



# East Pennsboro Township Comprehensive Plan Update

## Phase 1 Issue Identification *Findings Presentation*

December 16, 2015

# Phase 1 Process

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

# Outreach

- Business Roundtable
  - Recreation and Sports Leagues
  - West Shore Ministerium
  - Educational Roundtable
- 35 participants
- [EastPennsboro.mySidewalk.com](http://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

# Profile of Conditions and Trends

- Residents
- Workers, Commuters
- Changes in Traffic
- Development Activity
- Land Use Change
- Events & Milestones

# Resident Population

|                  | 2000   | 2010   | 2014        | 2000-10 | 2010-14     |
|------------------|--------|--------|-------------|---------|-------------|
|                  | Count  | Count  | Estimate    |         |             |
| Total population | 18,254 | 20,228 | 20,926      | 10.8%   | 3.5% / 8.6% |
|                  |        | 1,974  | 698 / 1,745 |         |             |

- Is growing, more slowly since 2010
- Is projected to grow through 2020, 2030 and 2040
- Has a natural break in growth rate at ~55 years
  - Slower growth <55 years
  - Faster growth 55 years and over
- Similar trend in the school district enrollment

# Resident Population

- Minorities by race and ethnicity doubled 2000-10 and are on track for the same 2010-20.
- Educational attainment is rising. Bachelor's and graduate rates are more relevant to economic development.
- Households are increasing faster than overall population – more singles and single parents. Non-family households increasing at 3x the rate of families.

# Resident Population

- Household income kept pace with inflation 2000-10, but not in recent years.
- The number of households with earnings income (worker wages, salaries) is declining and “fixed” income households are increasing.



# Population Implications

- Overall demand for youth facilities (schools and parks) may have peaked.
- Youth programs will change alongside curriculum and technology updates and leisure interests.
- Demand for senior services/facilities may rise. Seniors are not one size fits all – active, assisted and full-time cared.
- Leisure/recreational service needs may change with increased diversity.

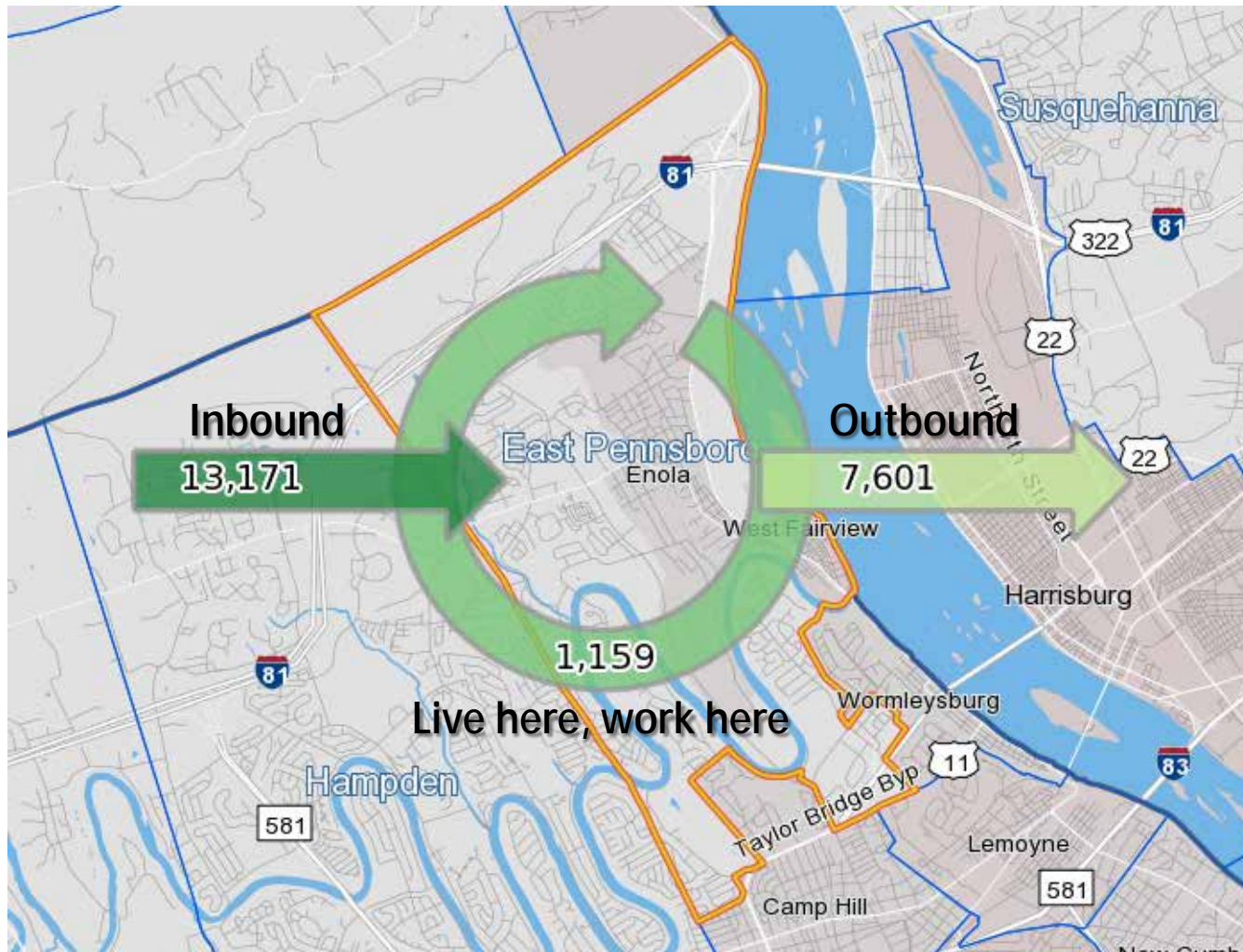
# Population Implications

- Smaller and non-family households have the potential for greater reliance on commercial services for household needs and social/leisure opportunities.
- Households likely have less disposable income since income has not kept pace with inflation 2010-14; they have less capacity for increased taxes.

# Resident Worker Population

- Population eligible to work is growing, but participation rate in labor force and the employment rate declined 2000-10.
- No active armed service members in 2014.
- More workers have been using public transportation, walking to work, using other travel means, and working at home since 2000.

# Local Workers and Commuters

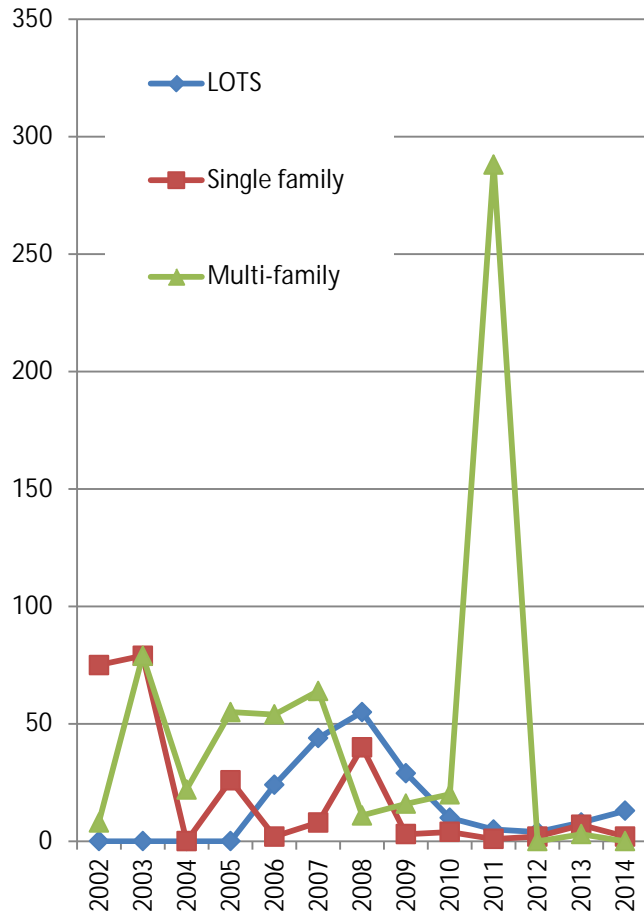


# Changes in Traffic

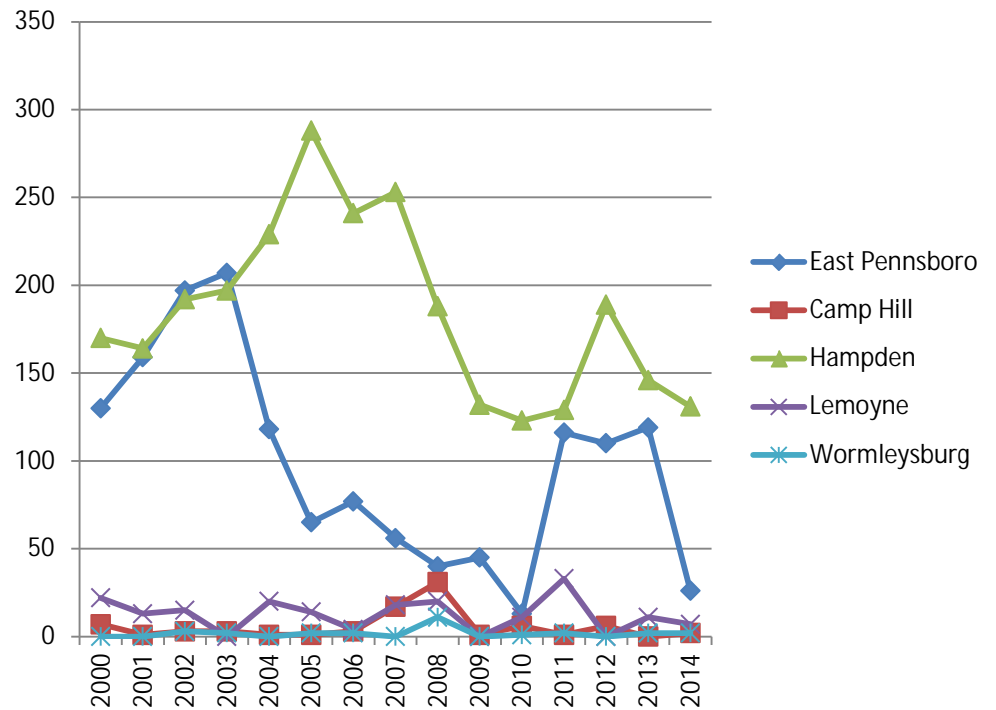
|                                      | Change   | circa 2002    |               | 2013         |               |
|--------------------------------------|----------|---------------|---------------|--------------|---------------|
|                                      |          | Low           | High          | Low          | High          |
| <b>I-81</b>                          | increase |               | <b>31,300</b> |              | <b>71,000</b> |
| US 11/15 / Enola Road                | decrease | 12,100        | 24,300        | 13,000       | 18,000        |
| 21st Street                          | -        |               | 18,500        |              | 18,000        |
| <b>Camp Hill Bypass</b>              | increase | <b>14,000</b> | <b>15,400</b> | <b>1,000</b> | <b>25,000</b> |
| <b>East Penn Drive/Center Street</b> | increase | <b>11,600</b> | <b>11,800</b> |              | <b>13,000</b> |
| Enola Drive                          | decrease | 4,200         | 6,200         | 2,000        | 4,500         |
| First Street                         | -        |               | 2,200         |              | 2,200         |
| Poplar Church Road                   | decrease | 6,300         | 20,900        | 2,500        | 3,300         |
| <b>Tower Road</b>                    | increase |               | <b>300</b>    |              | <b>850</b>    |
| <b>Valley Drive</b>                  | increase | <b>2,300</b>  | <b>6,900</b>  | <b>4,000</b> | <b>7,400</b>  |
| Walnut Street                        | decrease |               | 31,682        | 4,500        | 9,000         |
| <b>Wertzville Road</b>               | increase |               | <b>10,600</b> | <b>8,200</b> | <b>13,000</b> |

# Development Activity

## Final Subdivision/Land Development Plans, 2002-2014

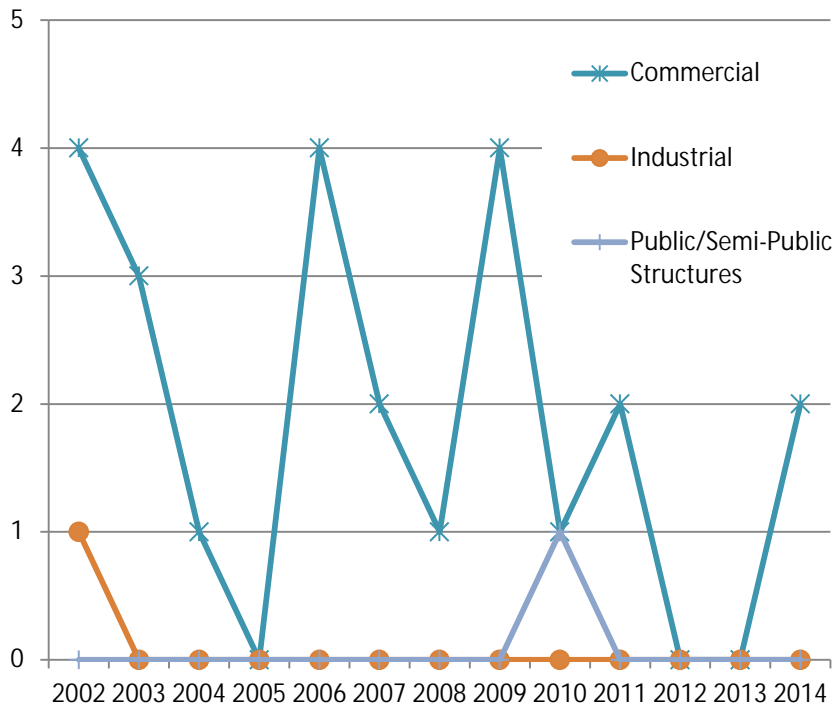


## Residential Building Permits, 2000-2014

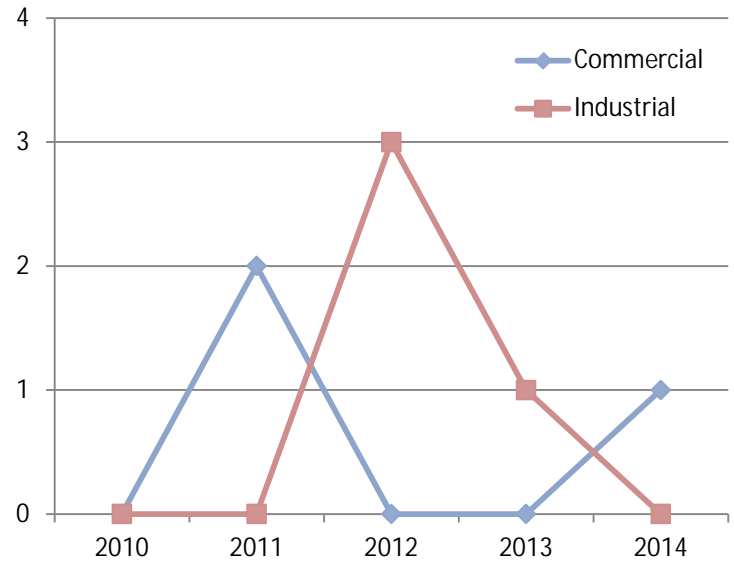


# Development Activity

## Final Subdivision/Land Development Plans, 2002-2014



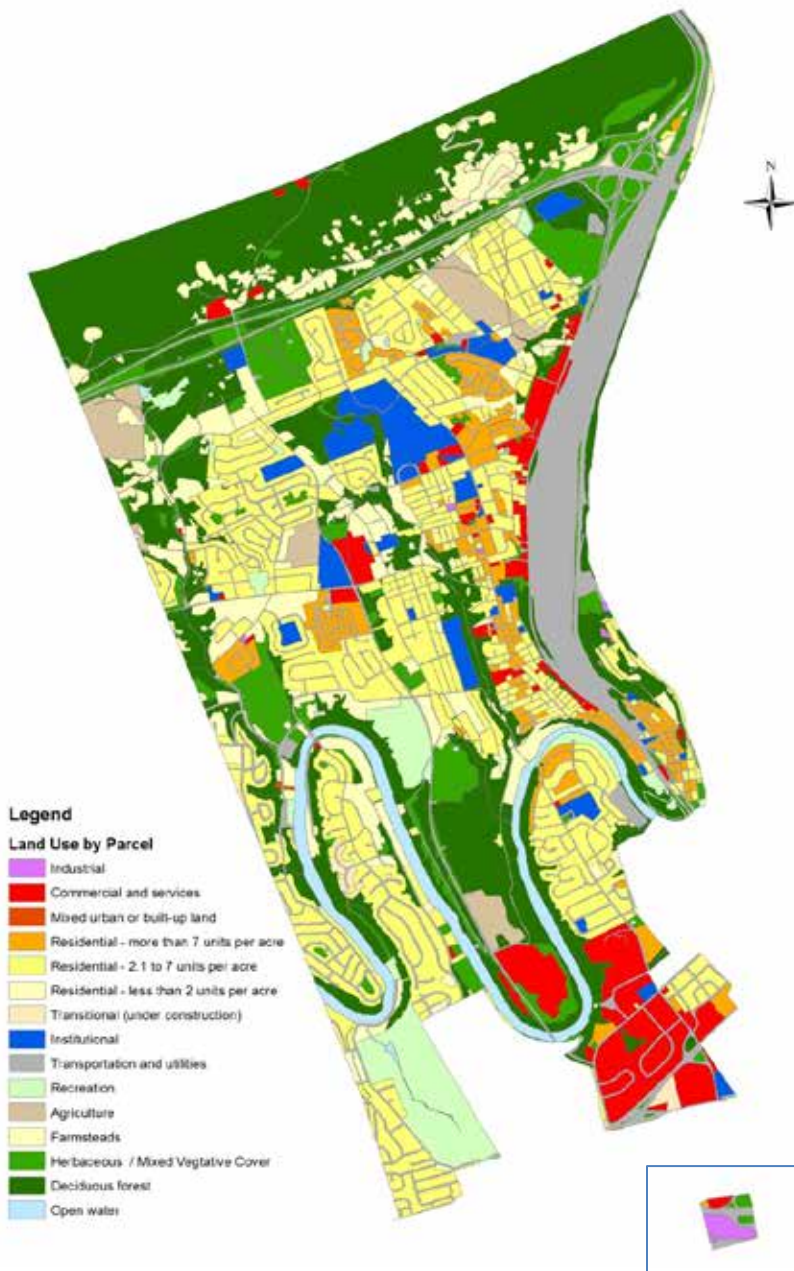
## Building Permits for New Construction, East Pennsboro, 2010-2014





# Land Use Change

- Minimal – a net decrease in developed land and net increase in open land likely due to land use/cover classifications varying over time.





# Events & Milestones

- Pennsboro Commons opens, Giant relocates
- Summerdale Plaza façade update
- Holy Spirit expands
- Adams Ricci Phase 2
- Highmark closes Senate Ave location
- State plans to sell tract at 11/15 and Valley Drive
- Fire companies consolidate
- 2015 potential Rite-Aid buy-out

# Issues Ranking Survey

327 viewers accessed the survey. 145 surveys were completed.

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

# Survey Findings

- There is **no 1 single issue/opportunity** of priority concern. Only **2 issues** received more than **25% of the priority vote**; both were new recreation facilities.
- **23 percent of respondents** expressed support for commercial growth and re-use/re-development; in addition, comments reflected property tax benefits of higher commercial occupancy and commercial growth.
- While **100 survey respondents** value some aspect of recreation, they have a balanced view of other priorities.
- **1 in 4 respondents** equate Township quality of life, at least in part, with the reputation of the local school district.

# Issues List for Strategic Planning

## Top Priorities for the Township's Future

Develop a **facility for indoor, year-round recreation** activities, sports leagues, sports training, etc.

Encourage **commercial growth** and reuse/redevelopment

Improve **maintenance of local infrastructure**

Develop **strategy for long-term public safety service**

Maintain a **network of sidewalks, streets and trails** for walking and bicycling

Interconnect communities with walking/biking trails

Improve streetscapes in communities: sidewalks, crosswalks, street trees, lighting, etc.

**Rehabilitate (renew) parks** and improve park maintenance

Address **traffic** bottlenecks

Improve perception of **school district's value/reputation**

Build a **community pool** and community gardens

# Discussion

- Revitalize West Fairview?
- Ensure opportunity for affordable housing for young adults, young families, and seniors?
- Other concerns

# Next Steps

- Finalize Phase 1 report
  - Document data, perceptions, and stakeholders identified
- Prepare scope of work for Phase 2 Strategic Planning
- Prepare funding for Phase 2 Strategic Planning