



Chambersburg Borough Comprehensive Plan

November 2008

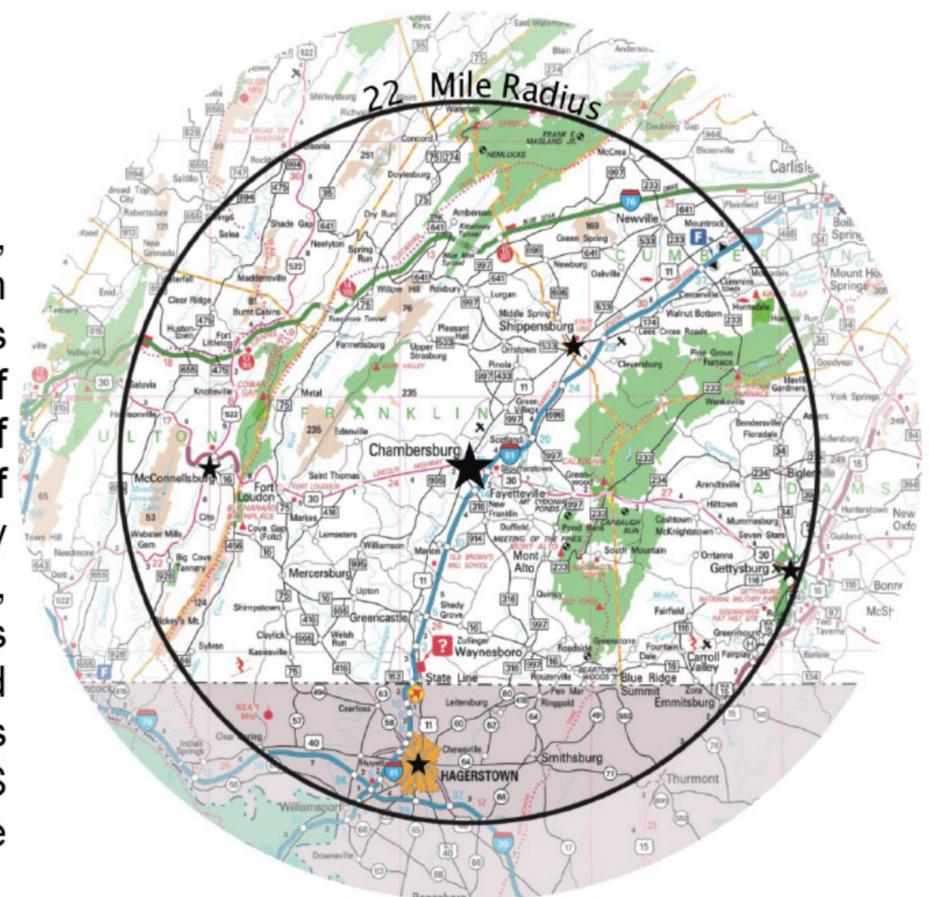
Executive Summary

Introduction

The Comprehensive Plan (Plan) was developed through a collaborative planning process that integrated technical analysis with community input. The Plan is a blueprint or guide for future development and redevelopment within the Borough. The content of this Executive Summary is based upon the following supporting documents: Chambersburg Comprehensive Plan (2008), Existing Conditions Report, Build-Out Analysis Report and Planning Process Report. The Plan builds upon the state's Smart Growth initiative and the Keystone Principles & Criteria for Growth, Investment & Resource Conservation adopted by the state in May of 2005. The Plan content meets the requirements of Article III of the Pennsylvania Municipalities Planning Code (MPC).

Location Within the Region

Chambersburg Borough, located within Franklin County, Pennsylvania, is within 51 driving miles of Harrisburg, 25 miles of Gettysburg, 31 miles of Carlisle, and approximately 18 miles of Hagerstown, Maryland. The Borough is located along or transected by several major roadways including Interstate 81, US Route 30 and US Route 11.



Chambersburg Borough within the Region



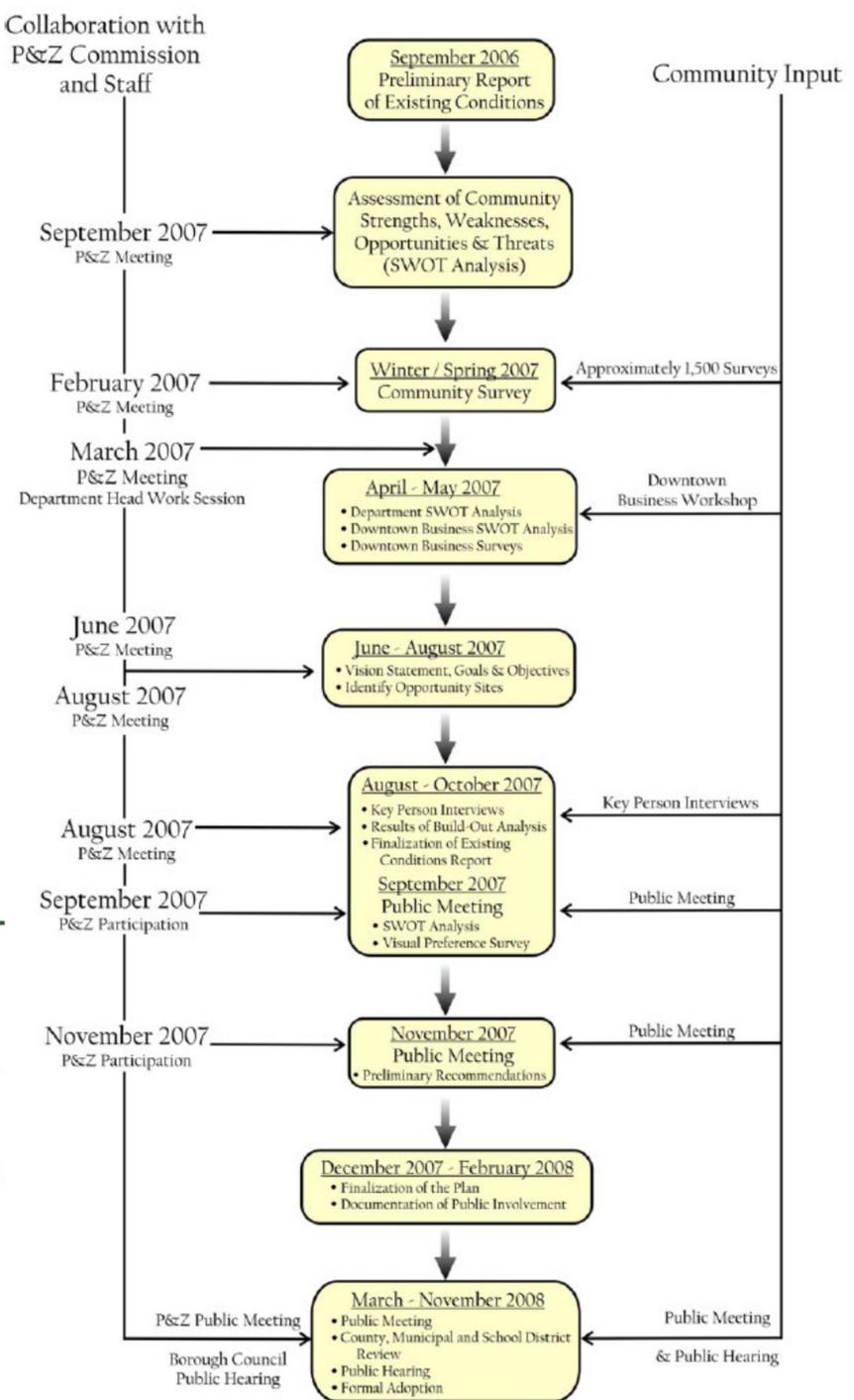
Trends

Population, housing, income, employment, consumer and development trends were analyzed and documented in the Existing Conditions Report. Trends suggest the following:

- 2007 population is estimated at 20,494, with 2030 population estimated to grow to 26,473.
- A culturally diverse population with a growing Hispanic community.
- A variety of households across all age ranges with considerable percentage of persons aged 65+ (22.7%).
- 31% of the population have some college education or greater (Associates, Bachelor & Doctorate degrees).
- Median household incomes greater than the county and state (\$32,894).
- Significant percentages of persons at or below poverty in the downtown (21.7%) and Elm Street area (21.1%).
- 50.4% of the housing units are owner-occupied and 49.6% of the housing units are renter-occupied.
- A significant number of housing units in the Elm Street area are in need of minor and major rehabilitation.
- A significant number of downtown structures are in need of major rehabilitation of second and third floors.
- A significant number of persons are employed in manufacturing (17.8%), retail trade (13.5%), education/health/social services (23.3%), and arts/entertainment/recreation/accommodations/food service (10.2%).
- A majority of individuals are employed by businesses located in the Borough or in surrounding developed townships with average commute times from five to fifteen minutes.
- Consumer facts reveal opportunities for additional retail goods, home furnishings, hardware stores, convenience stores, hobby/toy/game stores, general merchandise stores, warehouse clubs and super stores, books/music stores, newsstands, luggage and leather goods stores, clothing and accessories, health and personal care, restaurants, pubs/bars/nightclubs, and grocery stores.
- Predominant land use classifications include: low density residential (17.8%), medium density residential (23.1%), commercial (15.9%), industrial (16.1%) and undeveloped lands (10%).



Collaborative Planning Process



Community Input

The public involvement process included a variety of opportunities to obtain valuable community input, as depicted in the planning process diagram to the right. Community input was used to support the development of a vision statement describing future Borough development and redevelopment as well as support development of plan goals and objectives. Various tools and techniques used through the public involvement process included: public meetings, key person interviews, a community survey, a downtown survey, a visual preference survey and a SWOT (*strengths, weaknesses, opportunities and threats*) exercise. The results of community input provide the basis for plan development.

Issues and Concerns

A number of activities and exercises were conducted to obtain public input and staff input identifying issues and concerns. The following provides highlights from each activity summarizing community opinions.

Summary of Community Satisfaction Survey

- Majority are very satisfied with services such as garbage collection, recycling pick-up and visual appearance of neighborhoods
- Majority are not satisfied with snow removal, street conditions and maintenance and noise at night
- Majority indicated a need for public transportation system
- Majority of residents are satisfied with property maintenance code enforcement, zoning regulations and enforcement, building permit regulations and fees, utility rates and similar activities
- Many want nighttime activities in the downtown
- Many feel that the downtown is clean, friendly and inviting during daytime
- Many perceive the downtown as unsafe at nighttime

Summary of Preferences

- Majority of participants preferred enhanced public space and natural amenities as a priority for the community
- Many did not prefer underutilized industrial buildings and commercial strip development

Summary of Strengths, Weaknesses, Opportunities and Threats

The following provides a summary listing of the top issues and concerns identified through the SWOT activity conducted with Borough staff, Downtown Chambersburg Inc., downtown businesses and the community.

Strengths

- Downtown – Redevelopment Activity
- Heritage Center & Capitol Theatre attractions/events
- Event calendar for downtown activities
- Council for the Arts
- Low utility rates
- History of the downtown

Opportunities

- Organize downtown owners/landlords to make vacant spaces more attractive
- Continuation of downtown restoration activities
- Safe, friendly, walkable and bicycle friendly community
- Modified ordinances to support redevelopment
- Grocery store at Southgate
- Liquor license for another restaurant in the downtown to promote evening activity
- Develop programs to support building rehabilitation
- Environmental codes, working capital for start-up businesses and expansions
- Arts and various venues to augment downtown activities/events

Weaknesses

- Limited goods and services in downtown – lack of drugstore, groceries and basic needs
- Long-term residents have a poor perception of the downtown
- Poor usage of second and third floor space in the downtown
- Southgate Mall
- Need for a better understanding of what the community wants with respect to recreations services and facilities
- Lack of quality housing for all income levels
- Lack of public transportation

Threats

- Vacant storefronts - make them more appealing (i.e., Arts Council - paint the windows)
- Not enough people come downtown due to safety, parking and limited goods/services
- Homeless population, perception of the downtown
- Slumlords/absentee landlords
- Lack of constant police foot patrol
- Rail-trail Village on Falling Spring if it is not maintained
- Perceptions about Hispanic Community (illegal immigration, criminal activity, unemployment, over crowding, cultural ignorance)

Community Vision Statement

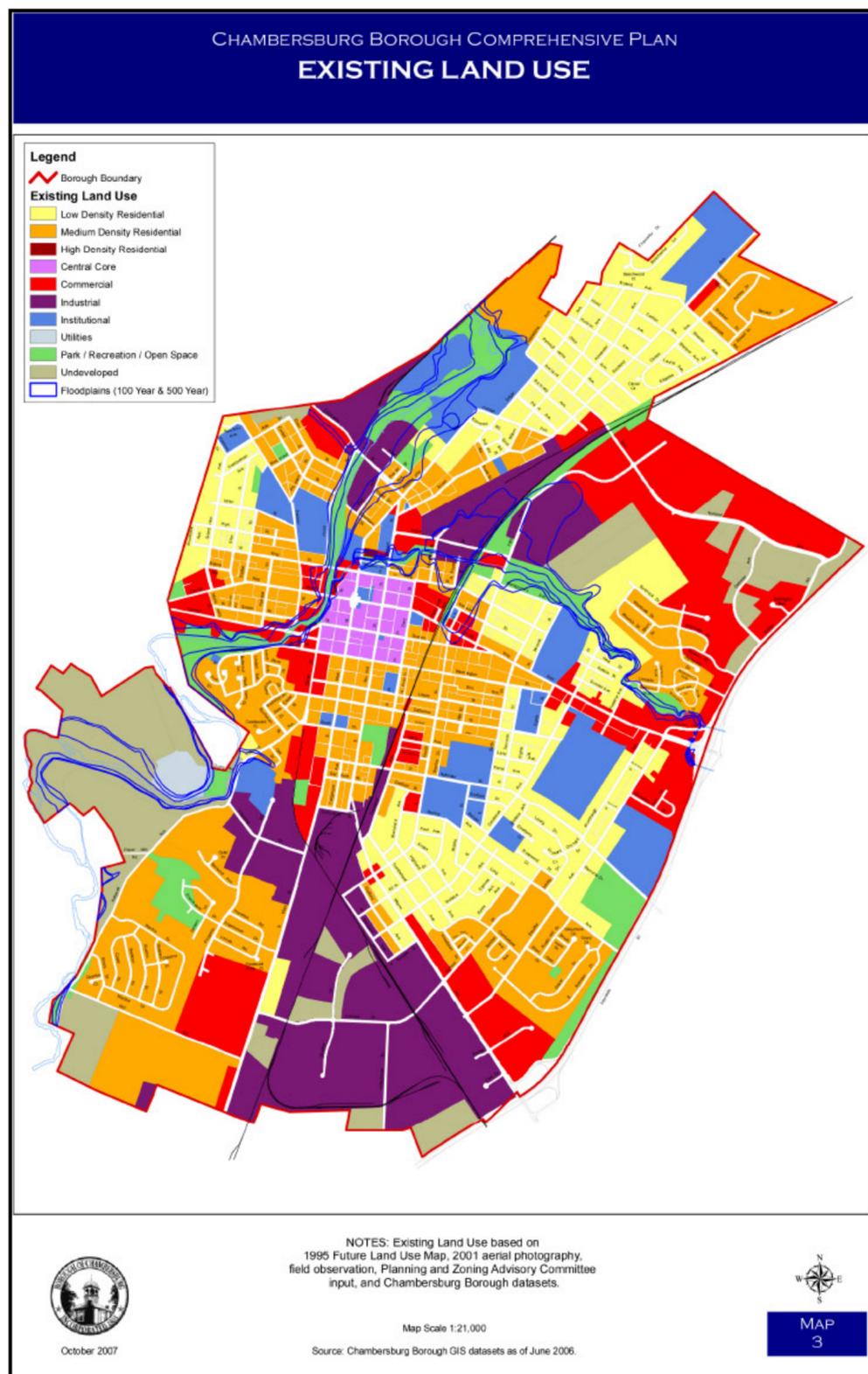
The community vision statement describes the desired future of the Borough.

Chambersburg is endowed with remarkable heritage, neighborhood character and a downtown that when combined provides a valuable quality of life for our residents. In order to sustain our community, the vision is to effectively preserve, conserve and enhance historic resources, revitalize the downtown and older neighborhoods, provide affordable housing for all income levels, provide excellent public facilities and services, and expand opportunities for economic development.

This vision statement provides the basis for plan goals, objectives and implementation strategies.

Existing Land Use

The existing land use for the Borough was mapped using a variety of source data including verification using recent aerial photography, land use data and input from Borough staff. The existing land use patterns are depicted on Map 3 from the Existing Conditions Report. This Map was used to identify land use patterns as well as identify undeveloped lands and underutilized lands; both of which were considered *opportunity sites* and analyzed for development and redevelopment potential under a build-out analysis to support development of a future land use plan and implementation strategies.



October 2007

NOTES: Existing Land Use based on 1995 Future Land Use Map, 2001 aerial photography, field observation, Planning and Zoning Advisory Committee input, and Chambersburg Borough datasets.

Map Scale 1:21,000

Source: Chambersburg Borough GIS datasets as of June 2006.



MAP 3

Opportunities for Development and Redevelopment

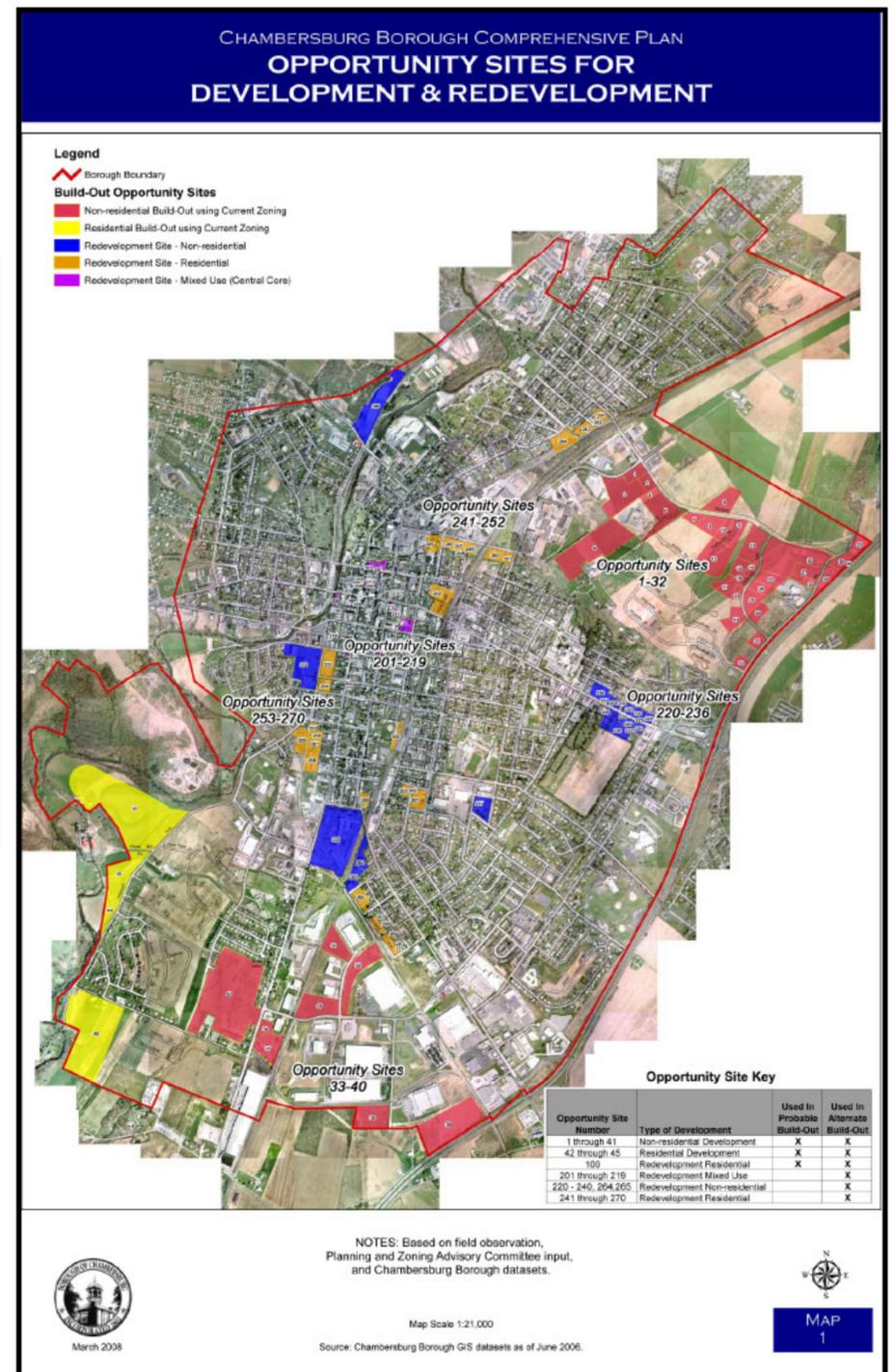
Opportunities for development and redevelopment were analyzed through a Build-Out Analysis. The analysis considered lands available for development (*undeveloped lands*) and underutilized sites (*sites identified for redevelopment*) across the Borough. Opportunities for development and redevelopment are depicted below on Map 1. The results indicate the following opportunities for growth.

Residential Build-Out Opportunities – Based upon Housing Units

Variables	Build-Out Population 2007	Build-Out of Undeveloped Lands 2030	Build-Out of Undeveloped Lands and Redevelopment Opportunities 2030
Population	20,494	26,473	29,120
Housing Units	8,872	11,460	12,606
School-Aged Children	3,546	4,580	5,038

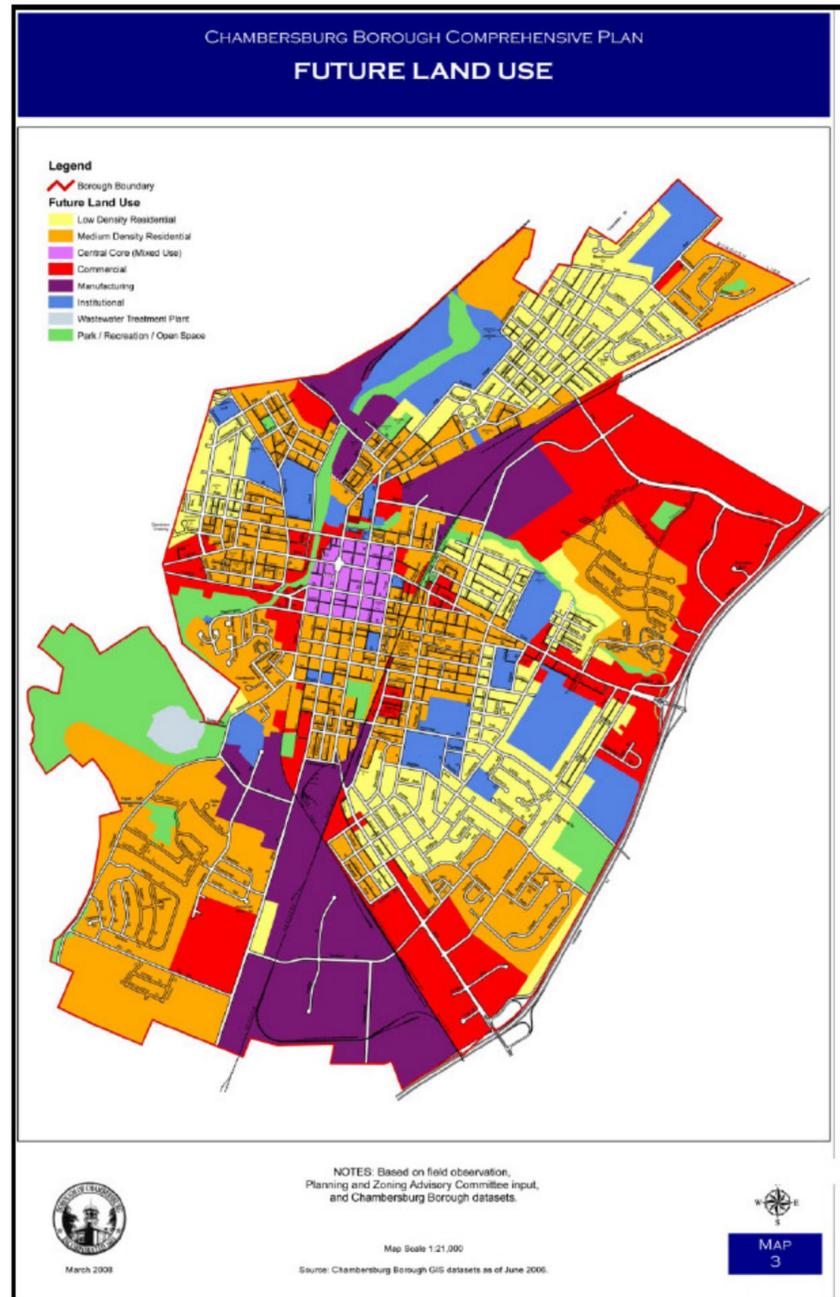
Commercial/Industrial Build-Out Opportunities – Based upon Square Footage

Type of Development	Developable Acreage	Potential Square Footage
New Development	169	11,307,559
Redevelopment	52	3,258,673
Total	221	14,566,232



Future Land Use Plan

Article III of the MPC requires a plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for all classifications of land use. The Future Land Use Plan 2030 designates the proposed distribution and general location for residential, commercial, industrial, open space/recreation, community facilities and other categories of public and private uses of land. The Future Land Use Plan, Map 3 shown to the right, combines existing development, new development and redevelopment opportunities to illustrate the land use policy and future strategy for development and redevelopment of the Borough. The Future Land Use Plan was prepared based upon technical analysis and input from the community, and collaboration with the Planning & Zoning Commission and staff.



Plan Goals, Objectives and Implementation Strategies

The tables on the following pages address each comprehensive plan element outlining element goals and objectives. The Comprehensive Plan provides much greater detail with respect to implementation strategies including potential planning and implementation partners, possible projects and funding sources, and reference to timing (*short-term or long-term*). The tables provide a menu of strategies identified to meet the needs of the community with respect to the land use and housing for areas such as the downtown, neighborhoods and employment centers, historic resources, the natural environment, transportation, economic development and community and government facilities and services.



COMMUNITY DEVELOPMENT

Chambersburg



LAND USE DESIGNATION

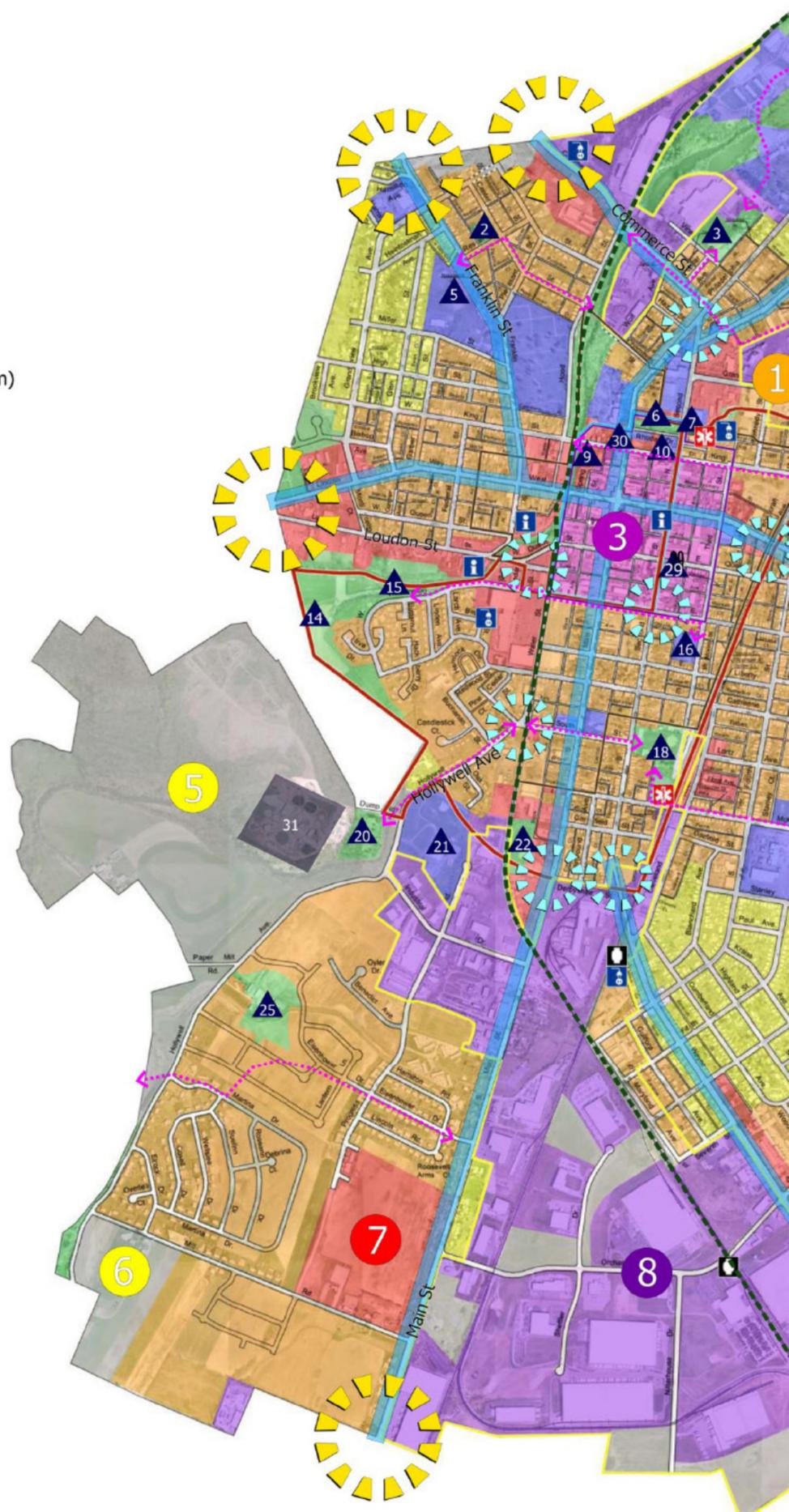
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Central Core (Mixed Use)
-  Commercial
-  Industrial
-  Institutional
-  Park / Recreation / Open Space
-  Undeveloped Land

SPECIAL PLANNING DISTRICTS

-  Central Core
-  Historic District
-  Elm Street Area
-  Downtown Business District (Main Street Program)
-  Rail Corridor

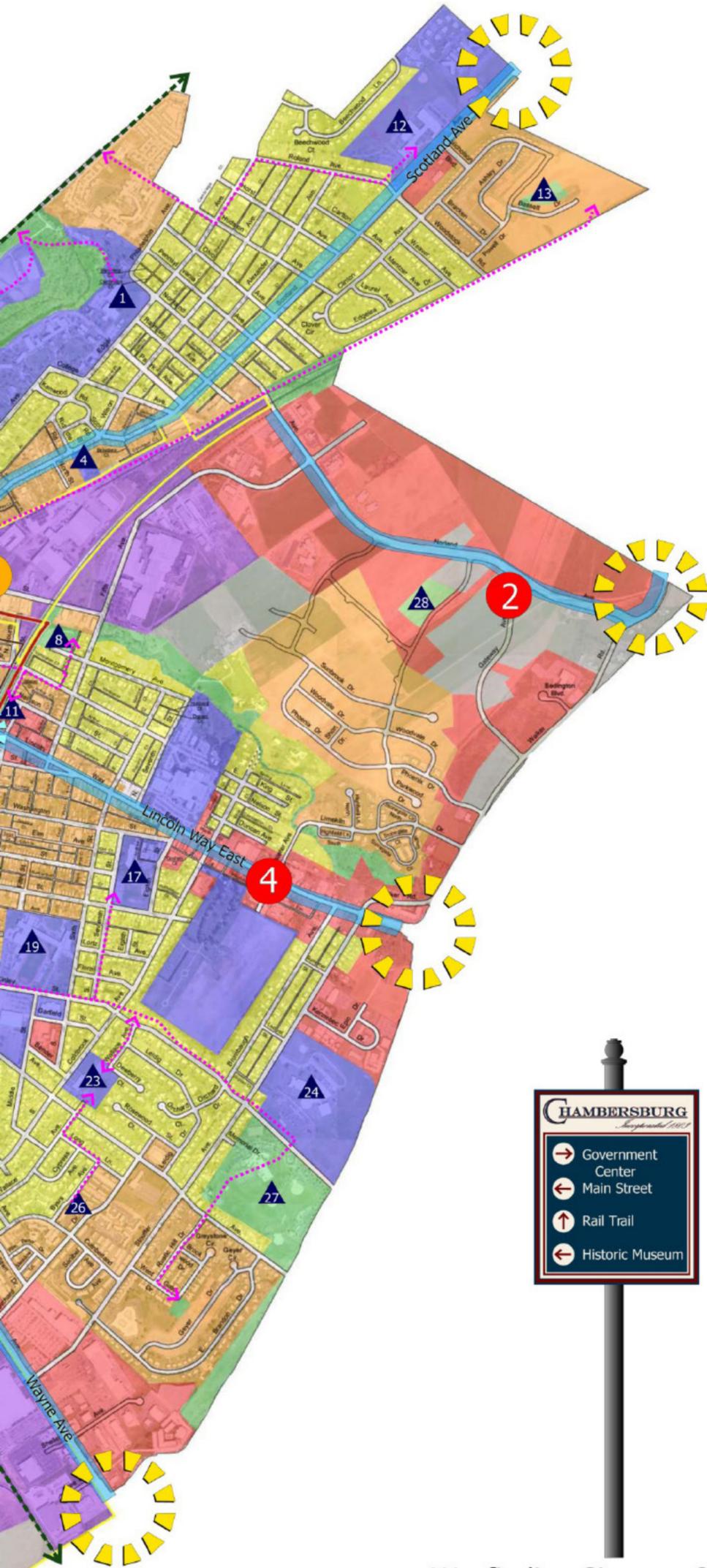
COMMUNITY OPPORTUNITY SITES

-  Residential Redevelopment Opportunity
-  Commercial Development Opportunity
-  Mixed Use Redevelopment Opportunity
-  Commercial Development Opportunity
-  Residential Development or Park/Recreation Opportunity
-  Residential Redevelopment Opportunity
-  Commercial Development Opportunity
-  Industrial Development Opportunity
-  Community Gateway
-  Downtown Gateway
-  Potential Park Location
-  Pedestrian Path / Trail Connections
-  Rail Trail
-  Image Corridors



MENT OPPORTUNITIES

rg Borough



Wayfinding Signage Concept

COMMUNITY SERVICES

- Administrative Office
- Electric Department
- Fire Department
- Gas Department

COMMUNITY ASSETS

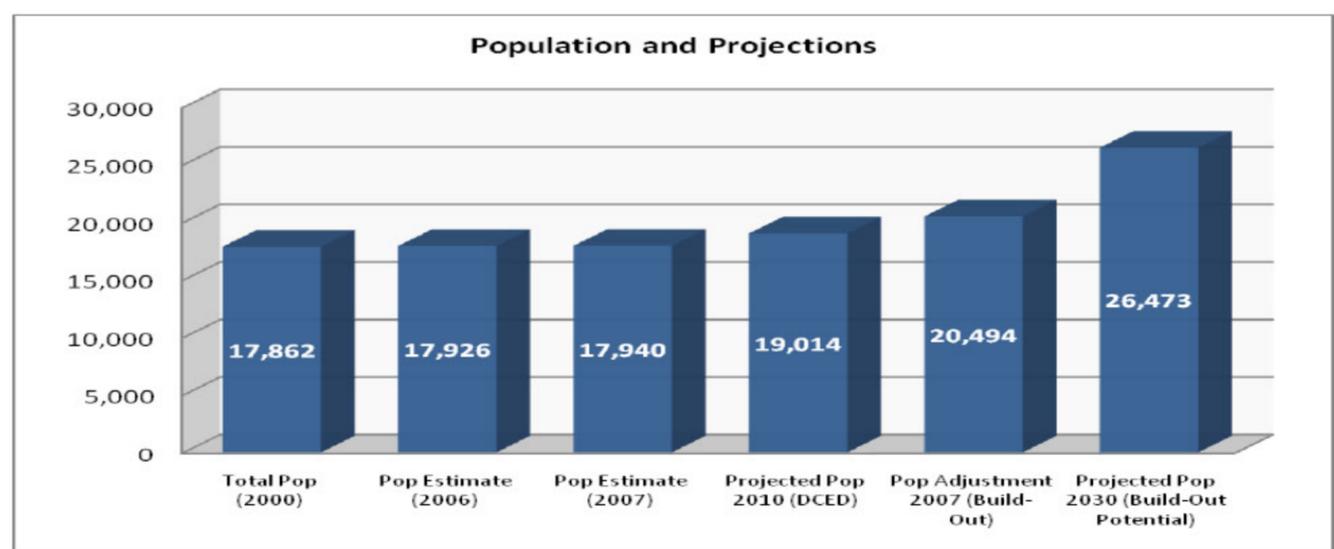
- 1 Wilson College
- 2 Reservoir Hill Park - Water Tower
- 3 Henninger Field
- 4 Sharpe Elementary School
- 5 Benjamin Chambers Elementary School
- 6 United Towers Park
- 7 Park of the Valiant
- 8 Civitan Field
- 9 Village on the Falling Spring
- 10 King Street Elementary School
- 11 North Fourth Street Playground
- 12 Faust Junior High School
- 13 Nicholson Square Park
- 14 Nitterhouse Memorial Park
- 15 West Washington Street Playground
- 16 Eugene Clarke, Jr. Community Center
- 17 Buchanan Elementary School
- 18 Mike Waters Memorial Park
- 19 Chambersburg Area Senior High School
- 20 Pine Woods Park
- 21 Stevens Elementary School
- 22 Hafer Field
- 23 Coldbrook Elementary School
- 24 Chambersburg Area Middle School
- 25 Millcreek Acres Park
- 26 Chambers Park
- 27 Memorial Park
- 28 John A. Redding, Jr. Memorial Park
- 29 Borough Hall/Police Department
- 30 Coyle Free Library
- 31 Borough of Chambersburg Wastewater Treatment Plant



<u>Land Use (LU) Goal</u>	<u>Objectives</u>
<p>Create a land use plan that includes provisions for amount, intensity, character and timing of land use proposed for use categories such as residential, commercial, industrial, transportation facilities, utilities, community facilities, public grounds, parks and recreation, environmentally sensitive areas and other areas of special interest such as the downtown, living areas and employment centers.</p>	<p>Objective LU1: Establish designated areas for revitalization and redevelopment opportunities.</p>
	<p>Objective LU2: Provide strategies for preservation and conservation of natural resources and environmentally sensitive areas.</p>
	<p>Objective LU3: Enhance the downtown through preservation and revitalization/redevelopment efforts supported by enhanced accessibility, aesthetics, parking, business development/retention, upper floor housing and tourism.</p>
	<p>Objective LU4: Identify the appropriate location of land uses utilizing quality design and best management practices that will result in minimal impacts on residential neighborhoods and community facilities.</p>
	<p>Objective LU5: Improve the quality of all living areas through preservation and land use and density regulations.</p>



Figure 1: Population and Population Projections

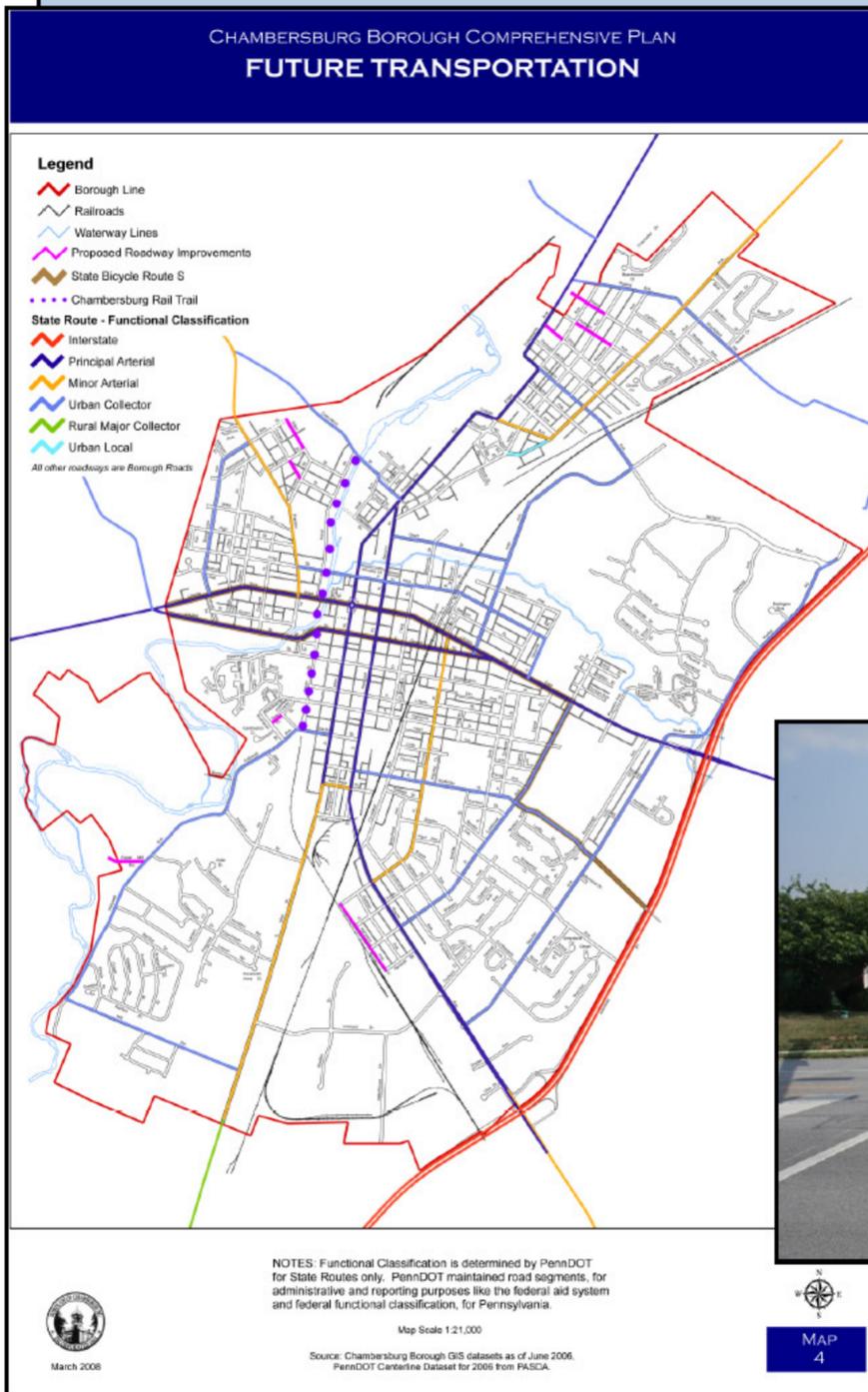


Source: 2000 Census Data, 2007 Census Estimates, Chambersburg Borough Comprehensive Plan, Chambersburg Borough Comprehensive Plan Build-Out Analysis Report.

<u>Housing (H) Goal</u>	<u>Objectives</u>
<p>Create a housing plan to meet the needs of present residents and those individuals and families anticipated to reside in the Borough by providing opportunities for decent, safe and sanitary housing for all income levels of all ages.</p>	<p>Objective H1: Conserve, preserve and upgrade present housing stock.</p>
	<p>Objective H2: Efficiently and effectively enforce building and property maintenance codes.</p>
	<p>Objective H3: Coordinate with housing program providers offering assistance to rehabilitate existing housing stock whether owner-occupied or rental.</p>
	<p>Objective H4: Provide land use regulations for various dwelling types consistent with the intent of each residential and mixed use district.</p>
	<p>Objective H5: Eliminate blighted areas within the Borough through the use of code enforcement, redevelopment mechanisms and various federal and state programs.</p>
	<p>Objective H6: Promote upper floor housing opportunities in the downtown.</p>



<u>Transportation (T) Goal</u>	<u>Objectives</u>
<p>Create a transportation plan for the efficient movement of people and goods including facilities for all modes of transportation.</p>	<p>Objective T1: Provide adequate transportation network for all modes of travel, including vehicular and non-vehicular modes such as bicycles, pedestrians and transit (design, develop and improve the transportation system as a comprehensive network).</p>
	<p>Objective T2: Cooperate with surrounding townships, county and state government to improve the transportation system.</p>
	<p>Objective T3: Provide for adequate maintenance of the transportation network.</p>
	<p>Objective T4: Provide adequate and safe access for all modes of transportation to existing and planned employment centers.</p>
	<p>Objective T5: Minimize impact of truck traffic on residential neighborhoods and community facilities.</p>
	<p>Objective T6: Identify opportunities for utilizing greenways and alleyways to provide connections/linkages to a variety of hubs or destinations open to the public such as: the downtown, park and recreation facilities, water access, historic sites, schools, libraries and other key locations within the Borough and the region.</p>



MAP
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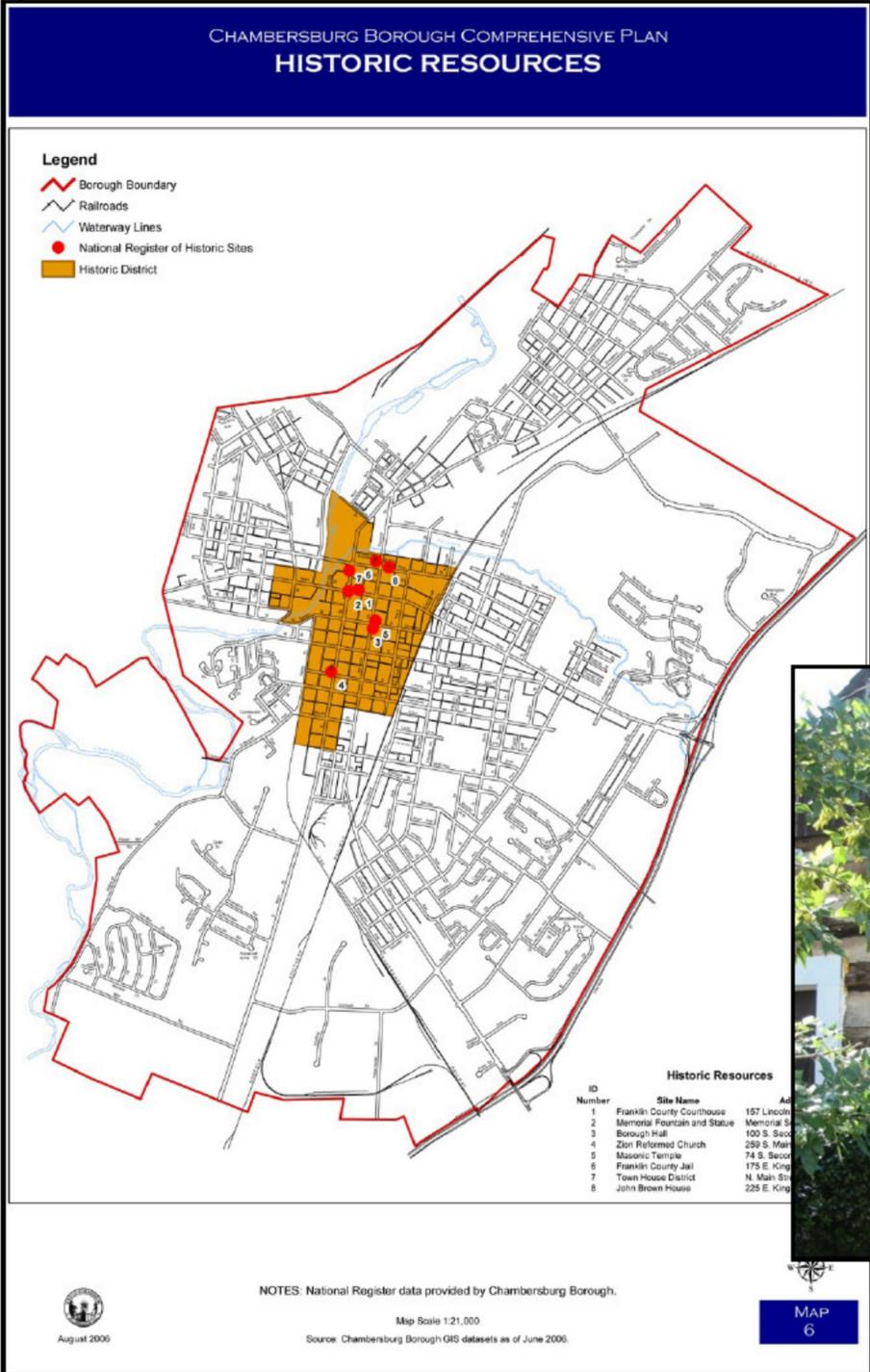
<u>Economic Development (ED) Goal</u>	<u>Objectives</u>
<p>Create an economic development strategy that identifies niche markets for the downtown, development and redevelopment of employment centers and opportunities for home based businesses.</p>	<p>Objective ED1: Create an economic development strategy that identifies niche markets for the downtown, development and redevelopment of employment centers and opportunities for home based businesses.</p>
	<p>Objective ED2: Provide employment centers at appropriate locations with adequate access, parking and protection of surrounding residential neighborhoods.</p>
	<p>Objective ED3: Diversify the economy toward non-industrial sectors, which may include local and regional opportunities for planned business parks, technology facilities, research and develop-</p>
	<p>Objective ED4: Develop a tourism strategy.</p>

<u>Government (G) Goal</u>	<u>Objectives</u>
<p>Provide appropriate organizational structure to support provision and maintenance of adequate public facilities, services and programs as well as efficient administration of policies, procedures, and regulations.</p>	<p>Objective G1: Identify opportunities for shared services, staff pooling and other forms of intergovernmental cooperation to maximize public resources.</p>
	<p>Objective G2: Develop partnerships with other levels of government as well as with other governmental agencies to maximize resources and opportunities.</p>

<u>Community Facilities & Utilities (CFU) Goal</u>	<u>Objectives</u>
<p>Create a community facilities and utilities plan addressing a wide array of community facilities, services and public and private utilities necessary to meet current and future community needs.</p>	<p>Objective CFU1: Identify opportunities for expanded police protection in the downtown and residential neighborhoods.</p>
	<p>Objective CFU2: Provide for adequate public and private facilities and services to meet the needs of current and future populations.</p>
	<p>Objective CFU3: Provide capital funding for the maintenance, renovation or replacement of existing public facilities.</p>
	<p>Objective CFU4: Provide for adequate park, recreation, open space and greenways to meet current and future needs.</p>
	<p>Objective CFU5: Develop public/private partnerships to provide adequate community facilities.</p>
	<p>Objective CFU6: Identify public park and recreation facilities and programs to meet the needs of current and future populations.</p>



<u>Historic & Natural Resources (HNR) Goal</u>	<u>Objectives</u>
<p>Create a plan for the protection or identified natural and historic resources consistent with local designated districts and county, regional and state plans and regulations.</p>	<p>Objective HNR1: Identify natural and historic resources for protection, preservation, conservation and enhancement which may provide access to the public to support recreation, economic development and tourism.</p>
	<p>Objective HNR2: Identify various tools and techniques for public and private preservation and conservation of historic and natural resources.</p>
	<p>Objective HNR3: Identify best management practices for the conservation of natural resources and environmentally sensitive areas.</p>
	<p>Objective HNR4: Utilize the natural environment to address the need for local and regional recreation, preservation and conservation including parks and recreation facilities and programs, greenways and open space.</p>
	<p>Objective HNR5: Preserve and conserve natural resources through public and private efforts.</p>



Acknowledgements

Chambersburg Borough Mayor and Town Council

Honorable Peter Lagiovane, Mayor
William F. McLaughlin, President, Town Council First Ward
Robert A. Wareham, Sr., Vice President, Town Council Fifth Ward
Sharon A. Bigler, Town Council Fourth Ward
Allen B. Coffman, Town Council First Ward
Janet Lukic, Town Council Second Ward
Glenn K. Manns, Town Council Third Ward
Thomas Newcomer, Town Council Second Ward
Heath Talhelm, Town Council Fifth Ward
Mary Beth Shank, Town Council Fourth Ward
Elaine M. Swartz, Town Council Third Ward

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David C. Finch, Assistant Borough Manager
Tanya Mickey, Borough Secretary
Jamia L. Wright, Assistant Borough Secretary
Thomas J. Finucane, Borough Solicitor
Welton J. Fischer, Assistant Borough Solicitor

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