



East Pennsboro Township Comprehensive Plan Update

Phase 1 Issue Identification *Findings Presentation*

July 28, 2016



Gannett Fleming

Excellence Delivered *As Promised*

Phase 1 Process

- Outreach to the Township community
- Interviews with Township officials and staff
- Issues and Opportunities List
- Issue Ranking Survey
- Profile of Current Conditions and Trends
- Issues List for the 2016 Strategic Plan

Outreach

- Business Roundtable
- Recreation and Sports Leagues
- West Shore Ministerium
- Educational Roundtable

35 participants

- EastPennsboro.mySidewalk.com

many viewers, several participants

Township Interviews

- Commissioners Kuntzelman, Hartman, Tyson, and Gelb
- Manager
- Police Chief
- Fire Chief
- Ambulance Chief
- Highway Foreman
- Sewer Plant Superintendent
- Engineering
- Housing and Community Development Director
- Recreation Director

Issues Ranking Survey

327 viewers accessed the survey. 145 surveys were completed.

Top Priorities for the Township's Future	Response Percent
Develop a facility for indoor, year-round recreation activities, leagues use, training, etc.	41%
Build a community pool and community gardens	32%
Improve perception of school district's value/reputation	25%
Encourage commercial growth and reuse/redevelopment for quality jobs and services	23%
Interconnect communities with walking/biking trails	19%
Improve streetscapes in communities: sidewalks, crosswalks, street trees, lighting, etc.	17%
Improve maintenance of local infrastructure : sewer, streets, bridges, drainage features	16%
Develop strategy for long-term public safety service : facilities, equipment and personnel	12%
Address traffic bottlenecks	11%
Rehabilitate (renew) parks and improve park maintenance	11%

Profile of Conditions and Trends

- Population and Households
- Housing
- Jobs, Workers, Commuting Demands
- Traffic Volumes and limited Transit and Bike-Ped Alternatives
- Land Use Change
- Development Activity
- Community Services
- Natural and Cultural Resources
- Events & Milestones

Resident Population

	2000	2010	2014	2000-10
	Count	Count	Estimate	
Total population	18,254	20,228	20,926	10.8%

- Growing, more slowly since 2010
 - Is projected to grow through 2020, 2030 and 2040
- Aging; a natural break in growth rate at ~55 years
 - Slower growth <55 years; also seen in school student population
 - Faster growth 55 years and over

Resident Population

- Minorities by race and ethnicity doubled 2000-10.
- Educational attainment is rising.
- Households are increasing faster than overall population
 - more singles and single parents.
 - Non-family households increasing at 3x the rate of families.
- Households with earnings income (worker wages, salaries) are declining; “fixed” income households, increasing.

Resident Worker Population

- Population eligible to work is growing, but labor force and the employment rate declined 2000-10.
- More workers have been using public transportation, walking to work, using other travel means, and working at home since 2000.
 - Despite limited options

Seniors

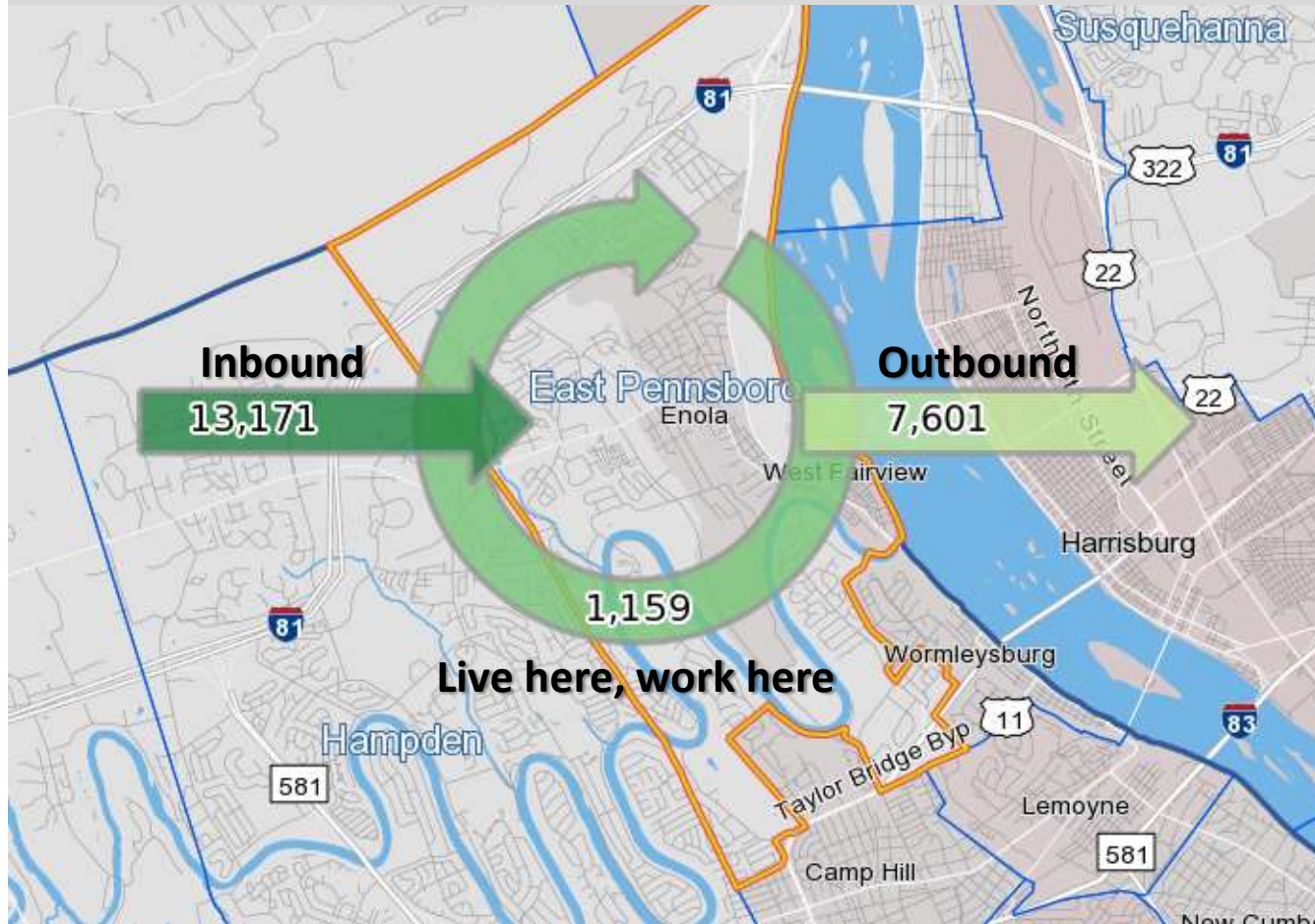
Central Penn College

students

Recession

Local Workers and Commuters

Longitudinal Employer-Household Dynamics, 2013



Changes in Traffic

	2013	Change since 2002
Tower Road	850	183%
I-81	71,000	127%
Camp Hill Bypass	25,000	62%
Wertzville Road	13,000	23%
East Penn Drive/Center Street	13,000	10%
Valley Drive	7,400	7%
First Street	2,200	0%
21st Street	18,000	-3%
US 11/15 / Enola Road	18,000	-26%
Enola Drive	4,500	-27%
Walnut Street	9,000	-72%
Poplar Church Road	3,300	-84%

Central Penn
College

West Shore
Hospital

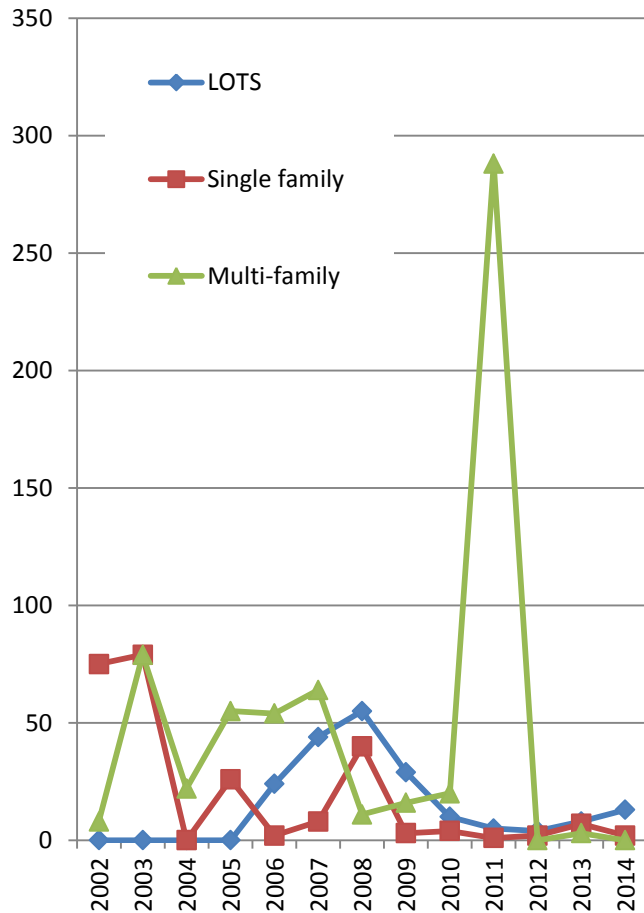
Highmark
left Senate Ave

Giant
moved to Hampden

Residential Development Activity

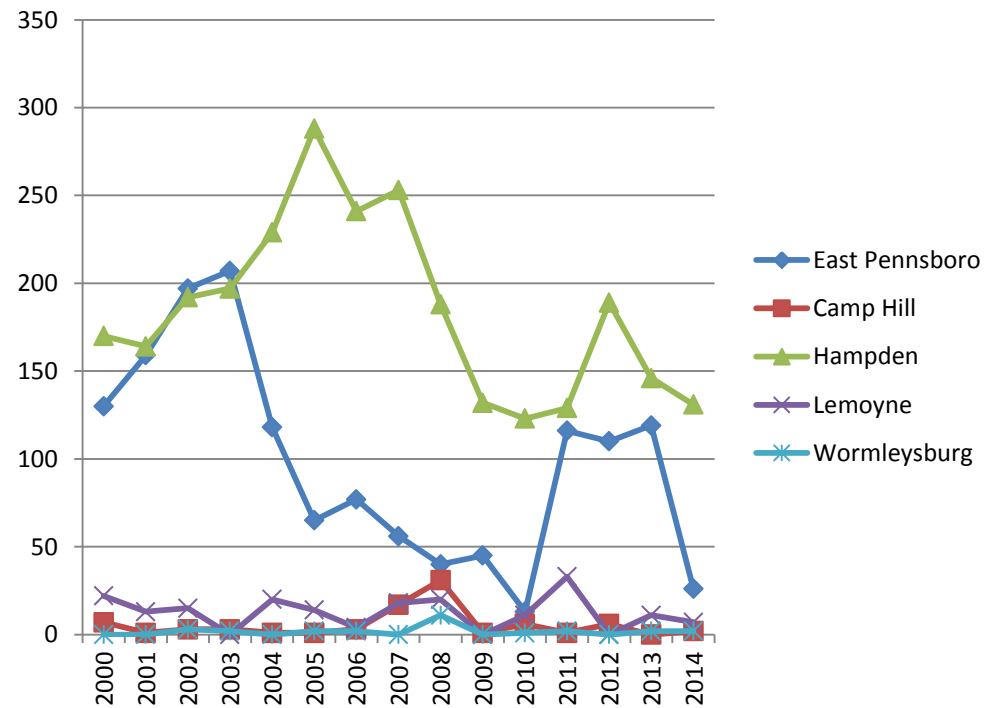
2004 Code Changes

Final Subdivision/Land Development Plans, 2002-2014



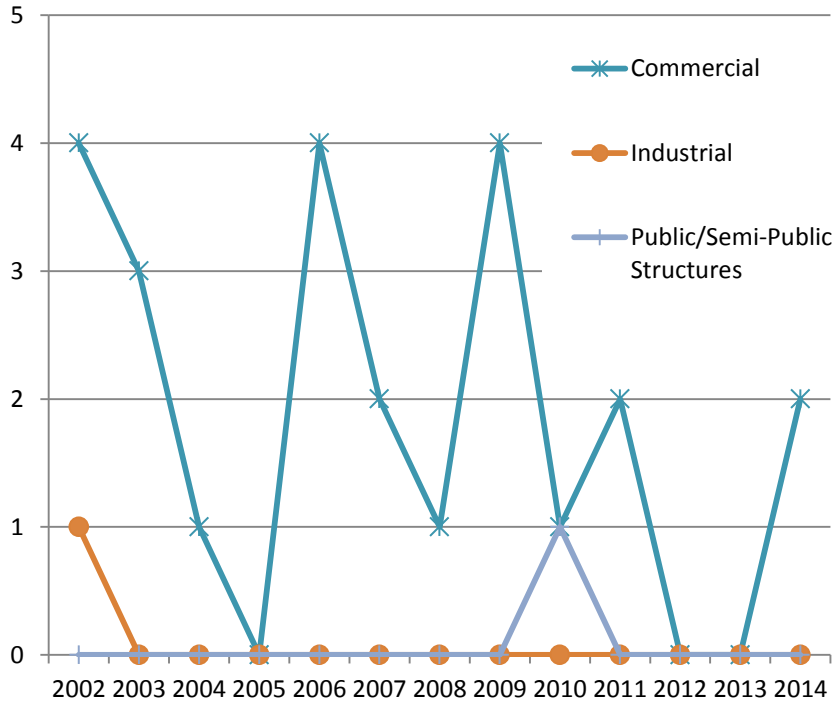
2007-09 Recession

Residential Building Permits, 2000-2014

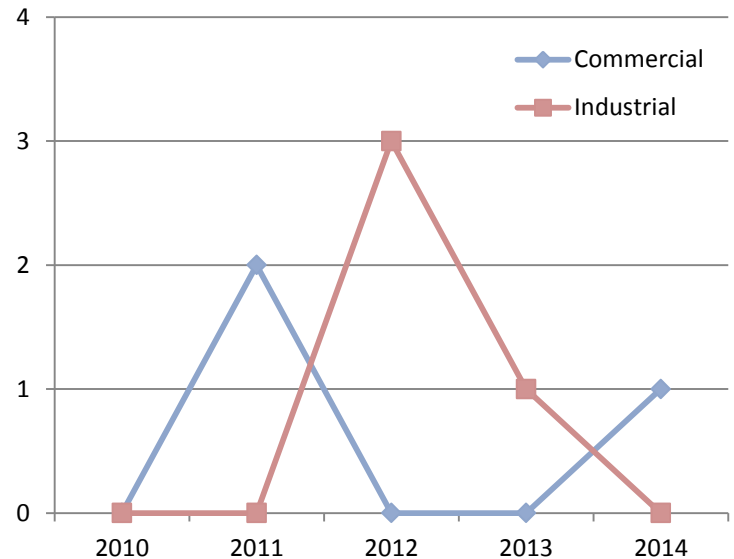


Other Development Activity

Final Subdivision/Land Development Plans, 2002-2014

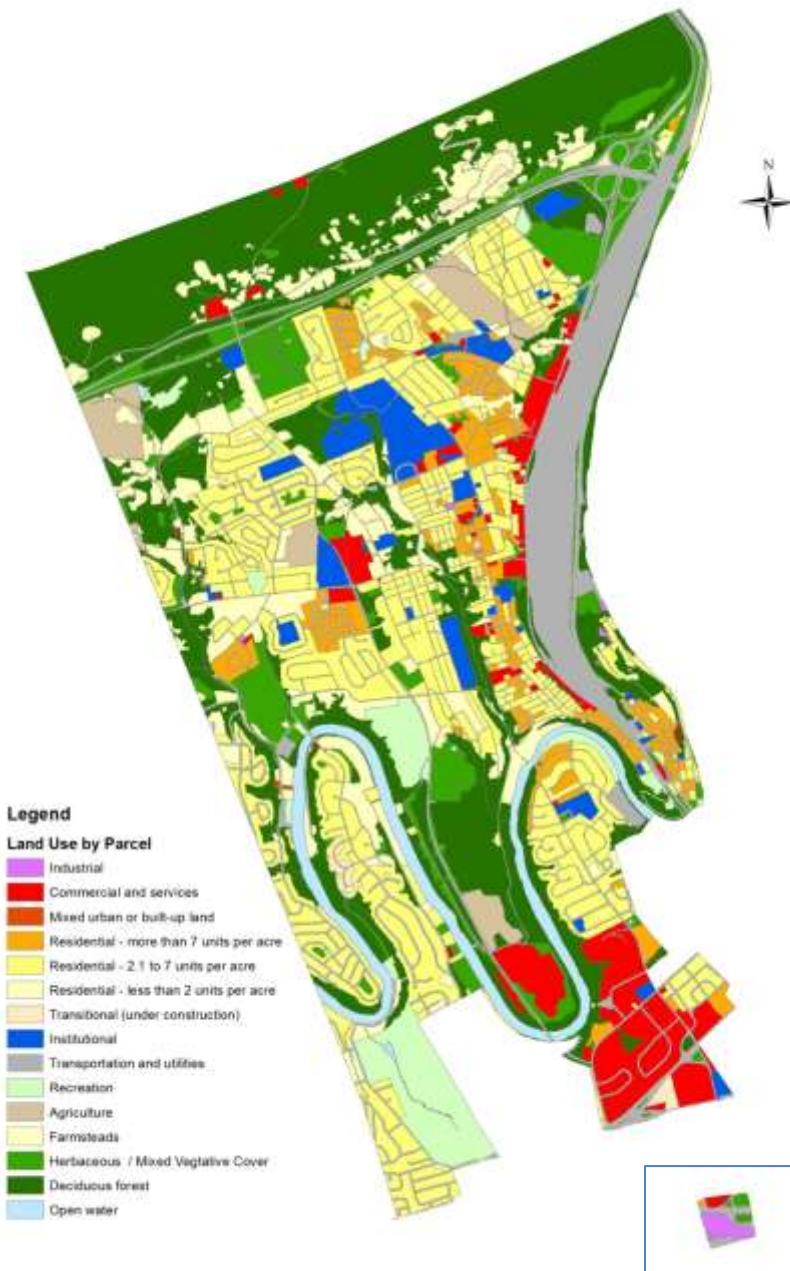


Building Permits for New Construction, East Pennsboro, 2010-2014



25 commercial plans, 3 permits
 1 industrial plan, 4 permits
 1 public plan

Land Use and Change



- Developed Land 63%
from 69% in 2001
- Open Space Land 37%
from 31% in 2001
- Minimal Real Change, 2002-12
some decreases in developed land
and increases in open land
likely due to evolving land use/cover
classifications
- 2016
several large parcels still open for
development

Events & Milestones

since 2002

- Pennsboro Commons opens; Giant relocates
- Summerdale Plaza façade update
- Holy Spirit expands
- Township begins Adams Ricci Phase 2
- Highmark closes Senate Ave location
- State plans to sell tract at 11/15 and Valley Drive
- Fire companies consolidate
- Walgreens acquires Rite-Aid Corp.

Issues List for Strategic Planning

Top Priorities for the Township's Future

1. A **community vision** that incorporates **Central Penn College and Geisinger-Holy Spirit Hospital**.
2. **Modern housing** and neighborhoods **attractive and affordable to young adults, young families and seniors** and for **quality local jobs and services**.
3. **Walking/biking trails that** interconnect **neighborhoods** with the **parks**.
4. **Complete pedestrian facilities and streetscapes** within the villages.
5. Address **traffic bottlenecks and recurring congestion** with facility improvements and modal alternatives; consider the impact of built-out parcels.

Issues List for Strategic Planning

Top Priorities for the Township's Future

6. Explore the **feasibility of a facility for indoor, year-round recreation center** for activities, sports leagues, and sports training; partner with the educational institutions.

7. **Evaluate Township parks - access** for the elderly, persons with disabilities; **demand** for facilities by a more diverse population; facility **maintenance** or replacement.

8. **Maintain local infrastructure** (sewer system, streets, bridges, and stormwater facilities) for **functionality and reliability** and to **maximize service life**.

9. Need to assess **long-term service provision and funding strategy for public safety** services, including facilities, equipment and personnel.

Next Steps

- Finalize Phase 1 report
- Finalize scope of work for Phase 2 Strategic Planning
- Determine funding for Phase 2 Strategic Planning
- Prepare and issue RFP.