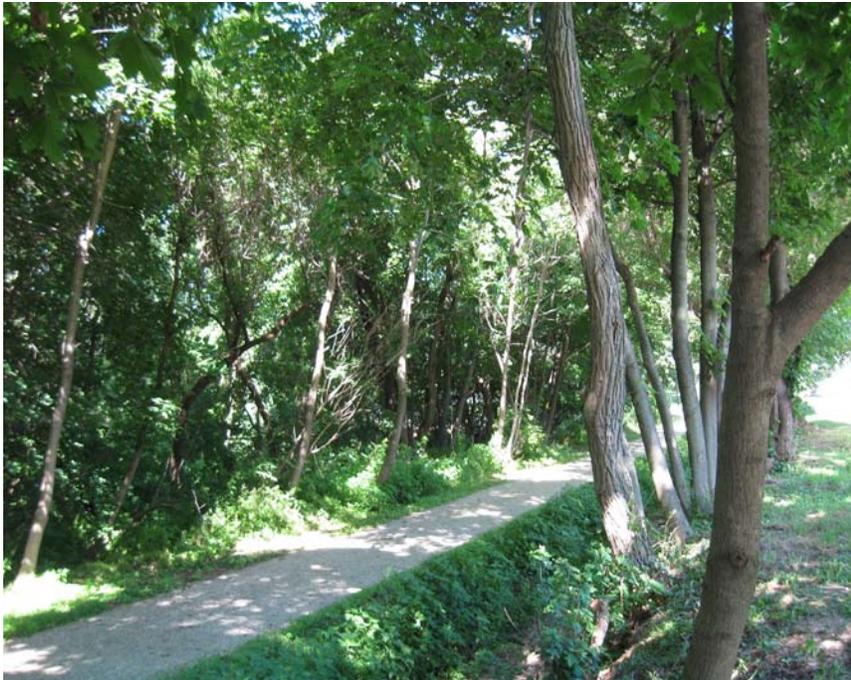


REGIONAL VISION

The Regional Vision is a statement of what we want the Tri-Borough Region to be like in the future. The Vision was developed after review of the results of the questionnaire sent out to residents of the Region, input from public meetings and focus groups, discussions of the Steering Committee, and review of a draft vision by municipal governing bodies and planning commissions. The Vision is attained by setting goals; establishing objectives to achieve those goals; setting forth policies to meet the objectives; and identifying actions to implement the policies.

The Tri-Borough Region is a safe and attractive community in which to live and work, with a high quality of life and small town atmosphere. It is comprised of charismatic neighborhoods, revitalized downtowns with attractive streetscapes, and eclectic commercial uses and fully utilized industrial areas. Residents are served by outstanding community services and facilities, such as parks, recreation fields, and schools. Redevelopment respects and incorporates the traditional development patterns, architecture and historic character of the Boroughs. The Boroughs work together to enhance the elements which link them and to accomplish infrastructure improvements necessary for economic development.



The Boroughs are working together to plan a regional trail system which will link them further, and provide an amenity for the Region's residents.

GOALS AND OBJECTIVES

Goals are relatively general aspirations for the Region, indicating desired direction and providing criteria for measuring the success of this Plan. Objectives are more specific guidelines for the Region to follow in order to realize the goals. Goals and objectives should be reviewed periodically for their continued relevancy and success in achieving them through implementation of the Action Plan.

STATEMENT OF REGIONAL GOALS AND OBJECTIVES

Natural Resources

Goal: Protect and preserve the natural resources of the Region.

Objectives:

- Protect remaining wooded areas
- Protect the Mill Creek
- Protect steep slopes
- Retain the “Slope Area” and Deller Farm in Dallastown as open space
- Protect the night sky from excessive light pollution
- Prevent deterioration of air quality

Historic, Architectural and Cultural Resources

Goal: Protect, preserve, and enhance the remaining historic, architectural, and cultural resources and their surroundings.

Objectives:

- Protect historic sites and districts.
- Encourage redevelopment and development approaches that integrate historic resources into site and building design.
- Encourage adaptive reuse and building rehabilitation/restoration.
- Promote historic and cultural sites and events to residents and visitors.
- Retain and celebrate the various elements of the history of the Region.

Open Space and Recreation

Goal: Provide for open space within the Region through the preservation of natural resources and the development and retention of recreation areas, parks and greenways.

Objectives:

- Identify lands for open space conservation.
- Support provision of year-round recreational programs for residents of all ages.
- Support provision of recreational facilities for residents of all ages as part of a recreational network within the Region.
- Support development of the Ma and Pa Greenway.
- Encourage the development of additional recreational facilities.
- Continue to enhance existing recreation facilities.
- Encourage shared use of specialized recreational facilities that require significant investment and operations/maintenance support.

Land Use

Goal: Retain a small town atmosphere, enhance and revitalize downtowns, and stabilize, enhance and protect residential neighborhoods.

Objectives:

- Promote safe, charismatic, and livable neighborhoods.
- Encourage attractive streetscapes.
- Encourage new uses within neighborhoods to be compatible with existing development patterns.
- Determine appropriate residential development techniques.
- Enhance the visual image of the community at entranceways and along major road corridors.
- Allocate land uses over the entire Region in an appropriate manner.
- Implement Smart Growth Policies.
- Identify areas for economic development.

- Attain consistency of land use along municipal boundaries.
- Provide for mixed use where appropriate.
- Encourage development with pedestrian scale.
- Minimize conflicts between non-residential and residential uses through allocation of land use and utilization of performance and design standards and buffer yards.
- Maintain the integrity and enhance visual aesthetics of existing neighborhoods. Revitalize neighborhoods as necessary.
- Identify appropriate implementation techniques for use in the Region.
- Promote revitalization within downtowns, in conformity with the general character of the downtowns.
- Identify appropriate character for commercial and industrial areas in the Region. Revitalize areas as necessary.
- Identify needed zoning ordinance and SALDO revisions.

Transportation and Circulation

Goal: Achieve a safe and efficient regional circulation system which will enhance pedestrian and bicycle movement; minimize adverse impacts on residential neighborhoods; enhance the safety, mobility and livability of road corridors within the region; relieve congestion; and manage and enhance parking resources.

Objectives:

- Complete the Ma and Pa Greenway.
- Enhance pedestrian and bicyclist safety.
- Manage access along the Region's streets.
- Calm traffic in the Boroughs.
- Improve the safety of the Region's roads and intersections.
- Investigate a system of alternative routes to Routes 24 and 74.
- Upgrade bridges as needed.
- Address parking needs within the Boroughs.

Economic Development

Goal: Retain and enhance a vital, multi-faceted economy.

Objectives:

- Promote job creation for local residents through cooperative efforts of the Boroughs, the County, the State, economic development agencies, and businesses.
- Enhance tax revenue from business development.
- Enhance downtowns as unique shopping destinations and mixed use environment.
- Encourage the adaptive re-use of vacant and underutilized properties in the Boroughs.
- Protect historic resources.
- Retain existing desirable businesses and industries, support their appropriate expansion.
- Identify strategies to attract desirable businesses.
- Address parking needs.
- Encourage resident-serving businesses to locate in Yoe.
- Facilitate pedestrian access to businesses.
- Establish standards to improve the design and appearance of commercial areas.
- Support revitalization efforts for the Downtowns.
- Support streetscape enhancement.
- Foster development of local businesses.

Housing

Goal: Provide for a diversity of housing opportunities for the economic and demographic groups within the Region, while encouraging owner occupied units and unit maintenance, in harmony with the historical character of the Boroughs.

Objectives:

- Support reconversion to owner-occupied housing.
- Promote maintenance, renovation, and modernization of existing housing.

- Eliminate and prevent conditions that contribute to and perpetuate blight in residential areas.
- Establish appropriate policies for residential conversions within the area which will be consistent with retention of the character, stability, and upkeep of residential neighborhoods.
- Encourage home ownership and retention of the single-family housing stock, and discourage absentee property ownership.
- Provide appropriate areas for a variety of single family, two family, and multiple-family dwellings and a variety of densities to allow housing choices, while retaining the existing character of the Boroughs.

Community Facilities, Services, and Development

Goal: Continue to provide community facilities and services to the Region's residents in an efficient, cost-effective and quality manner within the financial resources of the Boroughs.

Objectives:

- Enhance and expand parks, recreation and open spaces for area residents which are accessible, inviting, well maintained and safe
- Continue to provide safe, reliable, and well-maintained sanitary sewage disposal and water supply in the Region.
- Encourage provision of additional community, cultural and social facilities in the Region.
- Promote community facilities and services which can aid in the attraction of and support desired economic development.
- Identify services and facilities which can be provided on a cooperative basis and work toward intermunicipal cooperation.
- Provide efficient police, fire, and emergency services to the Region.
- Successfully address the area's storm drainage issues.
- Enhance the Kaltreider-Benfer library.
- Encourage regional emergency preparedness planning.
- Support the needed maintenance, updating and expansion of water and sewer infrastructure to meet the needs of residents and businesses in the Region.
- Protect water supplies for the Region.

Regional Cooperation

Goal: Expand intergovernmental cooperation among the three Boroughs and in the greater region.

Objectives:

- Create appropriate cooperative mechanisms to implement this Comprehensive Plan.
- Identify opportunities for continued intermunicipal cooperation and planning.
- Establish a formal program for regional interaction and cooperation.
- Address transportation issues on a regional basis.
- Identify specific techniques for implementation of this Plan.
- Encourage coordination in municipal regulations for land use and development to promote quality development throughout the community.
- Position all participating municipalities to be able to utilize the tools and incentives afforded to multi-municipal plan participants in accord with Article XI and other sections of the Municipalities Planning Code.
- Encourage cooperation with school districts to enhance education opportunities for students in the Region and meet the educational needs of the community.
- Address economic development on a regional basis.
- Pursue joint opportunities for funding of projects through grant programs.