

**ELEMENTS OF PUBLIC PARTICIPATION**

The public participation element of the Tri-Boro Area Comprehensive Plan was comprised of several components:

- The Steering Committee and consultant toured the three Boroughs.
- The Steering Committee held workshop meetings, which were open to the public, starting in September 2009 for the duration of the planning process.
- The Steering Committee prepared a written survey that was distributed to all households in the Region.
- The Steering Committee held a public meeting on November 17, 2009 to identify issues with the public.
- 3 Focus Group meetings were held with landowners and stakeholders in the Community. They included:
  - Transportation
  - Community Facilities and Services
  - Economic Development, Revitalization and Historic Preservation

The results of those Focus Group meetings are presented in individual plan element chapters.

- The Steering Committee held a public information meeting and workshop to rank projects on June 23, 2010.
- The Steering Committee held a public workshop meeting to formulate the Future Land Use Plan on July 21, 2010.

**PLANNED/POTENTIAL PROJECTS IDENTIFIED DURING TOUR OF REGION**

During the Committee's tour of the three Boroughs, the following potential projects were identified by Committee members:

**DALLASTOWN BOROUGH**

- Replace old maintenance building with building to be used for maintenance and recreation
- Increase parking opportunities at Cougar Field
- Encourage more efficient parking patterns at elementary school
- Reconfigure Main Street/Walnut Street intersection
- Identify additional parking opportunities for customers of Main Street businesses
- Develop park in the "Slope Area"

**YOE BOROUGH**

- Address Main Street drainage issues
- Identify route/acquire land as necessary for trail
- Acquire land for parking area in vicinity of E. Pennsylvania Avenue
- Repair bridges at Mason Avenue and Church Street
- Encourage additional residence-serving commercial development in or near the Borough
- Create a park at the Main Street/George Street intersection
- Provide more commercial zoning along George Street
- Provide more shopping opportunities for Borough residents

**RED LION BOROUGH**

- Develop recreation facilities at Public Works site
- Plan and construct trail
- Connect Vulcan Road and N. Mill Street
- Acquire additional land for recreation purposes
- Enhance additional Main Street streetscape
- Encourage improvement/utilization of parking to rear of properties along Main Street
- Address drainage problems in vicinity of David Edwards
- Make Fairmount Park more user friendly
- Facilitate parking in vicinity of library
- Remove dead trees/replant in Fairmount Park
- Make Lancaster road connection
- Construct recreation field in vicinity of Redco Avenue
- Develop master plan for Fairmount Park

**SURVEY RESULTS**

The following is a summary of the opinion questions from the survey distributed to all households in the Region. Complete return results are provided in Appendix I.

**Question: What do you like or dislike most about living in/owning property in the Tri-Borough Area?**

<u>Dallastown</u>	<b>Top Likes</b> <u>Red Lion</u>	<u>Yoe</u>
Quality of Public Schools	Fire Protection Service	Fire Protection Service
Fire Protection Service	Quality of Public Schools	Quality of Public Schools
Feeling of Safety	Sense of Community	Convenience to Shopping
Convenience to Work	Feeling of Safety	Convenience to Work
Sense of Community	Walking Opportunities	Housing Costs

<u>Dallastown</u>	<b>Top Dislikes</b> <u>Red Lion</u>	<u>Yoe</u>
Tax Rates	Traffic Volume	Tax Rates
Traffic Volume	Tax Rates	Traffic Volume
Real Estate Tax Assessment	Road Surface Conditions	Law Enforcement Services
Road Surface Conditions	Real Estate Tax Assessment	Attractiveness of the Area
Job Opportunities	Job Opportunities	Road Surface Conditions

**Question: In your opinion, which of the following economic activities are most needed in the Tri-Borough Area?**

<u>Dallastown</u>	<b>Most Needed</b> <u>Red Lion</u>	<u>Yoe</u>
Manufacturing	Manufacturing	Grocery Store
Restaurants	Restaurants	Professional Office
Entertainment Businesses	Outlet Stores	Personal Services
Coffee Shops	Entertainment Businesses	Specialty Retail
Hardware Store	Technology Based Firms	Coffee Shops
Medical/Health Services	Medical/Health Services	

**Question: In your opinion, which of the following are the most serious housing issues in your Borough?**

<u>Dallastown</u>	<b>Most Serious</b> <u>Red Lion</u>	<u>Yoe</u>
Housing Affordability	Home Maintenance Cost	Home Maintenance Cost
Home Maintenance Cost	Housing Affordability	Availability of Housing for
Availability of Housing for Physically Handicapped/ Senior Citizens	Availability of Housing for Physically Handicapped/ Senior Citizens	Physically Handicapped/ Senior Citizens
Availability of Alternatives of Single Family Housing	Availability of Alternatives of Single Family Housing	Housing Affordability
		Availability of Housing for People Working in the Tri- Borough Area

**Question: In your opinion, which of the quality of life issues are the most important to you?**

<u>Dallastown</u>	<b>Most Important to You</b> <u>Red Lion</u>	<u>Yoe</u>
Small Town Lifestyle	Small Town Lifestyle	Small Town Lifestyle
Good Schools	Good Schools	Attractive Town
Peace, quiet, serenity	Peace, quiet, serenity	Good Schools
Emergency Services	Attractive Town/Community	Emergency Services
Attractive Town/Community	Emergency Services	Easy Access to Shopping, etc.

	<b>Currently Being Met the Most</b>	
<b><u>Dallastown</u></b>	<b><u>Red Lion</u></b>	<b><u>Yoe</u></b>
Good Schools	Good Schools	Good Schools
Small Town Lifestyle	Small Town Lifestyle	Emergency Services
Emergency Services	Emergency Services	Small Town Lifestyle
Attractive Town/Community	Public Services	Easy Access to Shopping, etc.
Public Services	Easy Access to Shopping, etc.	Public Services

**Question: In your opinion, which of the following planning issues facing the Tri-Boro area are the most important?**

	<b>Most Important</b>	
<b><u>Dallastown</u></b>	<b><u>Red Lion</u></b>	<b><u>Yoe</u></b>
Road Improvements	Road Improvements	Road Improvements
Public Safety	Public Safety	Public Safety
Truck Traffic	Retention of Downtown	Borough Revitalization
Retention of Downtown	Businesses	Truck Traffic
Businesses	Reuse of Vacant Industrial	Reuse of Vacant Residential/ Industrial Buildings
Reuse of Vacant Industrial	Buildings	
Buildings	Truck Traffic	

**Question: Which municipal services/purchases would you support combining or sharing in order to improve efficiency and minimize potential future tax increases?**

<b><u>Dallastown</u></b>	<b><u>Red Lion</u></b>	<b><u>Yoe</u></b>
Police	Sanitation	Purchasing Equipment
Purchasing Equipment/ Supplies	Maintenance/Road Crews	Sanitation
Sharing of Existing Equipment	Purchasing Equipment/ Supplies	Borough Administration
Sanitation	Police	Maintenance/Road Crews
Maintenance/Road Crews	Sharing of Equipment	Sharing of Existing Equipment

## **Public Meeting of November 17, 2009**

The following observations were made by the public at the public meeting of November 17, 2009:

- There are a lot of historical buildings in the Region which are worthy of protection.
- The building style and integrity of neighborhoods should be respected.
- Digital signs should be controlled through a sign ordinance.
- Joint grant applications among the Boroughs should be considered.
- Local businesses and shops are treasures serving local residents and should be supported.
- We should try to preserve our small town, family-oriented way of life.
- Traffic is a big problem, and we need to work together to address this issue - traffic in the Boroughs is affected by growth in the surrounding Townships.
- We need a consolidated emergency management plan and an evacuation plan -- if people ever had to evacuate, how would people get out of the towns.
- Fire police and volunteer fire departments are a Regional treasure.
- Residential conversions of single family homes to apartments is a major concern.
- There is increased vandalism in parks
- There should be more cooperation and information sharing among the Boroughs. Sharing police is working out. There should be cooperation in purchasing and sharing of equipment.
- It would be desirable to have additional employment opportunities in the Region.
- Will it be possible to retain all volunteer fire departments in the future?
- Need curb and sidewalk improvements in Dallastown. Need to maintain the infrastructure we have.
- Parks in the municipalities are treasures. It would be nice to have more, but first we need to maintain what we have. Would be nice to have trail connections.
- The Deller farm in Dallastown is a treasure.

**OBSERVATIONS FROM  
STEERING COMMITTEE  
TOUR OF THREE BOROUGHES**

The following observations were made by the Steering Committee during its tour of the Boroughs.

**Dallastown:**

- The Ma & Pa trail will end near Walnut and Maple. Nothing is planned at the trail's end.
- A very high percentage of housing units in the Borough is rental.
- There is no parking at Cougar Field.
- There are a lot of nonconforming commercial buildings in the Borough.
- At the Charles St. Elementary School, there is a parking issue – teachers park on the street.
- Not much community use made of school facilities.
- The Turkey Hill architecture doesn't fit in with downtown.
- The Square/Clock is an asset to the Borough.



**Dallastown Area Historical Society**



**Clock Tower on the Square in Dallastown**

- There was discussion about reconfiguring the intersection of Main and Walnut and making turning lanes larger, but nothing is programmed now.
- Parking on Main Street is an issue - some businesses have problem staying viable. There is some parking to rear of buildings, accessed by alleys.
- There are no public parking lots.
- There are shared parking opportunities at the empty bank, H & H lighting, and Church.
- There are apartments above some businesses.
- There is parking on one side of Main Street, metered in downtown.
- The Old Hotel on corner was converted into apartments - aggravated parking situation.
- The rabbittransit stop in front of the American Legion not heavily used.
- The scrolling sign at the Church has drawn complaints.



**American Legion and rabbittransit stop in Dallastown  
It is not particularly user friendly.**



**Electronic sign in downtown Dallastown**

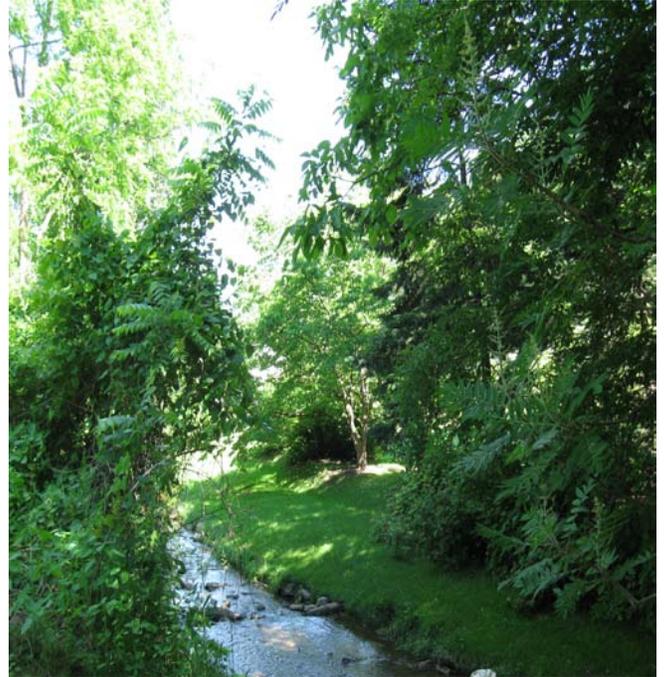
- On-lot sewage disposal is used in the development adjoining the slope area.
- What should be future of slope property?
- There are vacancies in the industrial area.

**Yoe:**

- Yoe Park has recently been enhanced.
- There are stormwater management issues throughout the Borough.



**Undeveloped Land near Yoe Park**



**Land along Mill Creek in western Yoe**



**Conversion to Apartments in Yoe**



**Channel which goes under the Church**

- In the Third Street area some homes could come in (Borough has a couple of acres of residential zoned land). There is industrial zoning in the Township near the Borough park.
- At issue is the route for the rail-trail to follow. It likely will follow the creek at some points.
- Businesses in the Borough are auto-related except for one.
- The Borough is considering making a Borough parking lot in E. Penn Avenue area.
- An eroding channel goes under the Church on Church Street.
- There are many renters in the Borough, resulting in a transitional population.
- There is poor sight distance at some intersections with Main St.
- The culvert at Mason Avenue needs attention.
- There is speeding on hills in town.
- There are 3 to 5 underutilized acres at the east end of Borough. Should this land be zoned commercial rather than residential?
- In York Township, the House of Windsor is for sale. Would a shopping area be good for Yoe rather than industrial use?
- Should the Borough consider constructing a park at the southwest corner of George and Main?

### Red Lion:

- Mill Street Borough land:
  - Provide parking for rail-trail?
  - KOZ zone - sold off best land, can't sell rest
  - Used for public works
  - May put ballfield in
  - Road connection through area is restricted now
- There are a number of non-conformities in the Borough.
- The Borough may acquire some land to use for a park along a hillside, along trail to Yoe & Dallastown.
- A bypass route is not a key issue now.
- On High Street, at old post office, there is interest in making it into a restaurant. Parking is an issue.
- Borough Streetscape - have done one side of square, will do other
  - Parking meters
  - Street lights
  - Stamped sidewalk
- The past parking study suggested the parking issue is one of perception.
- There is parking to rear of many buildings, but people don't fix up parking in the back.



Parking lot on square, spaces to be Lost

- Small stores come and go.
- Borough leases municipal lot from drug store, but will likely lose some spaces there.
- There is a lot of traffic through town.
- Two church lots, First Avenue and West Broadway, are possibilities for shared parking.
- The furniture store building on Broadway is empty.
  - There is a plan to put stores on first floor and loft apartments on 2<sup>nd</sup> & 3<sup>rd</sup> floors
  - Two extra buildings behind the store; one to be torn down, farmers market go in other building
- Drainage issues at pipe in vicinity of David Edwards along Cherry and near trail end.
- Some houses in the Borough need rehabilitation.



**Historical Society Museum (with billboards)**



**Red Lion Community Building**

- Opera House Apartments are an example of adaptive re-use.
- At the top of hill on Charles, the old school was converted into apartments and day care.
- At Fairmount Park, the Friends of Fairmount are involved in making it more user friendly. The Borough would like to develop a master plan for the park.
- Parking is an issue at the library. Would like to connect two lots, weave road through trees, get rid of some dead trees, and do some replanting.
- The former Edgar Moore Elementary School will be rented out and used for a Charter school and office.



**The Edgar Moore School in Red Lion is now used for a charter school**

- Have large trucks off of South Main Street going to Con Agra.
- Ma & Pa Greenway Committee is working on completion of the project.
- Lancaster St. has a vacant right-of-way, would like connection. There is a wet area of concern.
- At Redco Lane the Borough would like lacrosse field, etc.
- There is more room for little shops on South Main St. Some buildings have been rehabbed. Business can locate on lower side. Upper side is higher, difficult to get ADA access - homes may be more appropriate.
- There are not many building lots left in the Borough.
- Some business owners complain there is no place to park.
- The Community Building and Historical Society Museum are Borough assets.

## SWOT ANALYSIS

The following list of Strengths, Weaknesses, Opportunities and Threats for the region was prepared with input from the Steering Committee, Red Lion Area Business Association, and public in attendance at the June, 2010 information meeting and workshop.

### Strengths

- ◇ Pride in the Community
- ◇ Compactness of area involved
- ◇ Potential for redevelopment and reuse of vacant and underutilized buildings
- ◇ Access to major highways
- ◇ Rich in history
- ◇ Affordable housing
- ◇ Centrally located in PA – proximity to New York, Harrisburg, Baltimore, Washington D.C., Philadelphia, and beaches
- ◇ Good communication between Borough staffs and with County staffs
- ◇ Public safety
- ◇ Community services and facilities

### Weaknesses

- ◇ Weak communication between Borough Councils
- ◇ Conflicts between the three Boroughs – unhealthy competition/local “politics”
- ◇ Traffic congestion
- ◇ Lack of parking
- ◇ Above ground utilities – overhead wires blight and date neighborhoods
- ◇ Excessive apartment conversions from single family dwellings
- ◇ Attractiveness of town
- ◇ Aging Infrastructure
- ◇ Lack of restaurants and other such services

### Opportunities

- ◇ Low base to start from – allows for improvement
- ◇ Proximity to highways, urban areas, other tourist destinations
- ◇ Community pride that can be rallied for support of issues
- ◇ Historic buildings or buildings rich in character provide opportunities for revitalization
- ◇ Uniqueness of area can be used as an advantage for grant money and funding opportunities
- ◇ Low income designation
- ◇ Joint administration and purchasing for cost savings and grant applications
- ◇ In process of developing common vision for the future

### Threats

- ◇ Economic downturn has limited available funding possibilities
- ◇ Traffic, limited parking, and unappealing corridor can deter businesses from relocating to the area
- ◇ Local issues and competitiveness can hinder growth and revitalization
- ◇ Need improvement in interboro coordination in some aspects
- ◇ Similar businesses in two communities vying for local business

