way it is related in the
7 Comprehensive Plan proposed is acceptable.

8 What I wanted to do is make sure that was
9 reiterated again, that that's what we need, is a
10 straight Commercial -- unrestricted Commercial really on
11 the whole Corridor including the Visitors Center but I
12 know that's never going to happen but most critical is
13 the northern segment of that.

14 Not having the proper zoning already costs
15 the Marinos Family \$230,000 plus that I could factor
16 other things in there, too.

17 For a small subsistence corporation, that is
18 a lot of money. For the National Park Service or
19 somebody like that, that's -- that is nothing. So, that
20 is the summary of what I'm here to say tonight.

21 Thank you very much.

22 MR. WISER: Thank you.

23 MR. PHIEL: Thank you.

24 MR. WISER: Would anyone else like to offer
25 public comment? Yes, sir?

1 MR. SCOTT: My name is George Scott. And my
2 wife and I own the property at 40 Knight Road which has
3 road footage along the U.S. Route 15 entrance,
4 southbound ramp, on 134, a small frontage, and a long
5 frontage across Knight Road.

6 I've been appearing before this Board since
7 about 1998, many times to do with my property here and
8 our church property out on Biglerville Road, Seventh Day
9 Adventist Church.

10 And I would like to point out that each of
11 the Boards of Township Supervisors has been -- pardon
12 me, I got to put these things on and off -- has been
13 willing to listen and we worked together on lots of
14 things.

15 I was a Mount Joy Township Supervisor for a
16 total of about seven years. When we did a Comp Plan, I
17 was involved here protesting when the last
18 compound -- the last -- I lose my train of thought
19 sometimes -- when the last Comprehensive Plan was being
20 formulated and I didn't get much recognition there.

21 Cost me a fair amount of money because I
22 could have sold the property way back except that I was
23 grandfathered in, the buildings could not have been
24 expanded more than ten percent.

25 At this time, changes have been made, the

1 setback rules have been changed, it is tolerable the way
2 it is. It works. It has restored part of the value of
3 it.

4 Another comment I'd like to make about value
5 of property is that the county appraisal does not
6 directly take -- pay attention to how a property is
7 zoned.

8 So, if it's zoned for a lesser use, your
9 taxes don't automatically go down. They stay pretty
10 much the same. They try and do comprehensive properties
11 but the zoning is not something that is predominant in
12 that.

13 So, when you're doing a Comprehensive Plan,
14 it leads to zoning. It is what zoning is based on and
15 should be based on for, what, 10 to 15 years, maybe even
16 20 sometimes?

17 And a lot happens in that time and this
18 Board will change. Most of you won't be here for
19 another Comprehensive Plan. You will lose interest like
20 I am. I'm getting old. I won't be here.

21 But the future people who sit here during
22 the interim before another one is done will base their
23 decisions on this Comprehensive Plan.

24 So really, not that you haven't paid
25 attention, but please listen to what I have to say, what

1 others have to say.

2 Final thing before going through what I'm
3 wanting to go through tonight, to attempt to convince
4 you to change the use of my property to straight Mixed
5 Use, is that when I look at an existing land
6 use -- which I'm not quite finding it here on the
7 wall -- I see a lot of red areas scattered through
8 Cumberland and on the whole map.

9 Each of these small red areas are what it's
10 saying is existing land use as a Commercial use. When I
11 look at the Central Adams Joint Comprehensive Plan, all
12 of these red zones that were small are gone.

13 So, am I to assume by this that you do not
14 want any kind of commercial use that exists in all of
15 this Township except where the county planners tell us
16 that it should be? I have a real problem with that.

17 I live in a country where entrepreneurs have
18 always been encouraged, supported; and that starts out
19 somewhere and becomes in an area that's not maybe zoned
20 for it but as long as it's not obnoxious to the
21 neighbors, I don't see why it should go away.

22 Now, if you'll bear with me, what I'm saying
23 on the piece of paper there is I'm pointing out the
24 location of the property. I'm looking for consideration
25 as approval for a Mixed Use.

1 The history is the 11-plus acres was
2 purchased in 1998, a piece of property that really
3 wasn't used anything for farming because the land was so
4 wore out it would not support crops and was eroded
5 pretty bad.

6 When it was developed and the building was
7 constructed, it was specifically constructed for use as
8 a recreational vehicle service and used RV sales; and
9 the house that was on the property remains there and has
10 been improved and constantly occupied.

11 By saying that it was specifically
12 constructed for recreational use, maybe you can imagine,
13 some of you have -- drive a trailer, RV trailer, but
14 backing it into a black hole into a garage is tough so I
15 designed the building so that everything comes up, sets
16 in front of it that's going to be worked on, is towed
17 inside, straight through, out the back when it's done so
18 it was designed for that purpose.

19 The RV service business operated as S&S RV
20 Service by George and Peggy Scott was an allowed use by
21 Cumberland Township zoning in 2000 when the business
22 began operation.

23 Before I go further, I have bolded a bunch
24 of stuff on here and these are quotes from the Central
25 Adams Joint Comprehensive Plan.

1 Supervisors, Adams County, and more
2 intensely, the Town of Gettysburg, the Townships of
3 Cumberland and Straban Township are dependent and
4 focused upon the tourism business.

5 S&S RV Service is the only business
6 providing a much needed full service RV repair and we do
7 it in the campgrounds and on -- at our location at 40
8 Knight Road.

9 And a quote from the Comprehensive Plan,
10 Campgrounds provide a different experience from a hotel
11 or bed and breakfast. Outdoor recreation economy is
12 growing and targets an additional segment of the tourism
13 industry.

14 Four campgrounds are located in Cumberland
15 and Straban Townships. They are Drummer Boy, Artillery
16 Ridge, Gettysburg Battlefield Resort.

17 S&S is located ideally sharing a property
18 line with Round Top and within three miles of those
19 other three campgrounds. It also puts us in close
20 proximity to two other campgrounds.

21 This location was chosen because of easy
22 access from what's referred to in the Comp Plan as
23 Scenic Thoroughfare Corridor, U.S. Route 15. S&S RV
24 Service enjoys very limited visibility from Route 15 and
25 is only responsible for limited traffic on Knight Road.

1 Most of the RV traffic on Knight Road is
2 traveling to or from Round Top Campground or Gettysburg
3 Battlefield Resort. My unofficial talley is that 20
4 campers coming or going is a big big day for us.

5 So, that would make a -- when you count it
6 for a traffic study, that would be 40 trips; but that
7 would be a big day for us.

8 Therefore, this property already meets the
9 Comprehensive Plan CON1.5 recommendations setback from
10 U.S. Route 15, landscaping to visually buffer the
11 highway. And the recommendations for Knight Road, U.S.
12 15, Taneytown Road interchange, the retention of the
13 existing land uses, at current densities and
14 intensities.

15 It must be noted that neither the existence
16 of R.T. Scott, LLCs' 11-plus acres nor S&S RV Service
17 was mentioned in the CAJCP.

18 I think this was a fault that they mention
19 campground and some other stuff there. Maybe I don't
20 exist I guess.

21 This seems like an appropriate place to
22 mention that R.T. Scott's 11 acres failed tests for an
23 on-site sewer system, the whole property.

24 So, a process with a lot of expense for
25 limited sewer service from Round Top Campground through

1 their Round Top Sewer Association and R.T. Scotts' CDS
2 Cooperative was developed. Therefore Round Top Sewer
3 Association now serves S&S RV Service and the house.

4 The arrangement was accepted by Cumberland
5 Township and DEP through a process where we hired an
6 expert and they designed it in such a way that -- to
7 keep PUC involvement out of it.

8 That gets to be beyond the capability of a
9 small, little, reasonable sewer association; and -- if
10 PUC's involved, and when S&S RV Service began operation
11 in early 2000's.

12 Though R.T. Scott has the right to request,
13 and pay for, additional sewer service for specific low
14 intensity businesses, that would be using minimum sewer
15 requirements like my property.

16 We have five, six, seven technicians and
17 employees at any one time and all we use it for that
18 needs the sewer is toilet facilities.

19 It is not responsible to consider sewer
20 service for multiple houses on this 11-plus acre from
21 the small Round Top Sewer Association facility because
22 its primary purpose is to provide for the campground.

23 I have no right to do that, to get it; but I
24 can request and I can pay for another EDU for another
25 similar business.

1 I believe that I have adequately
2 demonstrated the reasons why Cumberland Township
3 Supervisors should insist that this 11-plus acres be
4 designed for Mixed Use.

5 Before I do the summary, when I became a
6 township supervisor, there were many reasons that we
7 were told -- and I don't remember whether it was in
8 writing or not -- to make decisions.

9 One of them was for the health, welfare, and
10 general well-being of our constituents, not the
11 constituents of adjoining townships, not the -- for the
12 tourists who come through, all of those are considered,
13 but this group of Supervisors answers to Cumberland
14 Township and its citizens.

15 In summary, the reasons why I request this
16 is providing needed services to Adams County's growing
17 number of RV tourists and local RV'ers.

18 We do on-site service. We do immediate
19 service or quick service as quickly as we can to get the
20 tourists back on the road.

21 The ideal location, it is an ideal location
22 along Round Top -- adjoining Round Top Campground. It's
23 low volume, minimum impact traffic on Knight Road and
24 the interchange, no impact on Scenic Thoroughfare
25 Corridor, U.S. Route 15.

1 If you as a driver are looking and can see
2 my property, you endangered yourself coming down there
3 because you have to be focused on it as you go down it.
4 You cannot see it as a general view. Very limited
5 operational sewer service, it's not suitable for
6 expanded residential use.

7 And additionally no neighbors are visible to
8 S&S RV Service or are visible from that S&S RV Service
9 except through the trees of the campground.

10 And the neighbors are Round Top Campground
11 and the never-to-be-developed Gettysburg National Park
12 Service lands which are across both Route -- both Knight
13 Road and Route 134.

14 Thank you very much.

15 THE CHAIRPERSON: George?

16 MR. WISER: Mr. Scott?

17 MR. SCOTT: Yes.

18 THE CHAIRPERSON: I believe looking at the
19 map that this property would be in a Mixed Use.

20 MR. SCOTT: It is shown in pink over here
21 (indicated).

22 THE CHAIRPERSON: Um-hum.

23 MR. SCOTT: Pink is Neighborhood Mixed Use.
24 If you look at what Neighborhood Mixed Use is, I would
25 only be grandfathered. I would not have a right to

1 exist. I need Mixed Use.

2 THE CHAIRPERSON: The colors are so --

3 MR. SCOTT: Yes, on that. And I asked my ex
4 tenant friend and he said go over to the campground and
5 check it out because I called in and I printed it off
6 and I was fooled. When you condense it, it is not shown
7 on the 8 1/2 X 11 paper.

8 THE CHAIRPERSON: So, you're suggesting that
9 the new one would be Neighborhood Mixed Use?

10 MR. SCOTT: And I meant to say and forgot to
11 say that it would be very commercially profitable to
12 have a large truck stop there (sic). I think anything
13 of that nature would be wrong (sic). It should be
14 in -- in, shall I say, in tune with the surroundings as
15 the Comp Plan points out.

16 So Mixed Use according to the way I
17 interpret it would be that way and Neighborhood Mixed
18 Use would be a problem for sewer because Cumberland
19 Township has no intentions of extending out there and it
20 would take a pumping station.

21 THE CHAIRPERSON: Does anyone know right
22 where we would find this? Andrew, do you know what page
23 we might find --

24 MR. MERKEL: Future Land Use Map is on Page
25 60.

1 MR. WISER: I think what we're looking for
2 is the written summary --

3 MR. MERKEL: The written summary?

4 MR. WISER: -- of the various districts.

5 MR. MERKEL: The written summary for this
6 site is on -- starts at the bottom of Page 55 onto Page
7 56 under the Mixed Use category.

8 THE CHAIRPERSON: Specific to?

9 MR. MERKEL: Knight Road, U.S. 15, Taneytown
10 Road.

11 THE CHAIRPERSON: What page is that?

12 MR. MERKEL: It starts at the very bottom of
13 Page 55.

14 THE CHAIRPERSON: 55. Thank you.

15 MR. THOMAS: December 8th, 2017.

16 MR. WISER: So, the document that we have
17 was updated November 9th, 2018, and that shows the
18 property -- unless my eyes deceive me and I don't
19 believe they are -- in red which is Commercial.

20 THE CHAIRPERSON: I think we addressed that.

21 MR. THOMAS: On this map, it is Neighborhood
22 Mixed Use.

23 MR. WISER: Yeah.

24 MS. LONG: This map is the summary, 2017.

25 MR. WISER: What's the -- what color is it

1 shaded in? Barb's and I's appears to be Mixed Use.

2 MR. MERKEL: The draft is advertised at
3 this, 55; and the map was changed to Mixed Use.

4 MR. WISER: It was changed to Mixed Use,
5 Mr. Scott.

6 MR. SCOTT: It was already changed to Mixed
7 Use?

8 MR. MERKEL: And that was done -- changed at
9 the last meeting.

10 THE CHAIRPERSON: We changed it for you. I
11 shouldn't say for you.

12 MR. SCOTT: Thank you very very very much.

13 THE CHAIRPERSON: We changed --

14 MR. THOMAS: August 9th, 2018.

15 THE CHAIRPERSON: We changed the
16 understanding of what that intersection was.

17 MR. SCOTT: I told you it was a good group
18 to work for. And if the wonderful -- the electronic
19 media, internet, and everything could all catch up, you
20 wouldn't have seen me here tonight.

21 MR. WISER: It was good to see you.

22 THE CHAIRPERSON: We would have missed you.

23 MR. SCOTT: Good night.

24 THE CHAIRPERSON: Good night.

25 MR. WISER: Is there anyone else who wishes

1 to offer public comment? Yes?

2 MS. BURKHOLDER: Hello. Karey Burkholder,
3 127 Battalion Lane, Gettysburg. And my usual one song
4 record here.

5 I noted on the bottom of Page 45 where we
6 talk about Suburban Residential there is dwelling type
7 recommendations that includes single family detached,
8 single family semi-detached, town homes, quads, and
9 possibly mobile home parks and retirement communities.

10 Well, I make a point that retirement
11 communities is not a dwelling type. Dwelling types are
12 buildings like, you know, detached homes, townhouses,
13 apartment buildings, condos.

14 Retirement communities are usually a
15 characterization of the housing in the area. And my
16 point here is the Suburban Residential is supposed to be
17 a density of around four dwellings per acre, that the
18 type of dwellings should be characteristic of the rest
19 of Suburban Residential and it should be, you know,
20 around four dwellings per acre which means basically
21 single family homes and townhouses but not apartment
22 type buildings, not condo type buildings, not hospital
23 type buildings that contain rooms that don't meet the
24 definition of a dwelling. That's just the point I
25 wanted to make. I have this in writing that I can give

1 you for your file.

2 MR. WISER: Thank you, Ms. Burkholder.

3 Anyone else?

4 And we'll note that a copy of this is being
5 provided to the stenographer.

6 Anyone else? Yes, Mr. Caudill?

7 MR. CAUDILL: Ken Caudill, 40 Hospital Road
8 here in Cumberland Township. Tonight I am --

9 THE CHAIRPERSON: Speaking as a?

10 MR. CAUDILL: -- speaking as a private
11 resident and not as the Planning Committee.

12 As you all know, I did purchase the property
13 at 2285 Emmitsburg Road back in April of 2018. I have
14 been in front of the Township Supervisors here and the
15 Planning Committee because I am moving a landscape
16 supply yard out to that piece of property.

17 Currently, that property is zoned MX. If
18 you look to the south of that property, all of the
19 property to the south of it is zoned MX. The property
20 to the west of it is zoned Ag. The property to the
21 north is zoned Ag and Open Space, and the property to
22 the east is zoned MX. This is the current zoning.

23 As I look at the Land Use Map that is here
24 (indicated) -- and it may have changed; I'm hoping -- my
25 ten acre parcel has been changed to Rural Landscape.

1 It's being taken out of the MX District -- or the MX Use
2 I should say.

3 I feel that that would be detrimental to my
4 landscape supply yard. Because if I were to interpret
5 what I thought would go into a Rural Landscape, it would
6 not be a commercial entity; therefore, I would probably
7 be a nonconforming use. I would not be allowed to grow.
8 Up to a certain point, I would be allowed to grow; but
9 then that would be it.

10 So, what I'm asking is a written decision
11 from the Township to put me back into the MX District
12 prior to the approval of the new Comp Plan.

13 Thank you.

14 MR. WISER: Thank you, Mr. Caudill.

15 Anyone else wish to offer public comment?

16 Yes, sir?

17 MR. BRAUNING: Jeff Brauning, Redding Lane,
18 Cumberland Township.

19 I just want to comment that it seems like
20 when I was reading this Comp Plan and looking at the
21 maps, it's not giving us any options to grow
22 economically as far as it seems like we're a bedroom
23 community.

24 But to get any businesses or anything like
25 that in, it seems like we don't have any more growing

1 areas to go in and that was my concern.

2 Thank you.

3 MR. WISER: Thank you, Mr. Brauning.

4 Anyone else who hasn't had a chance to
5 comment yet? Wish to offer public comment?

6 Mr. Scott, do you have a follow-up?

7 MR. SCOTT: I'm curious because mine was
8 changed and I wasn't aware of it, is Round Top
9 Campground still in the --

10 MR. WISER: Mr. Scott, everything that was
11 previously the Neighborhood Mixed Use adjacent to yours
12 is now the Mixed Use designation.

13 MR. SCOTT: Thank you.

14 MR. WISER: Is there anyone else who wishes
15 to offer public comment on the Joint Comprehensive Plan?
16 Final call. Anyone wish to offer public comment on the
17 Joint Comprehensive Plan?

18 (No audible response).

19 MR. WISER: Seeing that there is no
20 further comment, I believe that we can close this
21 hearing.

22 I will note that we received from the
23 Township Manager various exhibits. If it's okay with
24 you, Ms. Zepp, we will label those exhibits A through G.

25 And then we received various summaries of

1 comments from Mr. Marinos, Mr. Scott, and
2 Ms. Burkholder. We will label these summary of written
3 comments as H.

4 And, Madam Chair, with that, I believe we
5 can adjourn the public hearing.

6 THE CHAIRPERSON: Thank you all.

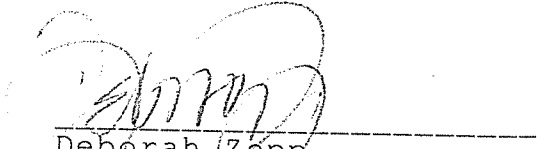
7 (Exhibits A through H were marked).

8 (The proceedings adjourned at 6:45 p.m.)

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I hereby certify that the proceedings
and evidence are contained fully and accurately in the
notes taken by me on the within proceedings and that
this copy is a correct transcript of the same.



Deborah Zepp
Court Reporter-Notary Public



**ADAMS COUNTY OFFICE OF
PLANNING AND DEVELOPMENT**

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

Via Certified Mail

DATE: January 9, 2019

TO: Butler Township
Franklin Township
Freedom Township
Gettysburg Borough
Highland Township 10
Mount Joy Township
Mount Pleasant Township
Reading Township
Straban Township
Tyrone Township
Gettysburg Area School District ✓
Conewago Valley School District
Frederick County Comprehensive Planning - 1

CUMBERLAND TOWNSHIP

JAN 30 2019

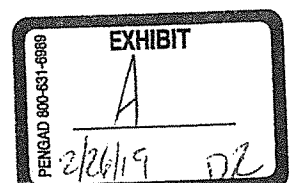
Rec'd By _____

FROM: Andrew D. Merkel, AICP *Andrew D. Merkel*
Assistant Director / Comprehensive Planning Manager

SUBJECT: Central Adams Joint Comprehensive Plan
Contiguous Municipality and School District Notification

In accordance with Section 302(a) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (MPC), the Cumberland Township Board of Supervisors will hold a Public Hearing to receive verbal and written comments from the public regarding the Draft Central Adams Joint Comprehensive Plan. The Public Hearing will be held at 6:00 PM on Tuesday, February 26, 2019 at the Cumberland Township Municipal Building, 1370 Fairfield Road, Gettysburg, PA.

Also, in accordance with Section 302(a) of the MPC, adjoining municipalities and local school districts are afforded the opportunity to review the Draft Central Adams Joint Comprehensive Plan and to provide comments in advance of the Public Hearing. The Draft Plan, and the mapping that forms a component of the Draft Plan, may be accessed from the "Announcements" section of the Adams County web page at the following link. A copy of the plan is also available at the Cumberland Township Office at 1730 Fairfield Road, Gettysburg.



<http://www.adamscounty.us/Dept/Planning/Pages/CentralAdamsJCP.aspx>

On behalf of Cumberland Township, the Adams County Office of Planning and Development is collecting and distributing any review comments received. Accordingly, it is requested that review comments be sent to the following address.

Adams County Office of Planning and Development
Attn: Andrew Merkel
670 Old Harrisburg Road, Suite 100
Gettysburg, PA 17325

Thank you for your attention to this matter. Should there be any question, please feel free to contact me by phone at (717) 337-9824 or by email amerkel@adamscounty.us.

<u>✓7017 0190 0000 1728 2919</u>	Butler Twp
<u>✓7017 0190 0000 1728 2926</u>	Franklin Twp
<u>✓7017 0190 0000 1728 2933</u>	Freedom Twp
<u>✓7017 0190 0000 1728 2957</u>	Big Bear
<u>✓7017 0190 0000 1728 2940</u>	Highland Twp
<u>✓7017 0190 0000 1728 2964</u>	Mt Joy Twp
<u>✓7017 0190 0000 1728 2971</u>	Mt Pleasant Twp
<u>✓7017 0190 0000 1728 2988</u>	Reading Twp
<u>✓7017 0190 0000 1728 2995</u>	Steban Twp
<u>✓7017 0190 0000 1728 3008</u>	Tyrone Twp
<u>✓7017 0190 0000 1728 3015</u>	Big School Dist.
<u>✓7017 0190 0000 1728 3022</u>	Courage Vly School Dist.
<u>✓7017 0190 0000 1728 3039</u>	Franklin County Plng Dept

Butler Township
ATTN: Secretary / Manager
2379 Table Rock Road
P.O. Box 339
Biglerville, PA 17307

Gettysburg Borough
ATTN: Secretary / Manager
59 East High Street
Gettysburg, PA 17325

Mt. Pleasant Township
ATTN: Secretary / Manager
1035 Beck Road
Gettysburg, PA 17325

Tyrone Township
ATTN: Secretary / Manager
5280 Old Harrisburg Road
York Springs, PA 17372

Frederick County Planning Department
ATTN: Steven Horn, Director
30 N. Market Street
Frederick, MD 21701

Franklin Township
ATTN: Secretary / Manager
55 Scott School Road
P.O. Box 309
Cashtown, PA 17310

Highland Township
ATTN: Secretary / Manager
3641 Fairfield Road
Gettysburg, PA 17325

Reading Township
ATTN: Secretary / Manager
50 Church Road
East Berlin, PA 17316

Gettysburg Area School District
ATTN: Superintendent
900 Biglerville Road
Gettysburg, PA 17325

Freedom Township
ATTN: Secretary / Manager
2184 Pumping Station Road
Fairfield, PA 17320

Mt. Joy Township
ATTN: Secretary / Manager
902 Hoffman Home Road
Gettysburg, PA 17325

Straban Township
ATTN: Secretary / Manager
1745 Granite Station Road
Gettysburg, PA 17325

Conewago Valley School District
ATTN: Superintendent
130 Berlin Road
New Oxford, PA 17350

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Tracking Number: 70170190000017282919 - *BUTLER TWP* Remove X

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Delivered
BIGLERVILLE, PA 17307

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 **Delivered**

January 14, 2019 at 11:19 am
Delivered, Front Desk/Reception/Mail Room
GETTYSBURG, PA 17325

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Delivered, Left with Individual
EAST BERLIN, PA 17316

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January 14, 2019 at 11:27 am
Delivered, Front Desk/Reception/Mail Room
GETTYSBURG, PA 17325

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Tracking Number: 70170190000017283015 - *666 SCHOOL DIST.* Remove X

Your item was delivered to an individual at the address at 11:55 am on January 14, 2019 in GETTYSBURG, PA 17325.

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Expected Delivery on

MONDAY

14 JANUARY 2019 ⓘ by **8:00pm** ⓘ

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January 14, 2019 at 10:04 am
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NEW OXFORD, PA 17350

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January 15, 2019 at 12:49 pm
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GETTYSBURG, PA 17325

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January 16, 2019 at 11:21 am
Delivered, To Agent
CASHTOWN, PA 17310

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Tracking Number: 70170190000017283008 - *TYRONE TWP* Remove X

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January 16, 2019 at 3:05 pm
Delivered
YORK SPRINGS, PA 17372

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FAIRFIELD, PA 17320

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Tracking Number: 70170190000017282940 *HIGHLAND TWP* Remove X

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 **Delivered**

January 24, 2019 at 10:31 am
Delivered
GETTYSBURG, PA 17325

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STATEMENT

It is hereby stated and declared that the Gettysburg Times is a daily newspaper as defined under the "Newspaper Advertising Act" of the Commonwealth of Pennsylvania approved May 16, 1929, and its several supplements and amendments, published at its place of business in the Township of Cumberland, Adams County, Pennsylvania, and is of general circulation throughout said County. That it was established in the year 1902 and has been issued regularly and continuously circulated and distributed from its established place of business daily, from the date of its establishment to the present time; that said newspaper is owned and published by Gettysburg Times Publishing LLC, a corporate organized and existing under the laws of the State of Pennsylvania. That a legal notice, a true copy of which exactly as printed and published, is securely attached hereto, was published and appeared in the regular editions and issues of said newspaper on the following dates, viz. 02/04/2019, 02/11/2019

That all of the charges, costs and expenses, including the fee for the affidavit to this proof of publication has not been paid in full.

[Signature]
Advertising Clerk
of Gettysburg Times Publishing LLC

Commonwealth of Pennsylvania } ss.:
County of Adams

On 02/11/2019, before me, the subscriber, a Notary Public in and for said State and County personally came the above named DANIELLE YURCHO who having been by me duly sworn according to law on his/her oath doth depose and say that he/she is the Advertising Clerk of Gettysburg Times Publishing LLC, a corporation, and is an officer duly authorized by resolution of the Board of Directors of said corporation to make the foregoing statement and this affidavit on its behalf; that the affiant is not interested in the subject matter of the notice or advertising referred to in the foregoing statement and that all of the allegations contained in the foregoing statement as to the time, place and character of publication therein referred to are true.

Copy LEGAL NOTICE location
The Cumberland Township Board of Supervisors will hold a Public Hearing on Tuesday, February 26, 2019, to accept verbal and written comment regarding the draft Central Adams Joint Comprehensive Plan. The Public Hearing will be held at the Cumberland Township Offices at 1370 Fairfield Road, Gettysburg, PA. The Public Hearing will commence at 6:00 p.m.

[Signature]
Advertising Clerk
Sworn to and subscribed before me the day and year aforesaid.

Notary Public
My commission expires

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Gettysburg Times
To Gettysburg Times Publishing LLC,
for publishing notice or advertisement attached hereto, Commonwealth of Pennsylvania

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Probating same _____ \$5.00
Total _____ \$240.80

Notarial Seal
HARRY JOHN HARTMAN - Notary Public
CUMBERLAND TWP, ADAMS COUNTY
My Commission Expires Aug 28, 2021

A copy of the Draft Plan is available for review at the Cumberland Township Office at 1370 Fairfield Road, Gettysburg and the Adams County Office of Planning and Development at 670 Old Harrisburg Road, Suite 100, Gettysburg during regular business hours.

Gettysburg the afore

Copies of the Draft Plan may be purchased, in its entirety or in part, at the cost of reproduction from

Publisher's Receipt for Advertising Costs
_____, a corporation, publisher of the Gettysburg Times, a daily newspaper, hereby acknowledges receipt of _____ of costs and certifies that the same have not been fully paid.
Gettysburg Times Publishing LLC, a corporation
publisher of The Gettysburg Times, a daily newspaper

EXHIBIT
6
2/29/19 DJE
PENGAD 900-631-6989

LEGAL NOTICE

The Cumberland Township Board of Supervisors will hold a Public Hearing on Tuesday, February 26, 2019, to accept verbal and written comment regarding the draft Central Adams Joint Comprehensive Plan. The Public Hearing will be held at the Cumberland Township Offices at 1370 Fairfield Road, Gettysburg, PA. The Public Hearing will commence at 6:00 p.m.

A copy of the Draft Plan is available for review at the Cumberland Township Office at 1370 Fairfield Road, Gettysburg and the Adams County Office of Planning and Development at 670 Old Harrisburg Road, Suite 100, Gettysburg during regular business hours.

Copies of the Draft Plan may be purchased, in its entirety or in part, at the cost of reproduction from the Adams County Office of Planning and Development. A complete copy of the Draft Plan may be downloaded from the Adams County website, www.adamscounty.us.

Persons who have questions concerning the Public Hearing may contact the Adams County Office of Planning and Development at 717-337-9824.

The Cumberland Township Board of Supervisors intends to consider adoption of the draft Central Adams Joint Comprehensive Plan during its regular meeting on February 26, 2019 commencing at 7:00 PM at the Cumberland Township



CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS

1370 FAIRFIELD ROAD • GETTYSBURG, PENNSYLVANIA 17325
PHONE (717) 334-6485 FAX (717) 334-3632

NEWS INFORMATION,
FOR IMMEDIATE RELEASE:
Wednesday, January 23, 2019

(CUMBERLAND TOWNSHIP, ADAMS COUNTY, PA) - The Cumberland Township Board of Supervisors will hold a Public Hearing on Tuesday, February 26, 2019, to accept verbal and written comments regarding the draft Central Adams Joint Comprehensive Plan. The Public Hearing will be held at the Cumberland Township Offices at 1370 Fairfield Road, Gettysburg, PA. The Public Hearing will commence at 6:00 p.m.

A copy of the Draft Plan is available for review at the Cumberland Township Office at 1370 Fairfield Road, Gettysburg and the Adams County Office of Planning and Development at 670 Old Harrisburg Road, Suite 100, Gettysburg during regular business hours.

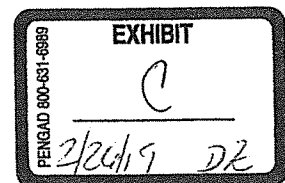
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Persons who have questions concerning the Public Hearing may contact the Adams County Office of Planning and Development at 717-337-9824.

The Cumberland Township Board of Supervisors intends to consider adoption of the draft Central Adams Joint Comprehensive Plan during its regular meeting on February 26, 2019 commencing at 7:00 PM at the Cumberland Township Office.

End of Release:

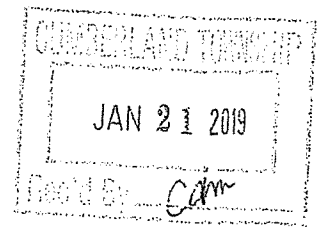
Authority: Cumberland Township Supervisors



Barley Snyder

ATTORNEYS AT LAW

123 Baltimore Street, Suite 101
Gettysburg, PA 17325
Tel (717) 253-9012 Fax (717) 398-0085
www.barley.com



Robert L. McQuaide, Esquire
Direct Dial Number: (717) 337-1360
E-mail: rmcquaide@barley.com

January 17, 2019

Cumberland Township Supervisors
1370 Fairfield Road
Gettysburg, PA 17325

Re: 2285 Emmitsburg Road, LLC

Dear Supervisors:

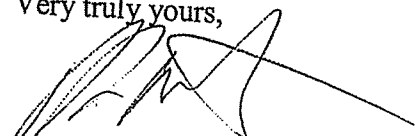
I write on behalf of 2285 Emmitsburg Road, LLC (the "LLC"), the equitable owner of approximately ten (10) acres of land with an address of 2285 Emmitsburg Road. The LLC has recently gotten Township land development approval, with conditions, for the development and use of the Land as a commercial landscape supply yard. The Land is in the MX district and a commercial landscape supply yard is a permitted use.

It has recently come to the attention of the members of the LLC that, as part of the Central Adams Joint Comprehensive Plan, the Township is considering a change in its zoning ordinance and zoning map which would wholly locate the Land in the Rural Landscape zone. As currently contemplated, that zone does not permit the approved use as a commercial landscape supply yard. Should the Township adopt such ordinance and map, the currently approved use of the Land would be rendered non-conforming.

We respectfully urge the Township to maintain the Land in the existing MX district. To do otherwise would be to cause unnecessary financial harm to the LLC which has purchased, developed and otherwise invested in the Land on the reliance that its use is, and will be, fully permitted.

More importantly we submit that maintaining the status quo for the Land is consistent with the surrounding uses and the goals of the comprehensive plan. Please make a decision on this matter and communicate same to us prior to approval of a new Adams County comprehensive plan. Thank you for your consideration.

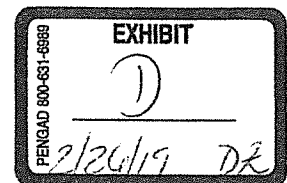
Very truly yours,



Robert L. McQuaide

RLM:mek
Cc -Michele Long, Zoning Officer
James Henderson, Chairperson, Planning Commission

Barley Snyder
Lancaster • York • Reading • Hanover • Malvern • Hunt Valley • Harrisburg • Gettysburg






**ADAMS COUNTY OFFICE OF
PLANNING AND DEVELOPMENT**

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: February 7, 2019

TO: Cumberland Township Supervisors
Cumberland Township Planning Commission

FROM: Sherri Clayton-Williams, AICP
Director 

SUBJECT: County Review
Draft Central Adams Joint Comprehensive Plan
File CP-18-001

In accordance with Section 302 of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended), and following a review of the Adams County Comprehensive Plan and other relevant documents, the Adams County Office of Planning and Development held a staff meeting to review the above-referenced comprehensive plan and offers the following comments:

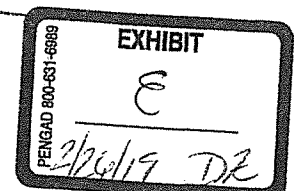
Comment: The Office of Planning and Development is pleased to have been able to assist Cumberland Township, in the context of its partnership with Gettysburg Borough and Straban Township, in the development of the Central Adams Joint Comprehensive Plan. We appreciate the level of interest and commitment displayed by Township officials and staff during the development of the Plan. We commend the Township, and its partner municipalities, in the development of a plan that appropriately addresses land use, transportation, housing, community facilities, conservation, and related needs of the community. We look forward to the adoption of the Central Adams Joint Comprehensive Plan by the Board of Supervisors and contributing, where possible, to its implementation.

cc. Gettysburg Borough
Straban Township

CUMBERLAND TOWNSHIP

FEB 11 2019

Rec'd By _____





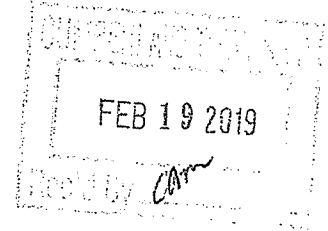
United States Department of the Interior
NATIONAL PARK SERVICE

GETTYSBURG NATIONAL MILITARY PARK EISENHOWER NATIONAL HISTORIC SITE
Gettysburg, PA 17325 Gettysburg, PA 17325



I.A

February 13, 2019



Gettysburg Borough Council
59 E. High Street
Gettysburg, Pennsylvania 17325

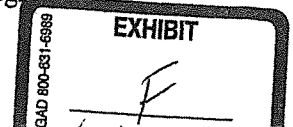
Dear Council Members:

Gettysburg National Military Park and the Eisenhower National Historic Site (the Park) commends the efforts of Cumberland and Straban Townships, the Borough of Gettysburg and the Adams County Office of Planning for cooperatively developing the *draft Central Adams Joint Comprehensive Plan*. The Park, in general, supports the recommendations for existing and future uses and development. The following are both areas the Park suggests alternative or additional considerations and where the park is committed to continuing dialogue for assisting with recommendations found within the draft plan.

Alternative or Additional Considerations:

Under the *Character Areas and Corridors* and *Land Use* chapters there are several recommendations that are very thoughtful toward maintaining and improving the scenic and historic values of our community. The following are topics the Park requests the steering committee to consider amending language as the final plan is completed:

- The corridor from Country Club Lane west to the Gettysburg Battlefield Historic District Boundary (labeled Highway Strip): there is still rural open character remaining in this corridor and the Park recommends considering road setbacks or maintaining as much open space as possible. Additionally, for those existing developed areas within this corridor – encourage design standards as described for other corridors throughout the JCP.
- The corridor south of South/West Confederate Ave. along Emmitsburg Rd. (labeled Commercial): setbacks may prove useful in mitigating visual impacts to the historic view sheds along this corridor.
- Under *Conservation* CON1.3: Is it possible to include language to “Retain existing public parks and explore expansion of existing and potentially new public parks and ensure continued use”. The Park has a very specific mission, as described in the JCP, and perhaps having more publically available recreational green space would be beneficial to the community and the Park.
- The recommendations SR5.5, SR5.6 should be considered for all development surrounding the Park. Connectivity to all forms of use surrounding the Park (residential, mixed use, commercial, etc.) is important and necessary to connect to the Borough and vice versa – the Borough to the



neighboring communities. The Park in many cases is a barrier to connecting user groups. However, the park will support connectivity much like the North Gettysburg Trail. Consider additional language that encourages those forms of connectivity as described in SR5.5 and SR5.6.

- The recommendation MU19.5 is applicable to Mixed Use and Commercial. Consider including this recommendation for Commercial Areas and adding language that offers dialogue about potential height limits. View shed is very important to the Park and the historic character of the Gettysburg Battlefield Historic District. Efforts to limit height in and surrounding the Park is necessary. Some overly structures negatively affect the communities' historic character – detracting from the main rural themes and landscapes for which our community continues to be visited by a global audience.

Noted appreciation and support:

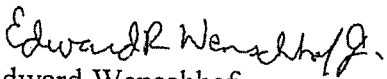
There are several recommendations throughout the JCP that the Park would like to highlight and recognize as important to our continued shared dialogue and community values. The Park appreciates the Steering Committees attention to our needs and desires.

- Under *Goal N2* recommendation, N2.1 compliments a Park mission for protecting native species and natural habitat while connecting community to nature. We will commit to working where feasible on this goal.
- Under *Goal U4* recommendation, U4.2 colocation is our preferred method of the accommodating telecommunication improvements in efforts to reduce the impacts to view shed.
- Under *Goal U4* recommendation, U4.3 relocating utilities underground in key areas is supported and recommended from the Park.
- Under *Goal R3* recommendation, R3.2 collaborating with Park trail systems is a supported recommendation from the Park.
- Under *Goal ED4* recommendation, ED4.2 the park encourages and the adaptive reuse of existing facilities and promotes the infill concept to alleviate the growth in other areas.

Overall, the park supports the themes and goals of the draft Central Adams Joint Comprehensive Plan. Our community is rich with various resources. Maintaining a balance between growth and preservation while maintaining our core identity is a continual work in progress. Again, the Park commends the groups and individuals that compiled this plan. We look forward to fulfilling recommendations in the future.

If you have questions in reference to the above Park comments please contact Division Lead for Resources Management, Zach Bolitho at zachary_bolitho@nps.gov or 717.338.4408.

Sincerely,


Edward Wenschhof
Acting Superintendent

Feb 14, 2019

Michael and Joyce Knefley
4652 US 6 West
Ulysses, Pa 16948

Board of Supervisors
Cumberland Township
1370 Fairfield Rd
Gettysburg, Pa 17325

And

Cumberland Township Planning Committee
Cumberland Township
1370 Fairfield Rd
Gettysburg, Pa 17325

CUMBERLAND TOWNSHIP

FEB 14 2019

Rec'd By BT

Re: Comprehensive Develop Plan Knefley property

Dear Sirs;

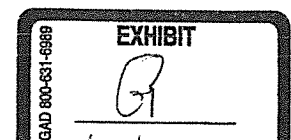
The purpose of this letter is to **humbly plead** with you to not **"PLAN"** for the rezoning of our property at the Taneytown Road interchange. Please reject that part of the plan that is intended to recategorize our property at the Taneytown Rd interchange from VMX to Agricultural Enterprise.

We have spent a significant amount of **time and money** to prepare our property for eventual development as a Village Mixed Use tract of land. By changing it to an Agricultural Enterprise tract of land in the Comprehensive Plan is tantamount to a **"TAKING"** of our property without compensation. Prior to the downturn in the economy, we saw proposals for up to 311 dwelling units. **Current plan to recategorize the land to Agricultural Enterprise would allow for only 4 dwelling units.** That would essentially significantly reduce the value our land, something that **none of you would accept for your family** should you be in the same position. This would result in a **significant financial hardship to our family.**

Please change this portion of the Comprehensive Plan to not change the planned zoning of this parcel from VMX. To do otherwise will result in a significant financial hardship to our family.

Rationale for request:

- Financial hardship to family – complete disregard for significant monies spent for development preparation which included



- Complete resurvey
- Overflight to develop isogonic lines for elevations and placed on the survey
- Complete wetland delineation of property
- PNDI studies
- Test wells drilled and flow analysis completed both sides of Solomon Road
- DEP evaluation of suitable drainages for sewer package plant(s)
- Professional preparation of documents suitable for sales presentation
- Previous Comprehensive Plan designated this property as VMX vs MX in order that the township could have some control over development viz a viz **its financial benefit to the township**. We took no exception to this line of thought as responsible Cumberland Township landowners.
- We have owned the property since 1973 and spurned offers for piece meal purchase in order that when developed, it would be developed in a responsible manner.
- **From a “farmland” perspective, this land is very poor** and has never produced crops suitable to support the land value, even at yesteryear’s value. It is red shale clay. Work it when it is a little wet and it will not allow anything to grow. I learned this in my first year farming the ground. I had to dig the carrots out of the ground with a shovel.
- This property is at an **interchange for a 4 lane highway to be designated as an Interstate**. **Future tax revenue to the township could be significant** if allowed to be developed responsibly. That has been our intent for spurning minor development offers.
- **Changing from VMX to Agricultural Enterprise in the Comprehensive Plan has not been made for the benefit of Cumberland Township.**

Arguments against my request:

- **This is only a plan:** Granted, that is true and it is not a “rezoning”. However, the zone VMX was intentionally written in such a way in order that the township would have some control over any development of a VMX property. Most uses are designated as “special exception” or “conditional use”. Consider the outcry of those opposed to any development in the township when a request for a “special exception” or “conditional use” is requested. The argument will certainly call attention to the Comprehensive Plan and its future designation.
- **It is used as agricultural land now:** Until this past year, farmland rental prices never resulted in enough revenue to pay our real estate taxes. The development opportunities in the past did not meet our standards for how we wanted to see this land developed. We thought we were being good stewards. **Should our family be punished because we have been good stewards of a prime development tract of land?**
- **It is within the viewshed of the Battlefield: NONSENSE!!** It was never within the viewshed of the park until the Hartman property (Hartman and Yingling Auction) was purchased. Until that time, nothing on the east side of Rt 15 was considered significant to the National Park. This land is not part of the National Park. No relics have ever been found on the property and there is no evidence to suggest that it supported the battle in

any way. It would seem that now it is important to the Park staff and the Park staff would also like to control this property. **Whose property is next? Will it be yours? Please, do not let it be ours.**

The **value of this land for either agriculture or forestry is nil.** We have never harvested any timber from our 20 acres of woodland on the property nor did the owner before me. That is about 70 years for uninterrupted timber growth. This past week, I met with a consulting forester to prepare for a select harvest. His conclusion was that most of **the timber had little value**, being hickory, cedar, pin oak and red cedar. He estimated that there was about \$6,000 stumpage value **IF** he could find a timber company willing to address the environmental issues and willing to cross the gas pipeline passing through the property.

So you have a highly developable piece of property with little farmland value and little forestry value and you are attempting to preserve it and keep it from being used for the future benefit of the landowner or the township. This should not make sense to any responsible government community planner. It does not make sense to me.

I recognize that the Planning Commission and others have put a lot of effort into this plan and apologize for not being aware of its existence until a few days ago. However, I urgently and humbly request that you leave our property at the Taneytown Road interchange left in the plan as it is currently zoned, VMX.

Sincerely,

J. Michael Knefley
Joyce A. Knefley

This document is being sent via email without signatures but has been authored solely by the Knefleys and has the same weight as a signed document

Feb 25, 2019
Michael and Joyce Knefley
4652 US 6 West
Ulysses, Pa 16948

Board of Supervisors
Cumberland Township
1370 Fairfield Rd
Gettysburg, Pa 17325

CUMBERLANDTOWNSHIP

FEB 26 2019

Rec'd By JK

Re: Comprehensive Develop Plan Knefley property

Dear Sirs;

We previously sent a letter regarding the proposed comprehensive plan asking that you disapprove the Plan as it relates to our property on the southeast portion of the Taneytown Rd/US 15 interchange. The Plan is to recategorize or to rezone our property in the future to Agricultural Enterprise, a significant amount (100+ acres) highly developable land which has future benefit to the Cumberland Township.

We still hold that position and nothing in this letter should be interpreted as a variation of that belief or opinion. By allowing the plan to stand as is, may well result in a rezoning of this property that **will prevent Cumberland Township from realizing significant tax revenue in the future** as well as incidental benefit to township residents.

After considerable thought and reflection, we would like to point out that there is a private organization attempting to raise money to purchase private property which was part of the Battle of Gettysburg. We recently received a promotional pamphlet attempting to raise money in order that they can purchase private land which was part of the battle. **That organization has ZERO interest in our property because it was never part of the battle.** It is not hallowed ground. Additionally, the National Park Service has **ZERO** interest in our property for the same reason.

Our property is adjacent to a major north/south highway. Would it not be more beneficial to the township to permit development along that highway rather than in parts of the township where residents would need to travel through Gettysburg itself or township roads in order to visit shopping centers, etc? Would it not be beneficial to the township to work towards providing services (water and sewer) to that portion of the township which would encourage development away from portions of land where the Battle of Gettysburg actually took place?

Our property already has 3 Phase electric provided by two separate utilities. Plus it is serviced by a natural gas provider, Columbia Gas (or whatever name they go by now).

Cumberland township is at a major crossroad now that the economy is rolling again, that if handled wisely, can certainly have a major impact on the future of their finances.

We trust that the Board of Supervisors will do the right thing for the future benefit of the Township.

Respectfully,

Sincerely,

J. Michael Knefley
Joyce A. Knefley

This document is being sent via email without signatures but has been authored solely by the Knefleys and has the same weight as a signed document

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February 26, 2019

Cumberland Township Board of Supervisors
Cumberland Township Municipal Building
1370 Fairfield Road
Gettysburg, PA 17325

RE: Central Adams Joint Comprehensive Plan
Public Hearing Feb 26, 2019

Dear Board of Supervisors –

I am putting my comments in writing about the Central Adams Joint Comprehensive Plan for the record.

On page 45 (attached and highlighted) of the Plan, in the section on the Suburban Residential designation, the term “retirement communities” is including with the list of dwelling types. Retirement communities are not a dwelling type. Dwelling types refer to buildings, such as those listed – detached single-family homes, townhouses, etcetera.

The term “retirement communities” characterizes a housing area designated (typically) for people aged 55 and over and are, by law, permitted to exclude a certain percentage of people younger than age 55. Dwelling types permitted in designated retirement communities should comport with those dwelling types permitted in the zoning area in which the community is located. Exceptions for different types of dwelling structures should not be made; zoning characteristics should not be compromised.

The recommendation for housing in Suburban Residential is for a density of around four dwelling units per acre. This would mean any retirement communities would need to be comprised of dwelling types that would include only single-family detached and (vertically) attached townhomes at around four dwellings per acre. Denser dwelling types, such as horizontally-attached or stacked units (condominium or apartment buildings), or enterprises that include living units that do not meet the definition of a dwelling (such as hospital or dormitory rooms), do not fit the vision for Suburban Residential, are not appropriate and should not be considered or included in that designation.

Respectfully submitted,



Karey A. Burkholder
127 Battalion Lane
Gettysburg PA 17325



Rural Residential

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

RECOMMENDATIONS:

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

Suburban Residential

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

RECOMMENDATIONS:

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

February 25, 2019

To: Cumberland Township Supervisors

Subject: Request for 11+ acre parcel, located at junction of Rt. 134 and Knight Road, with frontage on Rt. Knight Rd., Rt. 134, and US 15 (South ramp) to be listed in the Joint Comprehensive Plan, under consideration for approval as *Mixed Use*, of commercial and residential as it is presently used.

History: The 11+ acres was purchased in 1998, by R.T. Scott LLC. With land developed and building construction, specifically for use as a Recreational Vehicle Service and used RV sales lot. The house included in the purchase has been improved and constantly occupied.

The RV Service business, operated as S&S RV Service by George and Peggy Scott, was an 'allowed use' by the Cumberland Township zoning in 2000 when the business began operation.

Supervisors,

Adams County, and more intensely, the town of Gettysburg, Cumberland and Straban Townships are dependent and focused upon the Tourism Business. S&S RV Service is the only business providing a much needed full service RV repair on site and in the 6 campgrounds in the immediate area. Quote from CAJCP (Central Adams Joint Comprehensive Plan)

“Campgrounds: Provide a different experience from a hotel or bed and breakfast: Outdoor recreation economy is growing and targets an additional segment of the tourism industry; Four campgrounds are located in Cumberland and Straban Townships.” These are “Drummer Boy, Artillery Ridge, Gettysburg Battlefield Resort.”

S&S is located ideally: sharing a property line with Round Top, and within 3 miles of the other 3 campgrounds.

This location was chosen because of easy access from CAJCP **“Scenic Thoroughfare Corridor US Route 15”**. S&S RV Service enjoys very limited visibility from RT. 15 and is only responsible for limited traffic on Knight Road. Most of the RV traffic on Knight Rd. is traveling to or from Round Top Campground or Gettysburg Battlefield Resort.

Therefore this property already meets CAJCP, CON1.5 recommendations **“setback from US Rt. 15 Landscaping to visually buffer the highway”**. And, CAJCP recommendations for: **Knight Road / US Route 15 / Taneytown Road interchange “The retention of the existing land uses at current densities and intensities.”**

It must be noted that neither the existence of R.T. Scott LLCs' 11+ acres nor S&S RV Service was mentioned in the CAJCP.

This seems like an appropriate place to mention that R.T.Scotts' 11+ acres failed tests for an on-site sewer system, so a process for limited sewer service from Round Top Campground, through their Round Top Sewer Association and R.T.Scotts' CDS Cooperative, was developed. Therefore, Round Top Sewer Association now serves S&S RV Service and the house.

This arrangement was accepted by Cumberland Township and DEP when S&S RV Service began operation in the early 2000's. Though R.T.Scott has the right to request, and pay for, additional sewer service for specific low intensity business' (low sewer needs), it is not reasonable to consider sewer service for multiple houses on this 11+ acres from the small Round Top Sewer Association facility because it's primary purpose is to provide for the campground.

I believe that I have adequately demonstrated the reasons why the Cumberland Township Supervisors should insist that this 11+ acres be designated Mixed Use.

In summary these reasons are:

- Providing **Needed Services** Adams County's growing number of RV Tourists and local RV'ers.
- The **ideal location** adjoining Round Top Campground.
- **Low volume, minimum impact traffic** on Knight Road and the interchange.
- No impact on "**Scenic Thoroughfare Corridor US Route 15**"
- **Very limited, operational sewer service**, Not suitable for expanded residential use.
- Additionally, **no neighbors are visible to, or from S&S RV Service**. The adjacent neighbors are: Round Top Campground and the never-to-be-developed Gettysburg National Park Services lands which are across both Knight Road and Route 134.

George Scott,
President R.T.Scott LLC, and Owner S&S RV Service

*Cumberland Township
Historical Society*



HISTORY of the
BALTIMORE PIKE
CORRIDOR

Compiled by Speros Marinos



FOREWORD

The purpose of this booklet is to document the destruction of buildings and businesses along Baltimore Pike in Cumberland Township Adams County, Pennsylvania.

The 1940's and 1950's saw a boom in construction along Baltimore Pike (State Route 2035).

The Gettysburg National Military Park constructed a new VISITORS CENTER along the pike. G.N.M.P. officials wanted to restore the corridor to the 1963 appearance.

The G.N.M.P. and non-profit groups commenced to purchase private land and remove non 1863 structures. This displacement of tax payers and businesses will long be debated.

Speros Marinos

2018

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Northern Segment of the Baltimore Pike

This part of the Baltimore Pike has a hotel, restaurant, museum, 2 retail shops, a vacant retail store front and an insurance agent. The zoning of this area should be commercial.



Adams County Tax Map F13



900 Baltimore Pike

The County tax number 09F13-145A. A deed exists for this property dated 19 June 1964 from Mrs. Leister estate to the Marinos'. The Lincolniana Collection of artifacts was on display at this location in 1964 & 1965. Mr. Lippy's collection was moved to the Wills House. The Civil War House Museum was opened in 1966 and stayed open on a limited basis until 1985. In 1983 S.G. Marinos Co. maintained office space in the house. In 1984 The S.G. Marinos Co. opened a small retail shop that has grown into most of the house. That commercial business exists today.

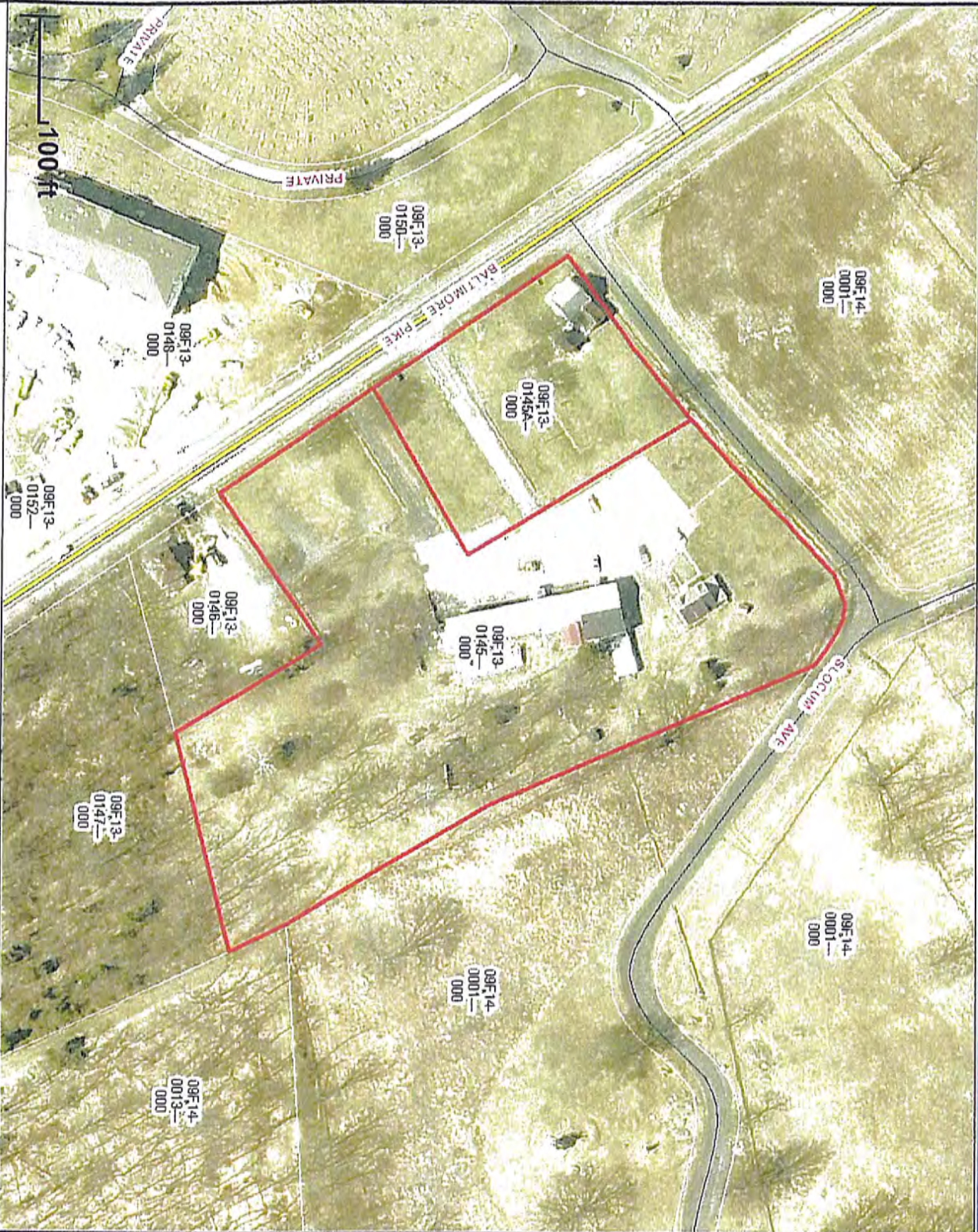


912 & 920 Baltimore Pike

The County tax number is 09F13-145. A deed exists for this property dated 10 Feb 1960 from Mrs. Sachs to the Marinos'. Battlefield Military Museum was constructed and open in 1963. The building was doubled in size during the 1973 construction period. An addition was added to the back of the building in 1976. The business has been in constant commercial use.

The Hardtack and Coffee Museum was constructed in 1964 and was located on a 2 ac. tract of the Marinos land. The Hardtack and Coffee Museum was absorbed by Battlefield Military Museum in 1966.





The geographic information contained on this page is NOT to be construed as a "legal description". While every effort has been made to ensure the highest accuracy, the information at best is only as good as the source document. The County of Adams assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of their cause or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Fri., 08/19/2011

Legend

- Adams County Parcels
- Municipal Boundaries
- Municipal Building
- Major streams
- Stream tributaries
- FEMA 100 Year Flood Zone
- Soils
- Geologic Formations
- 25' Contours
- 50' Contours
- Fire Stations
- Police Stations
- Interstate
- Major Roads
- Roads
- Railroads
- Polling places
- Voting Districts
- School Districts
- Gettysburg National Military Park
- Mohawk State Forest
- Pa. State Game Lands # 249
- Adams County Land Conservancy
- Free owned Farms
- Scoutland Security Areas
- 1" = 100' Tax Map
- 1" = 400' Tax Map





ECONO LODGE - 945 Baltimore Pike, at National Tower, across from battlefield museum. Restaurant & lounge adj. Walk to major attractions. King, Queen & Double rooms with 25" remote CATV. No smoking rms. Free Cont. Bkfst. in season & local calls. Dataport phones. Large pool. Battlefield & D.C. tours. AAA & Sr. Disc. 717-334-6715 or 800-334-6912

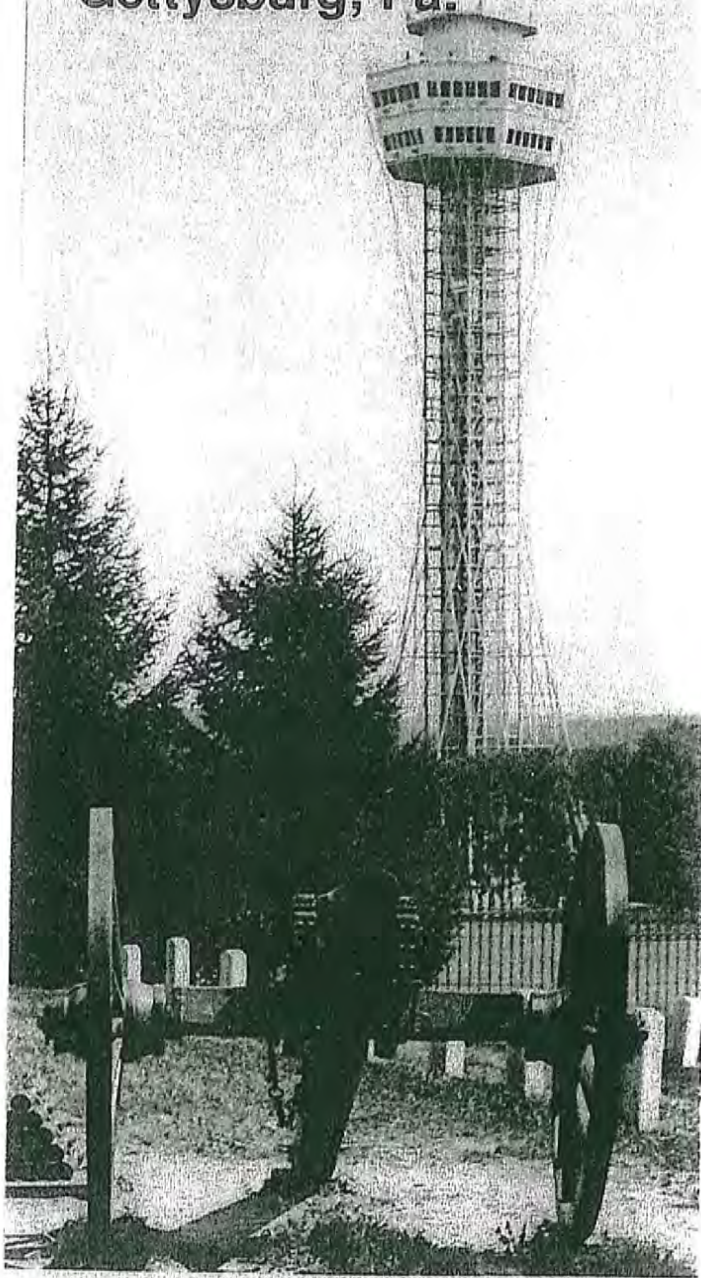
999 Baltimore Pike

The National Tower was constructed on this site around 1972. The Gettysburg National Military Park condemned and destroyed the tower and associated buildings in the year 2000 thus ending commercial use of this land.




1976 Adams County
photo

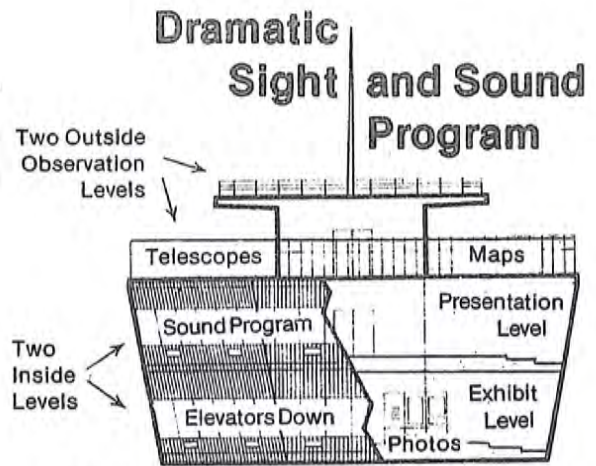
NATIONAL TOWER Gettysburg, Pa.



GETTYSBURG

"Where history comes alive"
on top of the National Tower

 Provisions for handicapped, deaf and blind
Foreign translations available of Sound Program

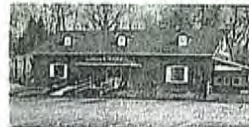


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Breath-taking view 307 feet above historic terrain where Union and Confederate armies fought largest battle on American soil, July 1863.



Browse through old-time Suller's Store. Snack Shack and rest-rooms adjacent.

Landmarks take on special significance. Touring battlefield becomes more meaningful after visiting National Tower.

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Eight landscaped acres, free parking, picnic tables, pond, flowers. Near Eisenhower Farm.

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Write:
NATIONAL TOWER
999 Baltimore Pike
Gettysburg, Pa. 17325
(717) 334-6754



X

1009 Baltimore Pike

Pre 1985 a Mrs. Rudisill operated a small sewing and alteration business at this location. Will Rogers Coffee Shop existed here before the current insurance agent moved in. Mrs. Doris Yantos also operated an alteration and sewing business across the street circa 1986.



1015 Baltimore Pike

This property has been used for commercial retail shop space during the 1990's and early 2000's.



Ladies of the Blue & the Grey

For personalized services stop by.

Winter Hours

Friday & Saturday 11:00 a.m. - 7:00 p.m.

Sunday 11:00 a.m. - 5:00 p.m.

Or By Appointment

1015 Baltimore Pike • Gettysburg, PA 17325

717-337-3100 *Weekend*

1-301-842-1243 *Weekdays*



For Discriminating Tastes

1015 Baltimore Pike † Gettysburg, PA 17325

(717) 337-3171

Proprietresses— Beth Miller-Hall & Kate John

North West corner of Hunt Ave. & Baltimore Pike

This property once was home to Grumbine AMC-Jeep dealership. This dealership and auto repair shop was in existence prior to 1980. The Gettysburg Foundation has purchased the property destroyed the buildings and stopped commercial use on this land.



1976 Adams County
photo

S.G.M. Photo 2000

← Grumbine Property



← Baltimore Pike

Hunt Ave.
G.M.M.P.



09E14-0016-000

09E14-0015-000

Adams County
TAX
Map
2012

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THE ORIGINAL

1195 Baltimore Pike

This land is the home of the new Gettysburg National Military Park Visitors Center. The new facility is the largest visitors (tourist) commercial building in Cumberland Township and the Gettysburg region.



2012 Tax Map

ADAMS COUNTY, Pennsylvania

Interactive GIS Mapping

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THE EVENING SUN

SERVING THE GREATER HANOVER AND GETTYSBURG AREAS

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\$1.25

Booth bobbleheads on G'burg battlefield

■ **Some say the figurines trivialize Lincoln's death.**

By **TIM PRUDENTE**
The Evening Sun

The students came from Delaware to witness the history up close, to tour the Gettysburg Battlefield and to see where President Lincoln gave his famous address.

And like so many visitors, they stopped by the bookstore in the visitor center for something by which to remember their visit.

They could buy a historic

map of the hallowed ground of Gettysburg, or perhaps a print of the Great Emancipator.

Or maybe a bobblehead of Lincoln's assassin, John Wilkes Booth.

What's that last one again?

Yes, the bookstore has recently stocked Booth bobbleheads, each replete with tiny Derringer pistol and oversized, sinister scowl. At first, the bobblehead drew chuckles from some of the students. But most reconsidered that reaction when asked to comment.

"I don't think it's right to sell a memorial of him; he as-

sassinated President Lincoln," said Patrick Nee, a 17-year-old who attends the Tattall School in Wilmington, Del.

"Maybe there's a place for these, but not here in Gettysburg," said their 11th-grade history teacher, Ruth Hiller.

Harold Holzer, perhaps the most prominent Lincoln scholar alive, agreed Lincoln's death should not be trivialized, nor his killer celebrated with such a souvenir.

"I'm not a fan of censoring things, but I do think there is an awfully sick marketing person who came up with this idea," Holzer said when con-

tacted for this story. "It's not a joke that someone who is a murderer and a criminal is celebrated in any way."

Booth was a well-known stage actor who assassinated Lincoln in an effort to aid the defeated Confederacy. He then fled to a farm in Northern Virginia where he was tracked down and shot days later by a Union soldier.

Bobblehead figurines of Booth reached the bookstore of the Gettysburg Museum & Visitor Center about one week ago.

And of 12 visitors interviewed Friday, 11 thought the

See **BOOTH**, page 11A



THE EVENING SUN — SHANE DUNLAP

A John Wilkes Booth bobblehead doll is shown alongside an Abraham Lincoln bobblehead at the Gettysburg Museum & Visitor Center. Some say the Booth figurines are inappropriate and should not be sold in Gettysburg.

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Booth

Continued from 1A

Booth bobblehead was inappropriate.

"I would say it's pretty sleazy. It's almost like promoting the assassination," said battlefield visitor Tracy Chronister, of York. "Why would you celebrate that with a bobblehead?"

Cindy Small, a spokeswoman for the nonprofit Gettysburg Foundation that operates the visitor center, said there have been no complaints about the figurines. But she needed to consult with other foundation officials before commenting further. She did not respond Friday to subsequent messages.

The bookstore is operated by the San Diego-based Event Network, Inc. and company officials did not respond to a request for comment Friday. But a sales manager at the

Kansas City-based manufacturer of the bobbleheads said that he didn't see a problem.

"I don't think of this as painting John Wilkes Booth in either a glorifying or negative way," said Matt Powers, of BobbleHead, LLC. "We make it for people that are into Civil War memorabilia. It's supposed to be a gag gift."

About 250 bobbleheads of John Wilkes Booth were manufactured four months ago and distributed to retailers, according to Powers.

The company sells bobbleheads of many controversial figures, including Kim Jong-Il, the recently deceased dictator of North Korea and one of the most popular bobbleheads worldwide.

Powers says the company draws the line at Hitler.

"I don't think we'd do Hitler," he said. "I think it'd sell, but it would offend people."

A gift shop near Ford's Theater, the site of Lincoln's assassination in Washington, D.C., sells the Booth bobble-

heads, but the theater itself does not. Deputy superintendent Rae Emerson said bobbleheads of any kind are not educational and therefore not sold within the official bookstore of Ford's Theater National Historic Site.

The theater is run by a partnership between the National Park Service and a private foundation, much like the arrangement between the Park Service and the Gettysburg Foundation.

Emerson would not comment on the general propriety of the Booth figurines.

But at least one Gettysburg visitor said he thought Booth should stay.

"It's a part of history and we can't just ignore it because it's a bad part," said Tim Kopp, a 15-year-old from Johnstown.

Holzer, though, thought the dolls should go.

"It's like selling Lee Harvey Oswald stuffed dolls at the Kennedy Center."

tprudente@eveningsun.com;
717-637-3736, ext. 163

Vacant Land South of 1251 Baltimore Pike

This tract was once Jack's Pool prior to 1975 and renamed Colonial (public) Pool in honor of the Bi-centennial of the U.S.A. The G.N.M.P. purchased and destroyed the pool and building that existed ending commercial activity.



Vacant Land Near 1280 Baltimore Pike

Welcome Traveler Camp Ground was located on this land from the early 1970's to the mid 1980's. The G.N.M.P. purchased and destroyed most of the commercial buildings on this site.



Barn Destroyed
By G.N.M.P.

Baltimore Pi



Baltimore
Pike

Tax
map
2012

1248

XIX

welcome Traveler
House 1248
Baltimore Pike
Destroyed By
G.H.M.P.



XX

1360 Baltimore Pike

This property was the home of Crouse Junk Yard from the 1950's to about 1983. After the junk yard was closed and the site cleared of the scrap cars and some of the storage buildings, the property was sold to L.E. Smith Et. Al. The Living History Center was opened on the site for a short time in 1985. The property was sold again about 1987 and was turned into the adventure golf business that exists today.



Purchased and Closed By C.W.P.T. in year 2017.

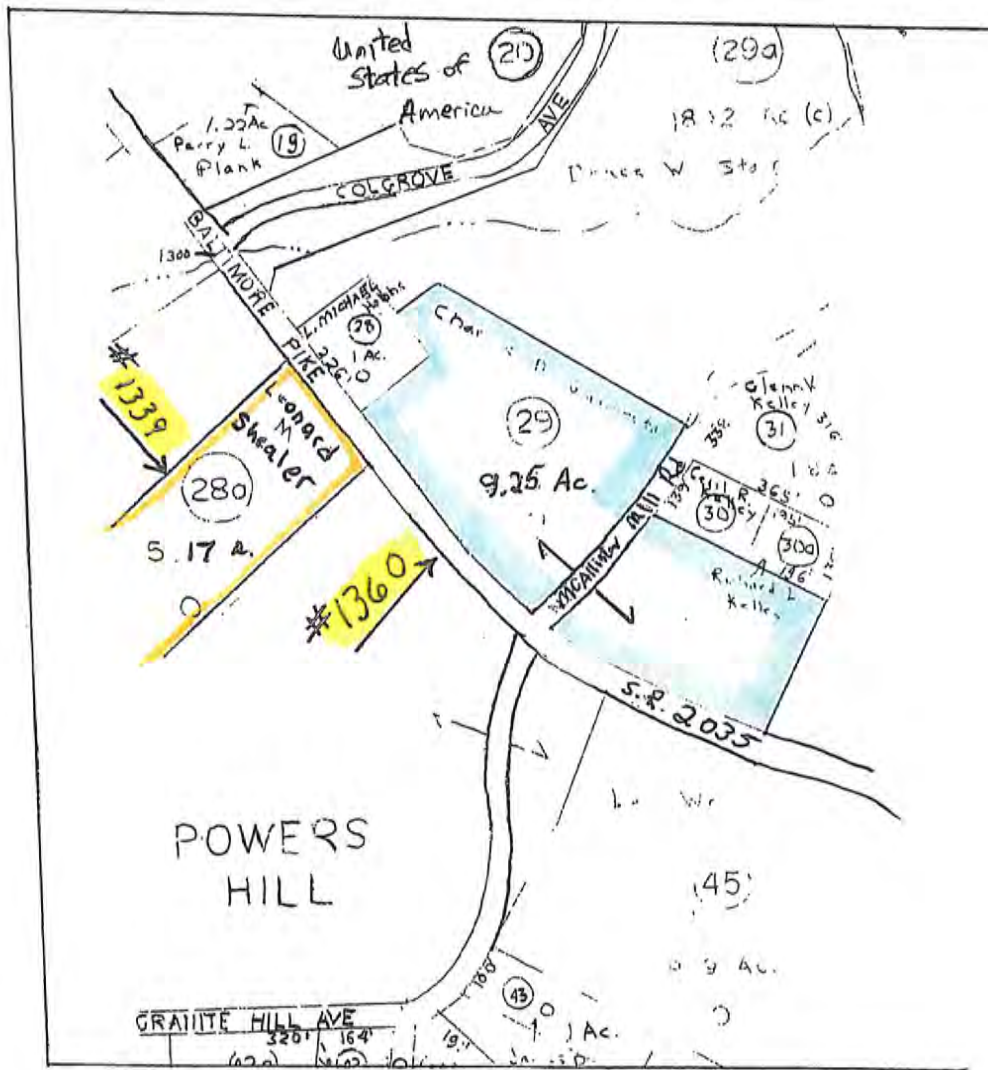
1339 →
Baltimore
Pike



Note: Green House was the Leonard Shealer House and Shealer Excavating company yard. Demolished by G.N.M.P. after purchase.

Tower and Bill Boards destroyed.

ADAMS COUNTY
TAX MAP G-14
Harvested 26 Jan 2006



Fort Defiance & Fantasyland

Both of these attractions existed in 1963. They were constructed on land located between Taneytown Road & the Baltimore Pike south of Hunt Ave. The G.N.M.P. has purchased both tracts and destroyed all commercial buildings.



1976 Adams County Photo



Taneytown Rd.
S.R. 134



Old Woman Who Lived in a Shoe, Fantasyland, Gettysburg, Pa.



Entrance to Santa's Village, Fantasyland, Gettysburg, Pa.



Mrs. Musclemen, Fantasyland, Gettysburg, Pa.



Fairy Princess, Fantasyland, Gettysburg, Pa.



The "Cannonball Express" "Antebellum" Gettysburg Pa. 1-7-5