



REACHING FOR A BRIGHTER TOMORROW



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2030

NOVEMBER 2009

REACHING FOR A BRIGHTER TOMORROW

Acknowledgements

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Carol Hill Evans
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Genevieve Ray

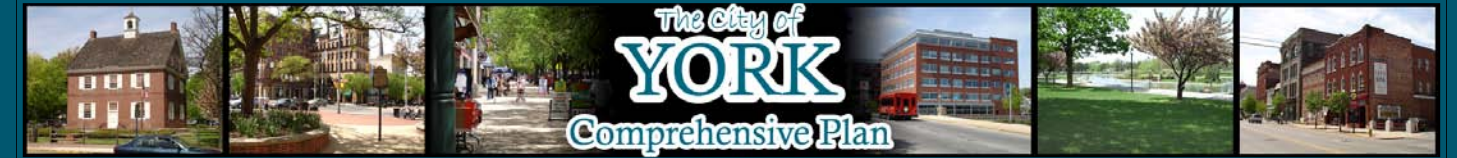
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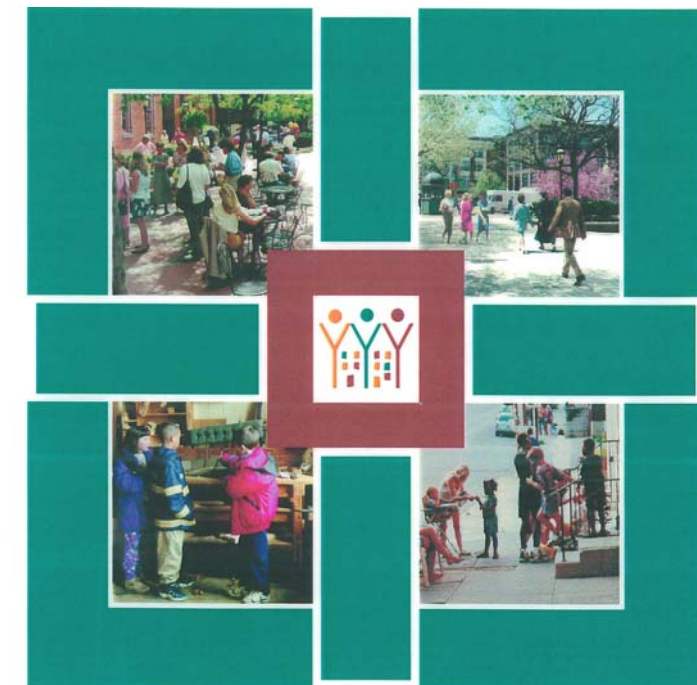
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The City of YORK Strategic Comprehensive Plan 2030



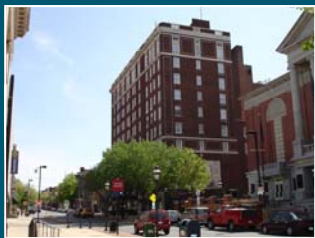
REACHING FOR A BRIGHTER TOMORROW

BUILDING A STRONG, ATTRACTIVE AND
ECONOMICALLY THRIVING COMMUNITY

NOVEMBER 2009

VISION STATEMENT ● SUSTAINABILITY ASSESSMENT ● POLICY PLAN ● DESIGN ● ACTION PLAN

•EXECUTIVE SUMMARY•



Introduction

Building a Strong, Attractive, and Economically Thriving Community.

Plan Update Approach—Building a Sustainable Community

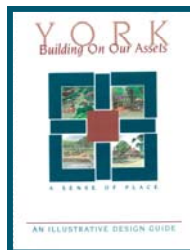
The City conducted a collaborative planning process to update the Strategic Comprehensive Plan 2015. The 2030 Plan update was conducted in the context of a Sustainability Assessment for the City as a whole as well as on a district or neighborhood level in order to closer tie planning policy to community development goals and objectives, zoning regulation, implementation strategies, programs and projects. The plan incorporates current policy with new policy to develop a Policy Plan and Action Plan built around a sustainable development strategy as the framework for achieving the desired 2030 vision. This Executive Summary provides an overview of the 2030 Plan including: a vision statement, summary of current policy, goals and objectives for various plan elements, key initiatives, programs and projects and a sustainability assessment for the City and a plan of action for implementation.

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

2015 Strategic Comprehensive Plan



The current Strategic Comprehensive Plan creates a vision for the year 2015 for the City of York. The plan, adopted in 1999 was a blueprint for development and re-development of the City. The planning process included public input from a broad range of interests. The plan builds upon the past as depicted in “Building Upon Our Assets” A Sense of Place, an Illustrated Design Guide. The overall vision is to **by the year 2015 to become, once again, a vibrant urbanized community in which**



people live, work, play and visit. Since 1999, the City has successfully completed numerous community and economic development projects contributing to achieving this goal.

Draft 2030 Vision Statement

The 2015 plan vision, goals and policies as well as the current community vision, development objectives and policies provide the framework for the draft 2030 vision for the City.

The vision is to build a strong, attractive and economically thriving community consisting of a regionally recognized center of commerce, socially and economically diverse neighborhoods, traditional residential neighborhoods, employment and education centers, community facilities, health care facilities and recreational spaces designed to create a sense of place.

This vision is supported by the following set of overarching achievable sustainability goals.

- 1 Offer clean, safe and green neighborhoods where residents can experience a high quality of life.
- 2 Preserve and conserve traditional residential neighborhoods.
- 3 Create tourism, cultural, social and recreational opportunities to attract visitors.
- 4 Offer just and equitable economic opportunities and governmental systems.
- 5 Commit to providing for future generations.
- 6 Preserve historic and architectural integrity of structures.
- 7 Provide a wide range of housing, employment and education opportunities.
- 8 Provide an economy offering desired goods and services to sustain neighborhoods.
- 9 Provide socially and culturally diverse neighborhoods where one can live, work and play.

Future Land Use Plan 2030

The Future Land Use Plan strives to establish a delicate balance of land use to achieve sustainability through the interrelationship of various plan elements.

Future Land Use Plan and Land Use Classifications

The Future Land Use Plan with a variety of Community Enhancement Opportunities is depicted in the centerfold of this document. This Land Use Plan in the form of a map 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 Land Use Classification System used to describe the various aspects of land use identify patterns of land sue across the City to support continuation of current and future land use patterns.

Land Use Classifications

Residential Neighborhoods	Low Density Residential Neighborhoods Medium Density Residential Neighborhoods High Density Residential Neighborhoods
Urban Neighborhoods	Urban Mixed Commercial-Residential Urban Residential Neighborhood
Institutional Areas	Mixed-Use Institutional and Residential Urban Residential Neighborhood
Central Business District	Mixed Commercial Government Office
Employment Centers	Commercial Neighborhoods Light Industrial Areas Heavy Industrial Areas
Open Space & Environmentally Sensitive Areas	Open Space, Parks and Recreation Facilities Floodplains

“Sustainable land use decisions are decisions that meet the needs of the present without

Action Plan

The Action Plan builds upon community assets and accomplishments of the past.

The Action Plan has been developed as a tool for those individuals and groups who will be responsible for implementation of various prioritized actions and monitoring the success and impacts of implementation. The Action Plan contained in the plan document includes a detailed Implementation Matrix of opportunities for land use, housing, transportation, historic preservation, community facilities and services, economic development and neighborhood revitalization. This section of the plan also contains a description of recommended strategies/ actions with identification of implementation partners, potential funding sources and short-term, mid– and long-term timeframes. The map depicted in the centerfold of this document contains graphic representation of many of these opportunities. Refer to the Action Plan for details.

Downtown Revitalization Strategies

Revitalization of the Downtown is crucial to the community and region by sustaining this place as a friendly government center, a destination of culture and heritage experiences, a hub for various modes of transportation, a place of inviting public spaces and a place of urban living.

The revitalization of the downtown as a clean, safe, attractive and vibrant place with a strong identity as the center of commerce, culture, and community for the region. The following identifies the various downtown revitalization strategies that support the Future Land Use Plan.

- 1 Smart Planning, Design, Infrastructure, Regulation and Investment Strategy
- 2 Performance-Based Incentives, Grants, Resource Sharing and Leveraging and Code Enforcement Strategy
- 3 Commitment to Collaboration and Partnering Strategy
- 4 Clustering Critical Mass Strategy
- 5 Historic Preservation Strategy
- 6 Transit-Oriented Strategy



Opportunity Sites & Enhancement Opportunity Strategies

Opportunities exist for the redevelopment, renovation or adaptive reuse of underutilized, abandoned and/or deteriorated structures. Additional opportunities have been identified in the Downtown Plan and plans prepared by the city’s Department of Economic Development for State grant programs The following identifies the various opportunity site strategies that support the Future Land Use Plan.

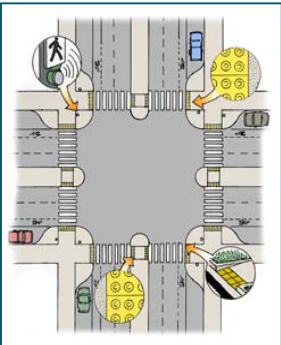
- 1 Acquisition, Demolition and/or Selective Demolition
- 2 Market for Redevelopment, Renovation or Adaptive Reuse
- 3 Market Underutilized Sites for Occupancy
- 4 Public/Private Partnerships
- 5 Enhance Gateways & Streetscapes along Image Corridors
- 6 Alleyway Improvements for Pedestrians
- 7 Greenway and Sidewalk Linkages to Downtown, Parks and Open Space



Transportation Strategies

The circulation, accessibility and safety policy is to advance a balanced, multi-modal transportation network that safely and efficiently moves people, goods and services through the City and provides effective linkages with the region and beyond. The following identifies the various transportation strategies that support the Future Land Use Plan.

- 1 Transportation System Operation & Management
- 2 Traffic Safety
- 3 Pedestrian & Bicycle Accessibility and Safety
- 4 Parking Management
- 5 Truck Traffic & Accessibility
- 6 Transit-Oriented Development Strategy
- 7 Greenway Enhancements
- 8 Enhanced Transit



Land Use

Goal: Establish and maintain a delicate balance of land use required to create a desired level of sustainability.

Policy

The **Land Use** Policy provides the framework for community development. A community requires a delicate balance of a variety of land uses in order to create a desired level of sustainability. How land is used directly relates to other sustainability factors such as housing, economics, transportation and community facilities and services impact the overall quality of life for residents. Land use policy and regulations must encourage development while at the same time protecting the City’s assets and resources. The objectives of the land use policy are:

- Modify zoning, housing and building codes to support community needs and to reinforce community character.
- Maintain and expand local and regional manufacturing employment opportunities.
- Expand the local tax base.
- Acquire land and selectively demolish obsolete structures for planned or future development.
- Identify opportunity sites, preservation areas and development and redevelopment areas.
- Create programs and policies consistent with York County’s Comprehensive Plan.

Current land use patterns consist of a variety of uses contributing to a diverse tax base. The Future Land Use Map takes into account existing conditions as well as desired future conditions. The planning process to update the Comprehensive Plan and Zoning Map and Ordinance must consider opportunities for redevelopment of neighborhoods, expansion of employment centers and opportunities for strengthening traditional neighborhoods promoting mixed use structures offering live/work opportunities. This land use policy will set the tone for neighborhood revitalization efforts and a variety of redevelopment projects.

Significant Accomplishments

Downtown Special Planning District – Priority is given to projects and programs that improve safety and security, contribute to a “user- and pedestrian-friendly” environment, enhance aesthetic and visual appeal, diversify the mix of both residential and non-residential uses and opportunities, and promote the area to local and regional markets. Since adoption of the current plan, the City established a Downtown Improvement District.

Rail Corridor Special Planning District – Priority is given to programs and projects that encourage consolidation and reclamation of properties, improve the overall appearance and safety of the corridor and improves internal and external traffic circulation and accessibility. Recently, the City demolished the dilapidated structure on the Graybill site.

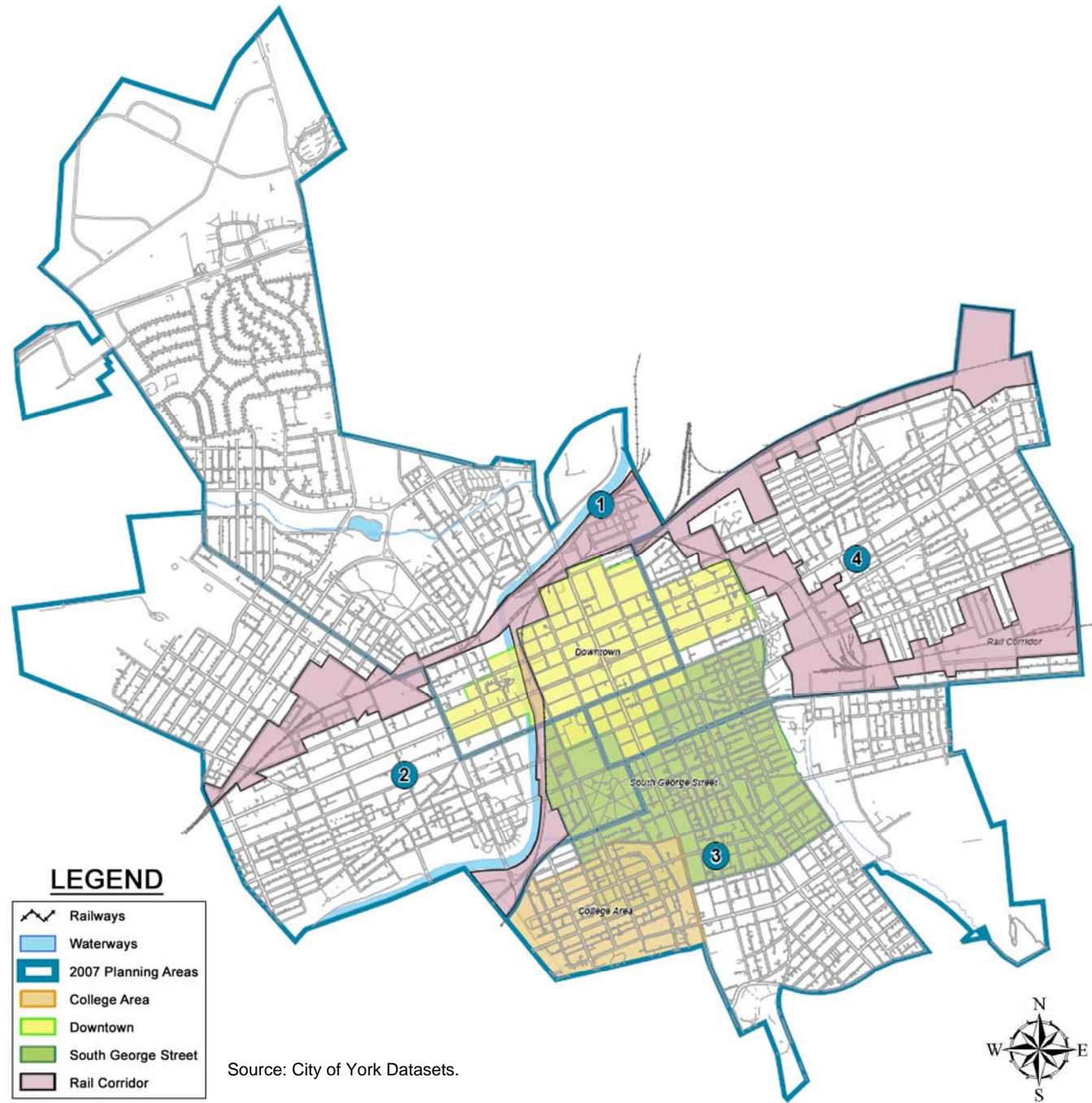
College Area Special Planning District – Priority is placed on measures to continue improving the relationship between permanent residents and York College students and the cooperation between City and College services. Development of this district should be done through a community-based planning process. Recently, York College developed a College Gateways and Edges project.

Neighborhood Revitalization Areas — Neighborhoods designated as Redevelopment Areas or Elm Street Areas, and focus on revitalization. Please refer to page 15 for more details.



Planning Areas and Special Planning Districts

Neighborhood Revitalization is crucial to sustainability. **Special Planning Districts** are used to plan and implement revitalization efforts with emphasis on enhanced quality of life for residents, and sustained economic vitality. The Planning Areas and Special Planning Districts are identified below.



Sustainability Indicators			
LAND USE			
	1997	2003	Grade
Residential Land	43.4%	39.9%	0
Non-Residential Land	56.6%	60.1%	+
	2000	2006	
Taxable Assessed Value		\$1.1 billion	
Non-Taxable Assessed Value		\$423.9 million	
	2005	2006-07	
Blighted Properties	609	571	+
HISTORIC & NATURAL RESOURCES			
HARB & Environmental Regulation			+
ECONOMIC DEVELOPMENT			
Number of Businesses	Approximately 913		+
	1990	2000	
Average Median Household Income	\$23,625	\$27,280	0
Workforce participation rate	64.8%	64.6%	0
Unemployment Rate	8.8%	6.2%	0
Percentage of Persons Below Poverty Level	20.2%	23.9%	-
TRANSPORTATION			
City access to Interstate	Less than 5 Miles	Less than 5 Miles	+
City access to Public Transit	None greater than 5 minutes walk	None greater than 5 minutes walk	+
COMMUNITY FACILITIES & UTILITIES			
Water Service		Residential Service \$4.58 per 1,000 gallons	0
Sewer Service		Residential Service \$4.60 per 1,000 gallons	0
Trash / Recycling Service		Residential Service \$240 per year	0
School District Millage Rates		29.54 mils	-
GOVERNMENT			
	City	County	
Municipal Millage Rate	13.67 Mills	3.91 Mills	-
COMMUNITY			
	1997	2006	
Safety - Number of Part I (Violent and Property) Crimes	4,079	2,528	+
Safety - Number of Part II (Nuisance) Crimes	4,722	4,477	+
	2004	2007	
City York Health Department: Immunizations	2,417	3,632	+



Sustainability Report Card



What is a Sustainable Community?

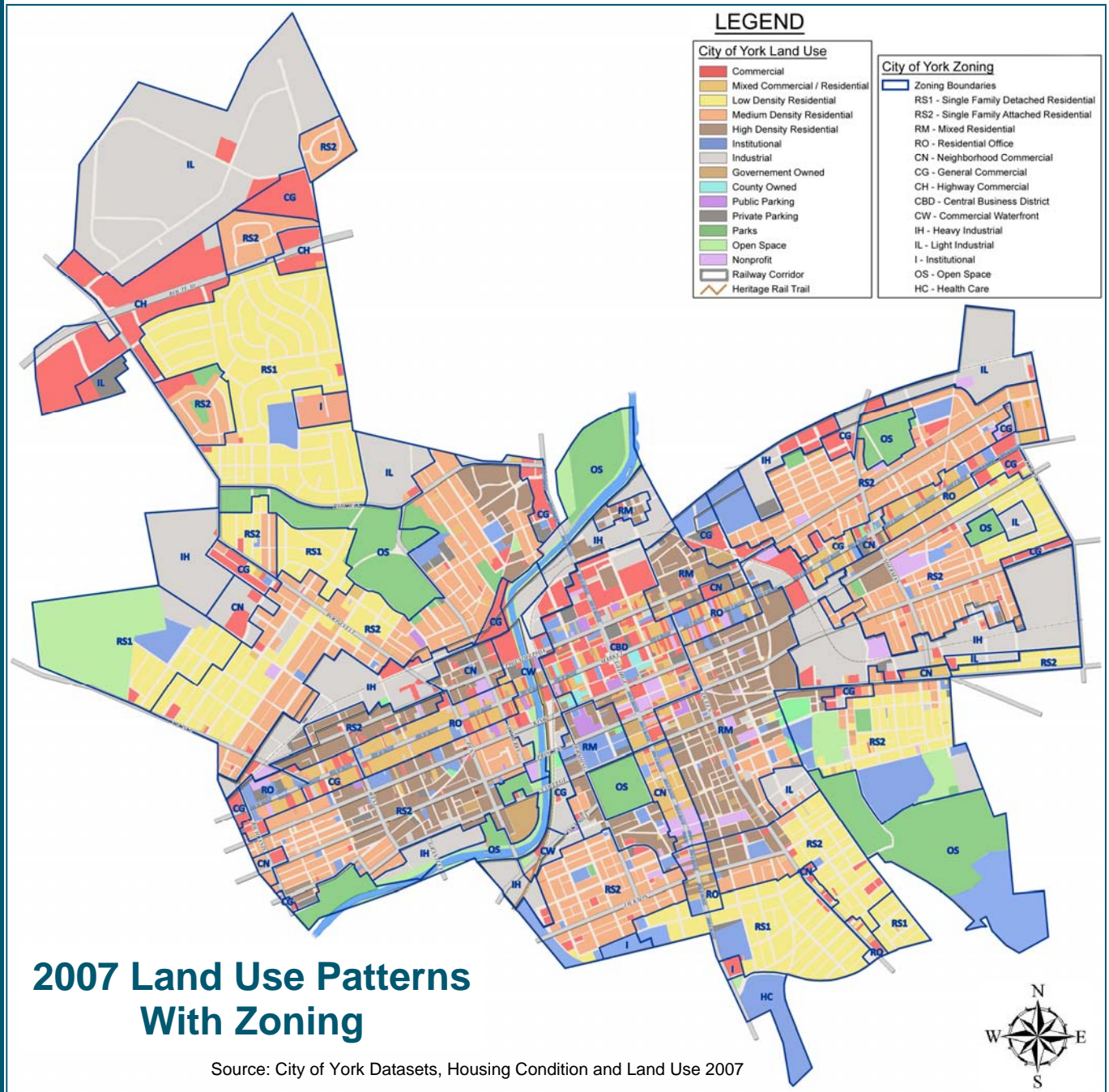
A sustainable community consists of strong, attractive and economically thriving neighborhoods.

Sustainable community issues include overall quality of life, neighborhood design, economics, environment, health, housing, transportation, safety and fiscal stability. Building a sustainable community involves policies, regulations, decision making and development that meet the needs of the present without compromising the ability of future generations to meet their needs. A Sustainable community is one whose prospects for long-term vitality are good with consideration for the following characteristics:

- Housing opportunities and choices
- Walkable neighborhoods
- Community and stakeholder collaboration
- Distinctive, attractive communities and neighborhoods with a strong sense of place
- Development (residential and non-residential) decisions which are predictable, fair and cost effective
- Mix of land uses
- Preservation of open space, neighborhoods, natural beauty, architectural beauty, and critical environmental areas
- Variety of transportation choices
- Development directed toward existing developed areas of like kinds and types
- Design standards for interior urban space and compact building design
- Unique opportunities

The following table summarizes evaluation of sustainability indicators measuring existing conditions. These factors can be used over time to measure successful implementation of policies, regulations and decision making to achieve greater levels of sustainability with positive impact on quality of life and economic viability. Each indicator is a graded use for the following scale: + Good, O Average, - Poor.

Sustainability Indicators			
POPULATION			
	1990	2000	Grade
Total	42,192	40,968	-
Diversity	✓	✓	
HOUSING			
	1990	2000	
Percent of Owners	49.8%	46.8%	-
Percent of Renters	50.2%	53.2%	-
Change in rental properties	968 More Properties Since 1997 (10 per year)		-
	1997	2003	
Number of Sound Condition Residential Structures	7,973	8,383	+
Number of Dilapidated Residential Structures	65	137	-
	2004	2006	
Average Sales Price of Homes	\$55,593	\$71,141	+





Housing

Goal: Improve availability of decent, affordable housing for households of all ages and all income levels.

Policy

The **Housing Policy** emphasizes strategies to address blight and deterioration in order to prevent, reduce and eliminate the decline of residential neighborhoods and strategies to enforce housing and building codes with the intent to improve the physical and structural appearance of properties. The goal is to enhance the long-term economic viability of the housing market through the use of design, programs, codes and the codes appeals process. Quality housing at affordable prices for all income levels is a characteristics of a sustainable community.

Significant Programs

The Department of Community Development offers a variety of housing programs to assist with achieving the goal of attaining a homeownership rate of 50% in five years. The Bureau of Housing Services' mission is to create more desirable, affordable housing which will lead to a greater positive impact on neighborhoods in terms of stabilizing and enhancing properties. The City administers the following housing programs.

- First-Time Homebuyers Down Payment and Closing Cost Assistance (3/2)
- Owner-Occupied Rehabilitation Program
- Home Owners Maximizing Equity Program

In addition to the above programs, the City offers various tax incentives to residential property owners including ReTAP and LERTA.

Residential Tax Abatement Program (ReTAP) – The City and County RETAP provides for a 100%, ten year tax exemption on the value of new residential construction or residential rehabilitation. The companion York School District ReTAP program provides a ten year phased out exemption.

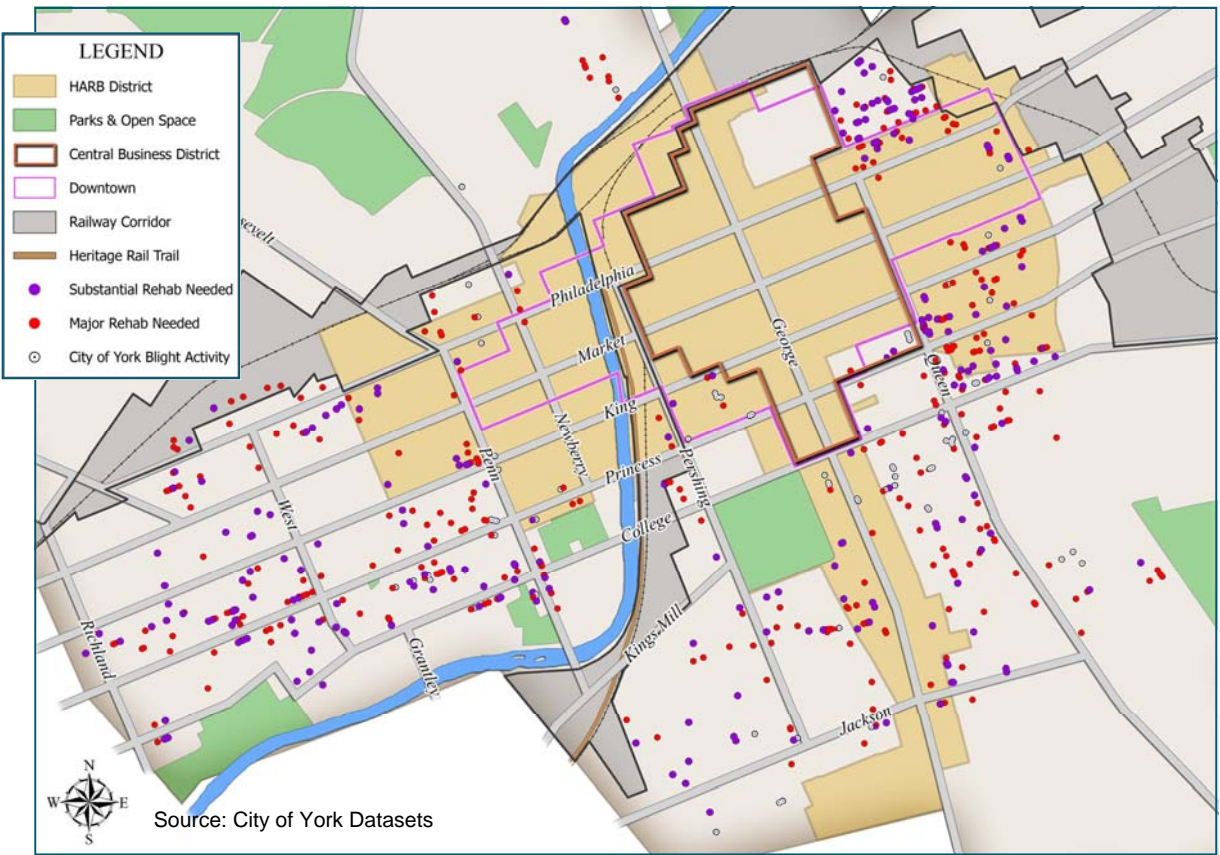
Local Economic Revitalization Tax Abatement (LERTA) – The program provides a ten year phased out exemptions for the value of new construction of houses and condominiums for City, County and School District taxes.

Renters vs. Owners

Planning Areas	1990 Data			2000 Data		
	Percent Owner Occupied	Percent Renter Occupied	Percent Vacant	Percent Owner Occupied	Percent Renter Occupied	Percent Vacant
1	52.5%	47.5%	6.0%	47.4%	52.6%	9.7%
2	47.4%	52.6%	8.1%	44.6%	55.4%	14.7%
3	56.3%	43.7%	10.8%	53.1%	46.9%	13.8%
4	44.9%	55.1%	8.4%	43.6%	56.4%	13.6%
Total (City)	49.8%	50.2%	8.2%	46.8%	53.2%	12.9%
Special Planning Districts	Percent Owner Occupied	Percent Renter Occupied	Percent Vacant	Percent Owner Occupied	Percent Renter Occupied	Percent Vacant
South George Street	44.3%	55.7%	14.1%	37.0%	61.4%	18.9%
Rail Corridor	49.9%	50.1%	7.2%	44.1%	55.9%	11.7%
Downtown	20.2%	79.8%	11.6%	17.8%	82.2%	19.7%
College Area	58.7%	41.3%	7.6%	45.5%	54.5%	11.6%

Note: Special Planning District data represent portions of Planning Areas.

Neighborhood Revitalization Opportunities



Source: City of York Datasets

Status Report: Southeast Neighborhood— South George Street Community Partnership

Revitalization Indicator	Goal	1990	2000
Poverty	reduction in poverty	37.3%	31.6%
Median Family Income	increase in family incomes	\$18,025	\$25,007
Unemployment	reduction of unemployment	15.4%	10.5%

Status Report: Olde Towne East Neighborhood Revitalization

Revitalization Indicator	Goal	2005 Results	2006 Results
Neighborhood Safety	reduction in crime by 10%	6% decline	
Neighborhood Economy	increase homeownership by 36 units	8 owner-occupied unites under	10 new owner-occupied units
	increase in average residential sales price	39% increase from 2004	27% increase from 2005
Improved Physical Environment	increase code compliant housing 20%	33% decrease from 2004	
Clean, Safe & Green	increase number of trees by 50%		23% increase



Neighborhood Revitalization

Neighborhoods are the building blocks to a sustainable community.

Policy

The **Neighborhood Revitalization Policy** emphasizes improving the quality of life of neighborhood residents, businesses, and visitors by developing programs and processes that target housing, economic development and community services.

Objectives of Neighborhood Revitalization Policy

Reduce blight and deterioration	Provide access to affordable housing
Creating a community policing philosophy	Increase owner - occupied housing
Streamlining codes and codes enforcement	Connect to parks, recreation and open space
Clean and green neighborhoods	Preserve historic and architecture qualities

The City has developed a number of programs and neighborhood-based revitalization plans. Programs designed to support neighborhood revitalization are administered by the Department of Community Development. These programs include:

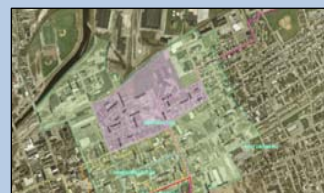
- Neighborhood Resource Institute
- Citizen Inspector Program
- Community Advisory Council
- Housing Programs
- Neighborhood Alliance
- Neighborhood Revitalization Plans

Significant Accomplishments

The following provides an overview of several neighborhood revitalization strategies that are at various stages of implementation of planned action items. The goal is to continue with neighborhood revitalization efforts addressing the needs of various neighborhoods across the City. Revitalization of neighborhoods continue through a variety of initiatives similar to those outlined in specific neighborhood plans.

Northeast Neighborhood: Feasibility for Neighborhood Revitalization

A plan for the Northeast Neighborhood was prepared to determine feasibility for revitalization. To date, no action has been taken on the plan. The plan will be revisited to assess next steps. Implementation of a variety of neighborhood revitalization strategies in this neighborhood are crucial to not only the residents but also to stabilizing the Downtown.



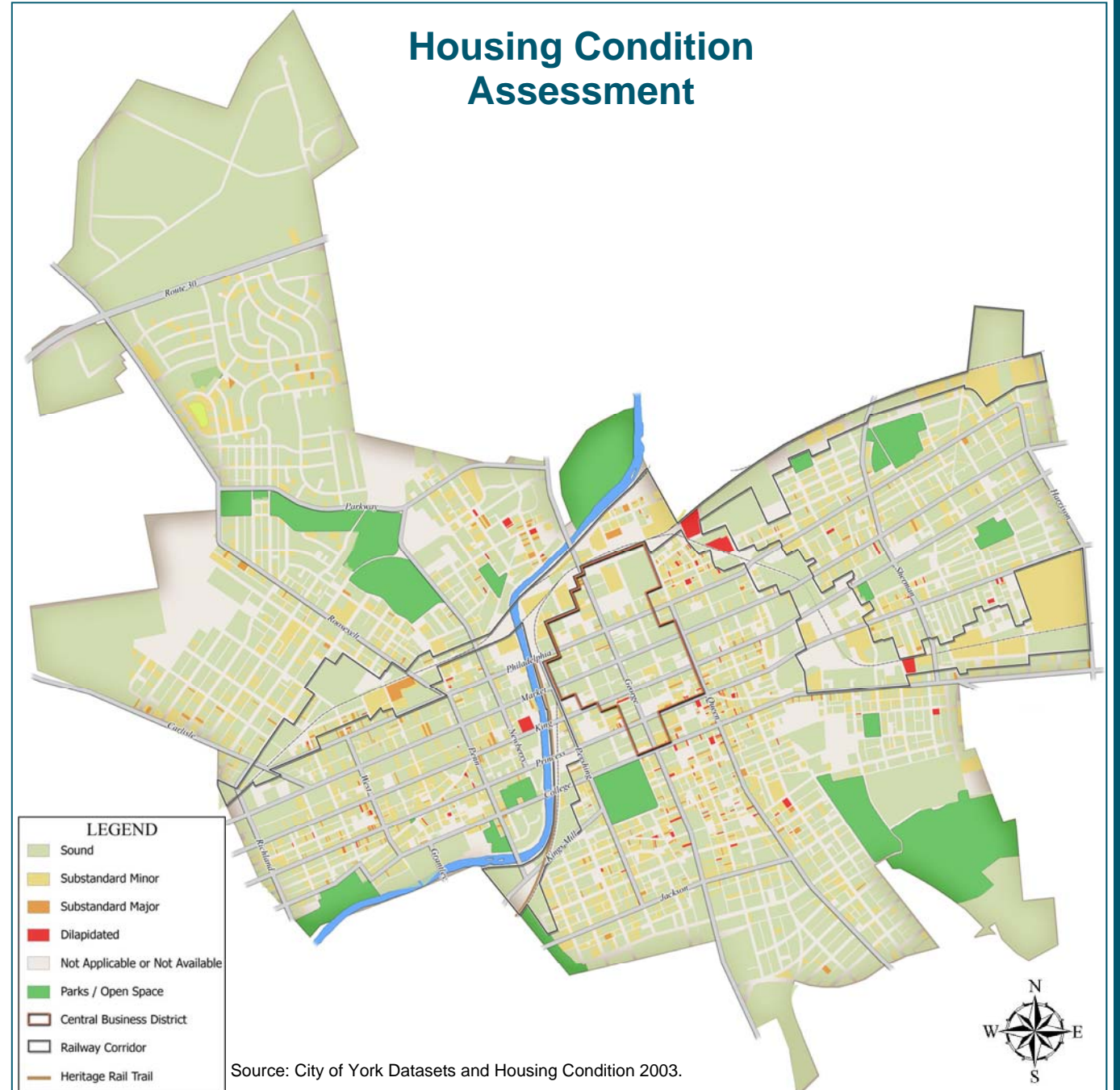
Community Renaissance Plan: Olde Towne East Neighborhood Revitalization

The plan seeks to improve the quality of life in the neighborhood by strengthening community policing, promoting homeownership, improving lighting and sidewalks, renovating dilapidated buildings, creating green space and play areas and redeveloping commercial properties. The neighborhood is an Elm Street Neighborhood designated by the PA Department of Community & Economic Development eligible for a variety of grant and loan programs. Revitalization efforts are in the fourth year of implementation.

West End Neighborhood Revitalization Plan

A neighborhood revitalization plan for the West End Neighborhood has been prepared and is scheduled for submission to the PA Department of Community & Economic Development for designation as an Elm Street Neighborhood. The plan focuses on development of a sustainable organization structure to support revitalization efforts; neighborhood safety, cleaning and greening; neighborhood economy; neighborhood design and conservation; and, neighborhood image and identity.

Housing Condition Assessment



Housing Partners

The City Department of Community Development, Bureau of Housing Services works collaboratively with a variety of housing partners to provide sound affordable housing for low to moderate income households of all ages.

- Housing Authority City of York
- YMCA CDC (YMCDC)
- YWCA of York
- Olde Town East (Elm Street Neighborhood)
- Redevelopment Authority of the City of York
- Housing Alliance of York
- United Way
- York County Habitat for Humanity
- Crispus Attucks CDC (CACDC)

Transportation Policy

Goal: Safety, mobility, and accessibility for all modes of travel.

Policy

The **Transportation Policy** for circulation and accessibility's purpose is to advance a balanced, multi-modal transportation network that safely and efficiently moves people, goods and services throughout the city and provides effective linkages with the region and beyond. The following objectives are relevant to this policy:

- Provide efficient maintenance and improvements of transportation facilities.
- Provide multi-modal links between residential neighborhoods and places of employment.
- Design and manage public improvements that will meet current and future transportation needs.
- Create programs and policies consistent with York County's Transportation Plan.

Additionally, the greenway/open space strategy focuses on developing a coordinated city-wide greenway and open space system of trails that link major activity areas, recreation facilities, schools and neighborhoods within the city and to the surrounding region.

Objectives are :

- Provide non-vehicular links between residential neighborhoods, places of employment, the downtown and recreation facilities.
- Encourage appropriate residential and nonresidential uses fronting on greenways and open space corridors with specific design guidelines and security systems.

Significant Accomplishments

Broad Street Greenway — The Broad Street Greenway was a project identified as part of the Citywide Bicycle Access Study. The recently completed project connects neighborhoods and schools with Memorial Park. Additionally the Memorial Park extension of the greenway will travel through the park with connection to the Penn State York campus.

Recapture the Riverfront—Recapture the Riverfront is an initiative with an emphasis on the Codorus Creek and the watershed. An idea book identifies projects that will make the Codorus a focal point for community reinvestment. One of the key projects is to create a greenway along the west bank of the Codorus as depicted in the graphic to the right. The greenway will provide opportunities for pedestrian and bicycle travel and connections to parks, the Boat Basin, the Downtown and neighborhoods.

York County Heritage Rail Trail— York County Heritage Rail Trail is one of eight parks within the York County Department of Parks and Recreation. Winding through the very heart of York County, once completed, this trail will extend over twenty miles, connecting Maryland's Northern Central Railroad Trail with the historic district of York, PA.



Economic Development

Northwest Triangle Redevelopment Project

The plan intends to redevelop the Northwest Triangle, an underutilized brownfield site approximately six acres located northwest of the downtown. The proposal is to create 347 jobs, 137,650 square feet of new and rehabilitated commercial space, 85-125 market rate/owner-occupied townhouses, 1,600-1,900 square foot homes and a variety of amenities to urban living. The project is anticipated to be a \$50 Million redevelopment project. Demolition of various buildings is underway.



Artist Homestead Program

A one-of-a-kind, citywide program offers financial and amenity incentives to newly relocated artist homeowners who establish a live/work studio presence in the city. Several fine live-above-work artists have set up shop in the City through this program.

Revolution in Progress

The Department of Economic Development has developed a number of economic development strategies. As part of this strategy, several redevelopment opportunities have been identified with details of various funding sources outlined including, but not limited to the State's Revitalization Assistance Capital Program (RACP).



Completed Economic Development Projects:

- Greenway Tech Centre - \$11 million
- Bluebird/Monarch Mills – \$4 million
- HACC – 1,800+ students and 102 employees
- Susquehanna Commerce Center - \$30 million
- Strand-Capitol Performing Arts Center - \$17 million
- York County Judicial Center - \$54 million
- Martin Memorial Library - \$7 million
- Sovereign Bank Stadium - \$33.5 million
- Pullo Family Performing Arts Center - \$20 million
- Revitalization Assistance Capital Program (RACP)

Economic Development Policy

Goal: Provide economic development opportunities through new development and redevelopment projects and infrastructure improvements.

Policy

The **Economic Development Policy** focuses on strategies that identify key linkages and opportunities that existing within the region, expand the local tax base, establish new businesses, increase business activity, measure and evaluate economic and demographic variables and create and retain employment opportunities. The policy identifies that the economic health of the City related to the Downtown. The current vision is to develop the City into a thriving business, residential, social, recreational and tourist destination with the business component focusing on medical and educational, industrial, commercial, service, arts and retail opportunities. Economic development strategies focus on the following.

- Creating conditions for business retention, growth and attraction.
- Marketing of sites for occupancy, development and redevelopment.
- Create neighborhood-based jobs and live-work opportunities.
- Emphasize growth opportunities in the medical and educational sectors.
- Incorporate infrastructure improvements, green space and recreation as part of project development.
- Utilize a variety of tools to revitalize neighborhoods through increased homeownership, economic development, historic preservation and neighborhood amenities.

Significant Accomplishments

Downtown Action Plan

The Downtown Action Plan has been updated several times and is in the process of update. The philosophy of the plan is to build upon assets, achievements and activities to ensure a successful downtown. The theme of the plan update will be *revolutionizing* the downtown.



York Business Improvement District Authority (Downtown Improvement District)

In 1998, City Council approved the business plan to establish the York Business Improvement District and Downtown Ambassadors team. To fund this program, the Council placed a \$1 mil assessment on property owners within the Central Business District and created a York Business Improvement District Authority to oversee activities of the district and management of Main Street York activities. The district runs from North Street to Princess Street and Queen Street to Penn Street.

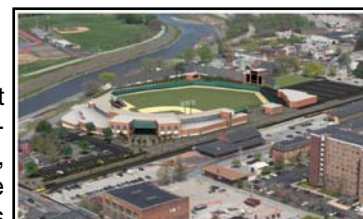


Downtown Entertainment District and Cultural District

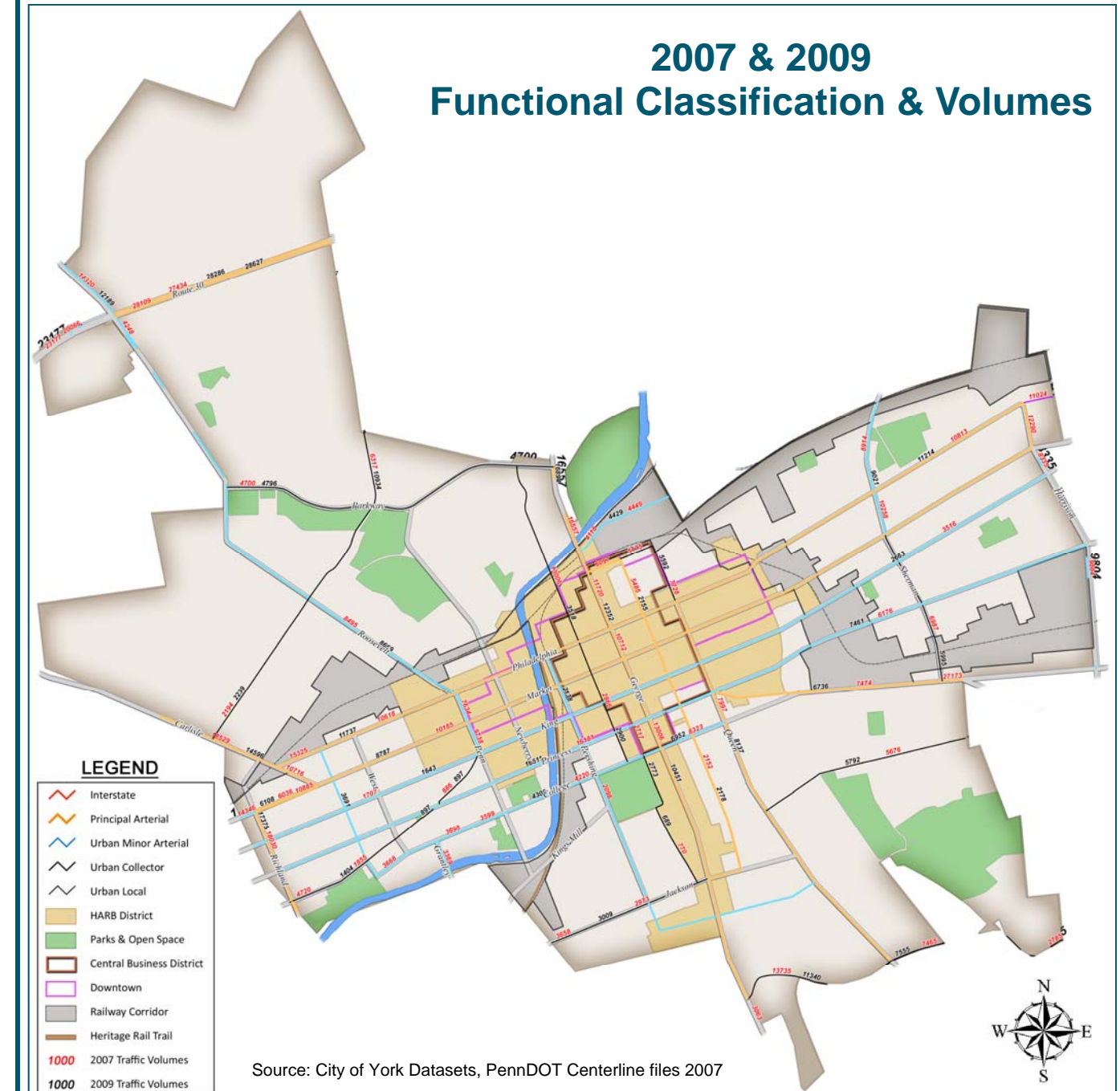
This District emphasizes the economic impact that can be gained by clustering a variety of destination venues augmented by amenities and infrastructure improvements. This District is a pedestrian-friendly zone in the heart of downtown where residents, suburbanites and weekend visitors can spend an entire evening socializing, conversing, eating, dancing and enjoying live entertainment in an safe and aesthetically pleasing atmosphere.

Sovereign Bank Stadium

The Sovereign Bank Stadium was a \$32.5 million project funded by private donations and investments, County resources and state grant dollars. The owner of the stadium, the York County Industrial Development Authority, will be making a payment in lieu of taxes for the next 20 years. This is a success story of a debt-free project with no cost to local tax payers.



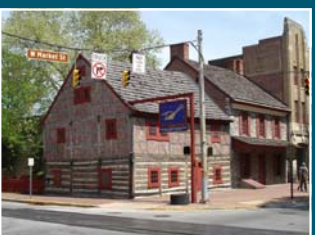
2007 & 2009 Functional Classification & Volumes



Street Network—Maintenance & Enhancements



The City's street network provides improvements for both vehicular and pedestrian travel. Significant enhancements for vehicles include roadway maintenance, two way traffic on George and Market Streets, street name signs, and way finding signage. The downtown provides a variety of amenities including crosswalks, pedestrian signals, traffic calming measures, way finding signage, benches, public space, public art, central parking facilities and bicycle parking facilities.



Historic Preservation

Goal: *Preserve cultural and historic resources of community to create a sense of place.*

Policy

Historic Preservation provides opportunities for tourism and increased property values which contribute to sustainability. Historic Preservation Policy focuses on the development of a historic preservation plan and process to evaluate the expansion or addition of Historic Architectural Review Board (HARB) and other historic districts. Objectives of this policy emphasize:

- Identify and preserve historic landmark structure through adaptive reuse.
- Identify areas for continued and expanded historic preservation.
- Promote city and state programs that provide financial incentive for rehabilitation and historic preservation of structures.
- Evaluate and modify existing historic preservation policies, review processes, regulations and enforcement.
- Review and modify zoning regulations to support architectural preservation.
- The conversion of historic residential buildings and properties to non-residential uses is discouraged.
- The preservation of residential single-family uses and the conversion of non-residential uses back to single-family uses are encouraged.

Current Programs

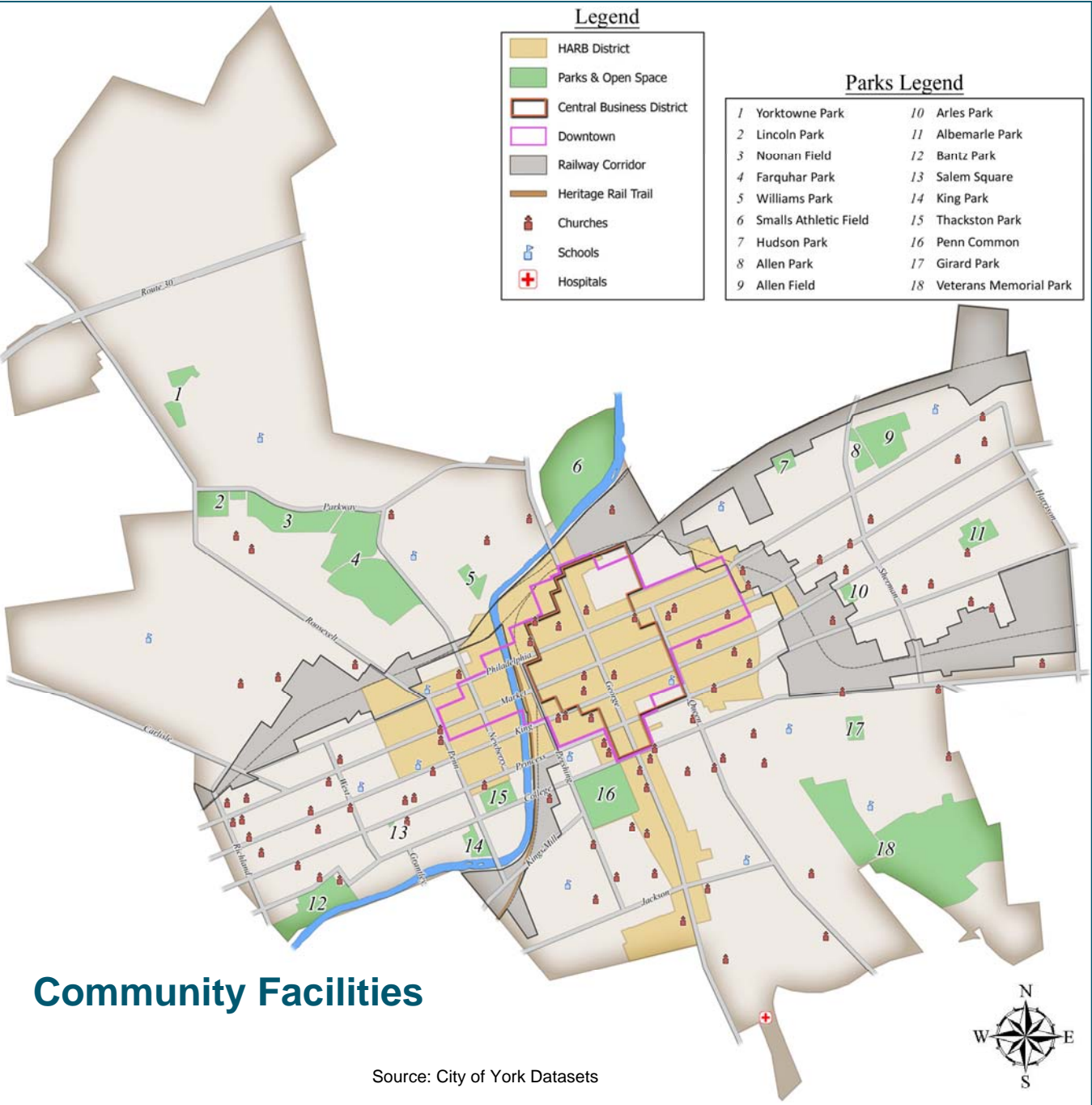
Historical Architectural Review Board (HARB)

The City Council established York's Historical Architectural Review Board (HARB) by ordinance in 1972 and expanded it in 1975 and again in 2001. The establishment of this district and any changes to it must be approved by the Pennsylvania Historical and Museum Commission (PHMC). The purpose of the HARB District is to regulate the construction, reconstruction, alteration, restoration, demolition or razing of buildings with the area designated. The HARB District is separate from the National Register District. The Board is advisory to the City Council. Historic York, Inc. provides technical assistance to the Board and Council on matters subject to HARB regulations.

York Historic District

York has one of the largest urban districts in the Country. Any federally funded project in this area must be evaluated in respect to its impact on the historic and architectural character of the district before the project is approved. This area is shown in the blue outlined area on the diagram. The list below shows districts on the National Register Listing.

Historic District Name	National Register Status	Acres in District
East Addition	Eligible	26.3
Florida Avenue Historic District	Eligible	9.5
Freystown Historic District	Eligible	316.1
Levy Co	Eligible	2.2
Lincoln Park Historic District	Eligible	15.1
Nabisco Co	Eligible	1.0
North Addition	Eligible	46.4
West Addition	Eligible	42.6
West Addition	Eligible	61.4
York Hoover Body	Eligible	6.9
Subtotal Eligible Districts	10	527.6
Fairmount Historic District	Listed	9.6
Northwest Historic District	Listed	150.1
Springdale	Listed	63.7
York Historic District	Listed	737.9
Subtotal Listed Districts	4	961.3
TOTAL	14	1,488.8



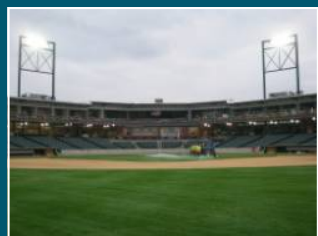
Community Facilities

Source: City of York Datasets



Other Community Facilities

Other community facilities include schools, Martin Library, York County Historical Society, York County Heritage Trust and York Hospital.



Community Facilities

Goal: Provide quality, cost effective facilities and services and provide proper maintenance of those facilities.

Policy

The City of York provides a variety of community services and facilities. Many of the services and facilities are listed and described on the City's website at www.yorkcity.org. The City also partners with local businesses, residents, and non-profit organizations such as Downtown York Inc, York County Government, and *rabbittransit*, among others, to bring services to the community. The following highlight just a few of the services.

Services

Trash / Recycling / Yard Waste Collection & Large Item Pick-up—The Environmental Bureau works to provide a clean and beautiful City by managing refuse, recycling, large item and yard waste collections. Trash is collected **twice per week** and both recyclables and yard waste are collected once per week. Large items must be scheduled in advance, but permit **up to five (5) large items each week**.

Water / Sewer / Refuse—The City of York has approximately 14,000 sewer customers. Sewer usage and billings are based on water usage. Water usage is obtained from the York Water Company and the current rate is \$4.60 per 1,000 gallons of water with a minimum monthly sewer charge of \$12.00 for residential users. The refuse bill which is included with the sewer bill is based on the number of units on the property and helps cover the cost of services such as curbside trash, recycling, yardwaste, and large item collections, plus street sweeping and snow removal.

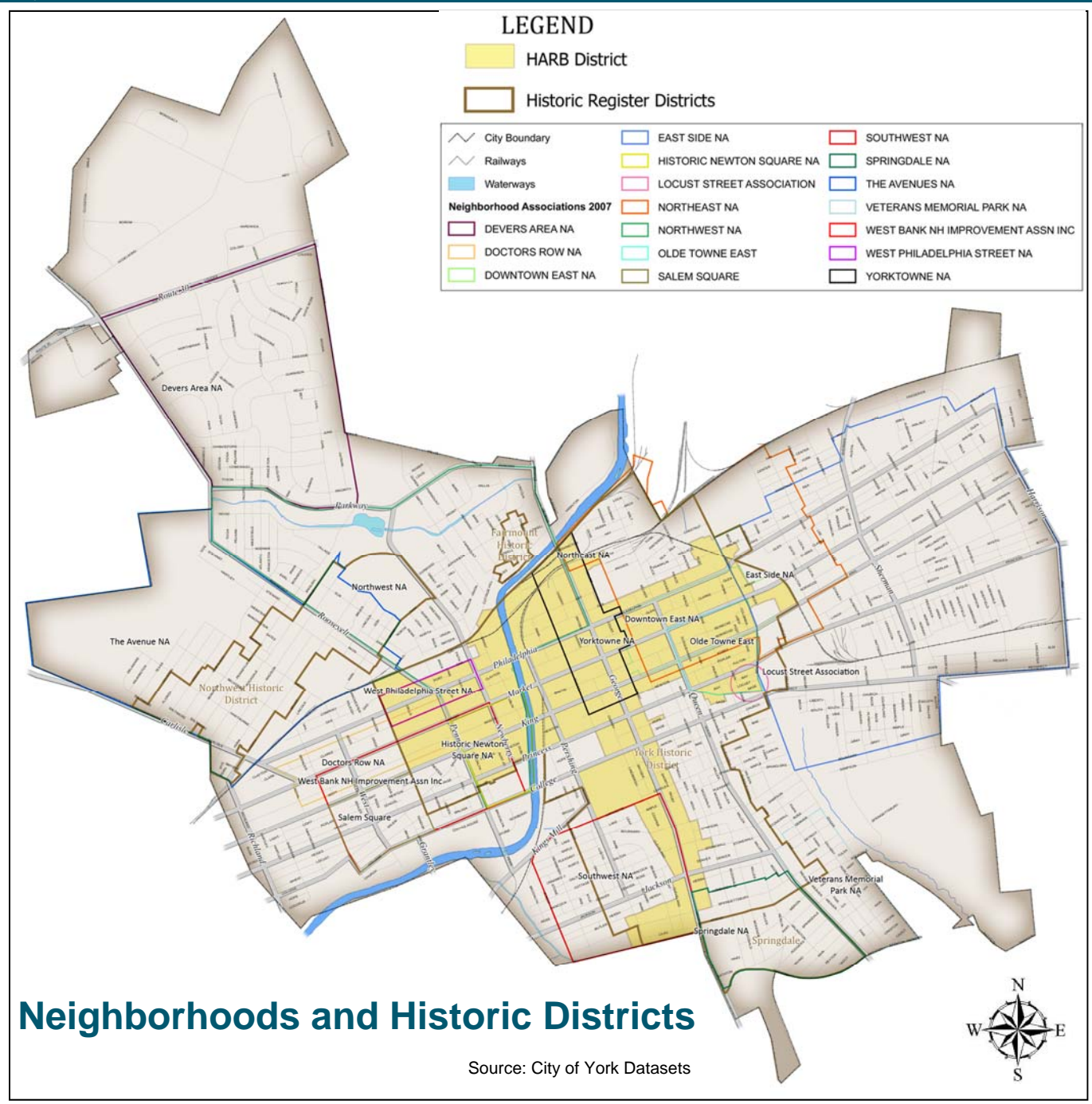
Parking— The City of York Parking Bureau provides parking facilities and services to meet the needs of York City residents, businesses and visitors. The primary responsibility of the Parking Bureau is to manage the parking facilities owned by the City of York General Authority and the City, including **three garages** and **fourteen surface lots**.

Fire & Rescue Services— The department operates four operations platoons, the Bureau of Fire Prevention, the Bureau of Emergency Planning, nine volunteer fire companies, and various volunteer support organizations comprise the City of York's Fire & Rescue Services. The Departments operate from Headquarters on South Duke Street and four fire stations located throughout the City. Included on the staff are five Lieutenants and fifty seven career firefighters. There are approximately seventy volunteer members, including firefighters, fire police, and support personnel.

Police Department— The Department provides a wide array of services including prevention of crime, protection of life and property; preservation of peace, order, and safety; the enforcement of laws and ordinances; and the safeguarding of constitutional guarantees. In addition to "normal" police services (criminal enforcement, traffic enforcement, investigations, patrolling, and reporting) the department provides services for special events and is further involved in the community through crime prevention education and activities.

Parks and Recreation Opportunities—The Recreation and Parks Bureau provides direction, planning and coordination of services to enhance the quality of life through year-round leisure programs and facilities that enhance an individual's physical, emotional, mental and social well-being. There are **twenty-two parks** within the City with varied recreational facilities. There are also **programs for residents to enjoy** such as Angels of the Park Program, Adult Classes & Workshops, Adult & Youth Sports, Bus Trips, Senior Programs, Special Events, and Youth Programs. Recently, a Master Plan for the redesign of Memorial Park was completed. Various implementation strategies are being explored.

Special Events— A sample of the special events which enhance City living include Taste of York City, Box Lunch Revue, Olde York Street Fair, York Patriot Days, YorkFest Art Festival, York Bike Night, Light-Up Night, and New Years Revolution.



Historic Preservation Terms

Listed—properties should be considered for protection from destruction or impairment

Eligible— meet the National Register criteria for evaluation although the property is not formally listed in the National Register.

COMMUNITY ENHANCEMENT OPPORTUNITIES

City of York

