



Cumberland County Comprehensive Plan 2017

Adopted: November 30, 2017



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Acknowledgements

The Cumberland County Comprehensive Plan was prepared entirely “in-house” by the Cumberland County Planning Commission (CCPC) and the Cumberland County Planning Department (CCPD) staff. The CCPC and CCPD appreciate the assistance from the Cumberland Area Economic Development Corporation, the Cumberland County Housing and Redevelopment Authority, and the Cumberland County Historical Society in preparing the plan. Further, the CCPC and CCPD expresses its appreciation to the Cumberland County Board of Commissioners for its support of the plan and ongoing commitment to sound, proactive planning in Cumberland County.

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Cumberland County Planning Department Offices



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Background

Stakeholder Engagement

Planning: (plan ing) n. Process of making a detailed formulation of a program of action

The U.S Census Bureau identified Cumberland County as the fastest growing county in Pennsylvania from 2000-2016. During that time, the County added more than 13,000 residents to reach an estimated population of 248,506. By 2040, Cumberland County’s population is expected to swell to more than 280,000 residents.

Cumberland County’s growth should come as no surprise. The diversity of Cumberland County’s urban, suburban, and rural landscapes truly offers something for everyone. The County’s strategic location, low unemployment, abundant outdoor recreational opportunities, and high quality of life are powerful attractants for residential, commercial and industrial development.

This prosperous growth cannot be taken for granted. The County and its constituent 33 municipal governments must plan for the future. Economic development opportunities should be planned and pursued to provide jobs and increase the tax base. Housing must be provided to accommodate households of all sizes and income levels. Essential natural resources must be conserved to insure countywide access to healthy food, clean air, and clean water supplies. Critical communications, sewer, and transportation infrastructures must be maintained and expanded to accommodate new growth. The Cumberland County Comprehensive Plan provides an opportunity for these issues to be considered on a countywide basis and ensure that the County’s prosperity continues well into the future.

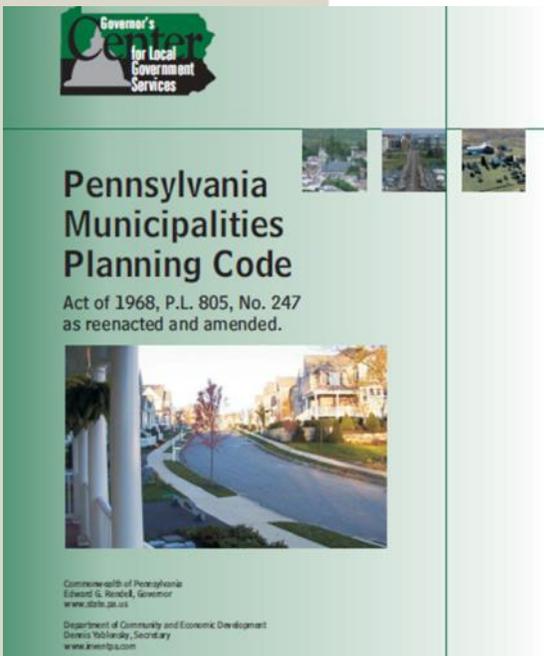
What is a Comprehensive Plan?

The Cumberland County Comprehensive Plan is a long range policy document that establishes goals and objectives for the orderly development of the County. Comprehensive plans typically consider a wide variety of topics including land use, housing, economic development, public facilities, transportation and natural resource protection. A comprehensive plan is not a zoning ordinance that has legal authority. Other planning tools with the force and effect of law, such as a zoning ordinance, are used to implement the goals and objectives found in the comprehensive plan.

Why does the County prepare a Comprehensive Plan?

The Pennsylvania Municipalities Planning Code (“MPC”, Act 247 of 1968, as reenacted and amended) requires all counties to prepare a comprehensive plan following guidelines established in the statute. Further, the MPC requires general consistency between the county comprehensive plan and municipal comprehensive plans adopted by townships and boroughs. The required “general consistency” of municipal and county comprehensive plans ensures that issues that transcend municipal boundaries are

effectively coordinated between the municipal and county level. Municipalities implement the policy guidance found in coordinated municipal and county comprehensive plans through local zoning, subdivision, and official map ordinances.





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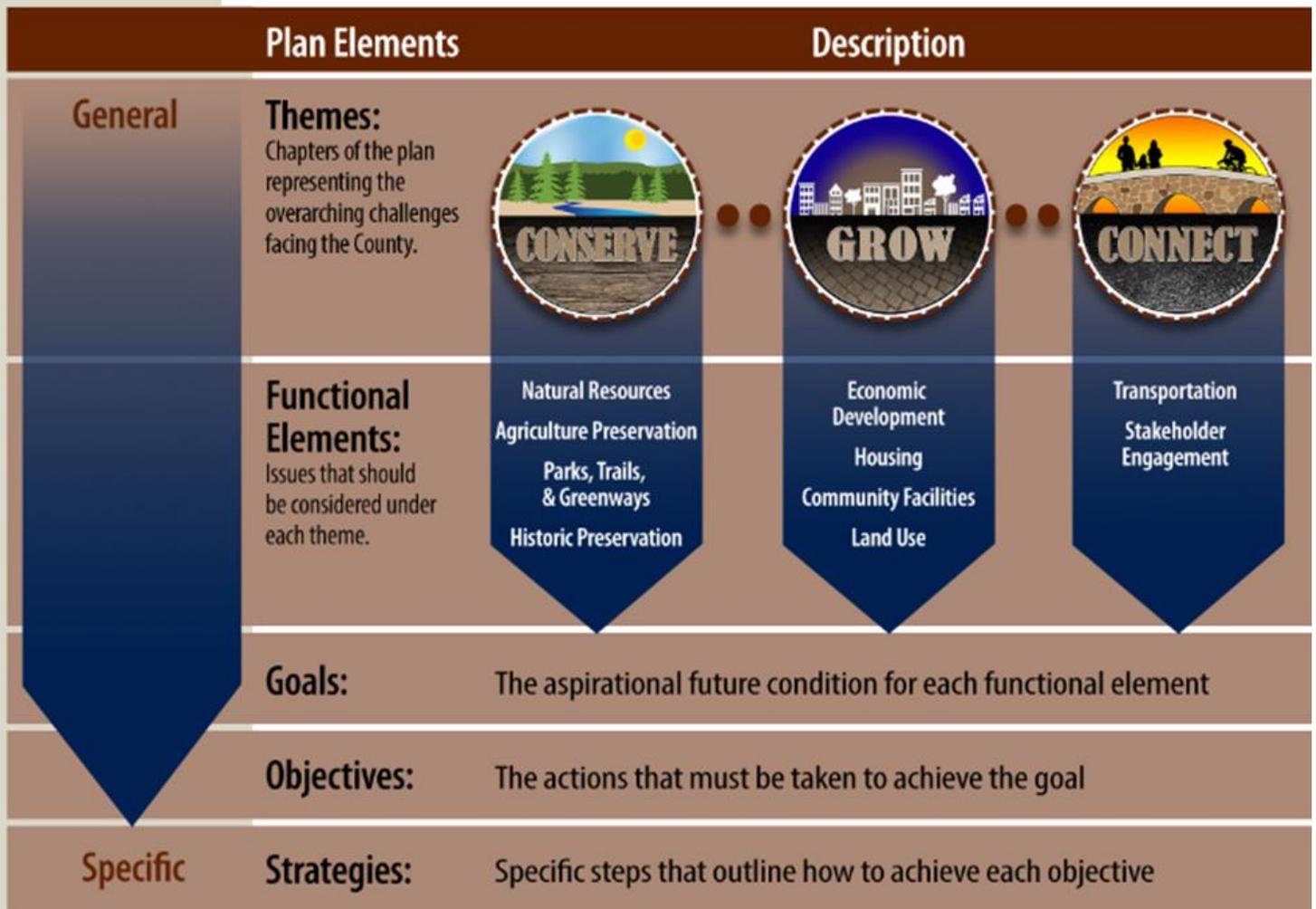
Background

Stakeholder Engagement

Organization of the Comprehensive Plan

The Cumberland County Comprehensive Plan effectively addresses the required elements of a comprehensive plan, as outlined in Section 301 of the MPC. The plan has been concisely organized and simply written to create a user-friendly document that is easily understood by a broad cross-section of county residents and stakeholders. The plan is intended to be primarily an electronic document that provides users with the most current data in a readily accessible, widely available document.

The plan is structured around three major themes, functional elements for each theme, and accompanying goals, objectives, and strategies for each functional element. The organization of the plan moves from general issue identification to specific actions that the County should take independently or in conjunction with partner organizations to address each issue.





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Stakeholder Engagement

Plan Implementation

The Cumberland County Comprehensive Plan is not just a “guide”, but rather an action plan. The goals, objectives and strategies included in the plan are intended to be actively pursued by the County independently or in cooperation with other stakeholder organizations. Adoption of the plan by the County Commissioners marks the completion of the planning process and the starting point for plan implementation, the most important part of the planning process.

The CCPC in cooperation with the County Commissioners will evaluate the Comprehensive Plan and establish an annual work plan that establishes long, mid, and short term implementation priorities. The annual work planning process allows the CCPC to not only monitor progress on identified strategies but also to flexibly realign priorities based upon emerging or unforeseen issues not included in the plan which may warrant the attention of the County and our planning partners.

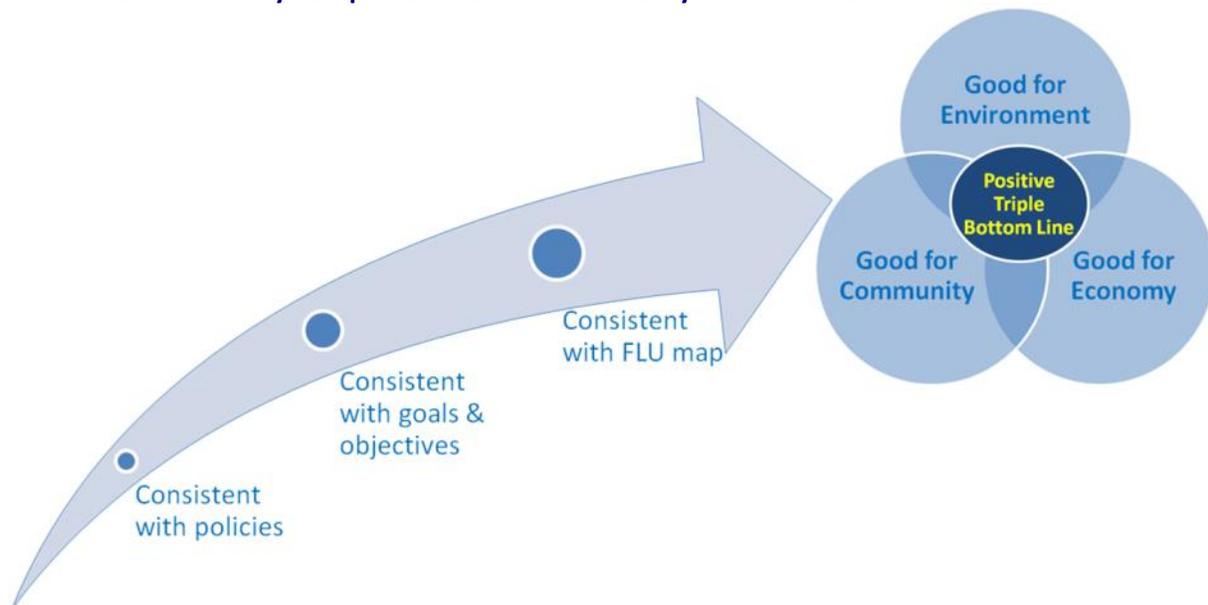
Cumberland County Comprehensive Plan Implementation Process



Consistency Determinations

The Comprehensive Plan includes policies and recommendations that cover a variety of topics and include multiple implementation partners. In many cases, stakeholder groups request the CCPC to determine if proposed projects and actions are consistent with the County Comprehensive Plan. The CCPC will cite specific policies, goals, objectives, strategies, and Future Land Use Map designations to determine the consistency of proposed projects or policies with the County Comprehensive Plan. Proposals deemed consistent with the County Comprehensive Plan will ultimately result in a positive “triple bottom line”, meaning they have a positive impact on the economy, community, and the environment of Cumberland County.

Cumberland County Comprehensive Plan Consistency Determination Process





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Background

Stakeholder Engagement

Stakeholder Engagement

The Cumberland County Comprehensive Plan is founded upon the active engagement and input from a wide cross section of stakeholders. County residents, businesses, governmental agencies, educational institutions and nongovernmental organizations were all invited to participate in the planning process.

The CCPC staff used the following communication tools to notify stakeholders of the planning effort and solicit input:

- County website
- Email notifications
- Social media including Facebook and LinkedIn
- Individual organization meetings
- Public meetings
- Public survey

In addition to these tools, the CCPC relied upon recent stakeholder engagement that was conducted as part of the 2012 Comprehensive Plan update and the 2013 Land Partnerships Plan update. These planning efforts included significant input that remains relevant to the current planning process.

The planning process was covered and monitored by the following media outlets:

- Carlisle Sentinel
- Patriot News
- Central Penn Business Journal
- ABC 27
- WITF Public Radio



Post card mailed to random sample survey participants.

Public Survey Overview

The CCPC's public survey is the centerpiece of the public engagement process. The survey enabled residents to conveniently provide the CCPC with input on the importance of the draft goals and objectives of the Comprehensive Plan.

The CCPC engaged the Center for Land Use and Sustainability at Shippensburg University to support the public survey effort. The Greater Harrisburg Association of REALTORS® provided funding for the effort with a grant from the National Association of REALTORS®. The survey was available from January 11 - April 30, 2017 at www.centerforlanduse.org/survey or a paper survey was available on request by calling the CCPC.

The CCPC randomly selected 6,200 county residential addresses and mailed a postcard inviting them to take the survey. In addition to the randomly selected sample, the CCPC invited all interested Cumberland County stakeholders to partake in the survey through a coordinated media push. Convenience sample is the term used for survey participants that were not part of the random sample. The 2992 completed surveys were comprised of 399 random sample



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Stakeholder Engagement

surveys and 2593 convenience sample surveys.

Public Survey Results Summary

The public survey was organized around the three themes of the plan; Conserve, Grow, and Connect. An open ended survey question enable residents to provide input on any topic of their choosing. The following sections summarize findings from each theme area of the survey. The findings are supported with statistics extracted from the survey results. The survey statistics aggregate the random sample and convenience sample responses as the responses from both groups had no meaningful differences. A full summary of the survey, including answers to each question from both samples, can be accessed by clicking the above image to the right while holding the control key.



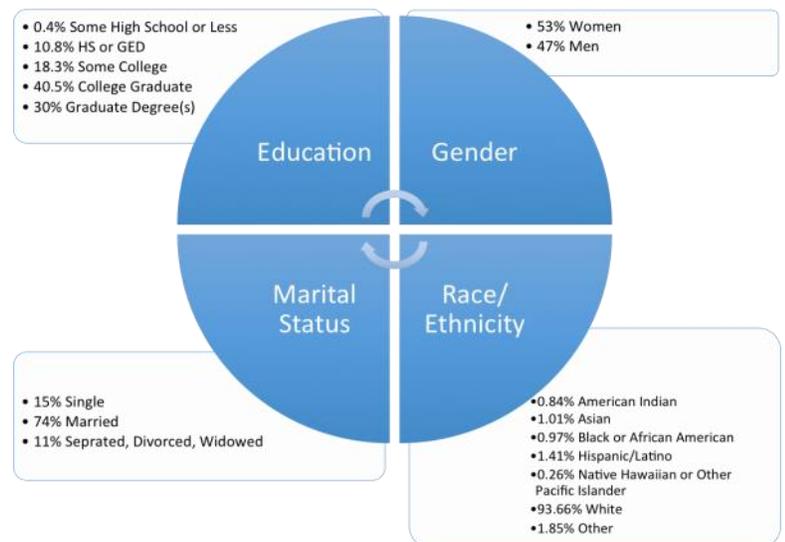
Survey summary report cover. Click on the image while holding the control key to access the report.

Conserve Theme Area Summary

This section of the survey contained twelve statements regarding the importance of natural and cultural resources in Cumberland County. Respondents identified importance on a scale from not at all important, somewhat unimportant, neutral, somewhat important, or extremely important or I'm not sure on the following twelve statements:

1. Preserve prime farmland
2. Develop new parks, trails, and greenways
3. Maintain existing parks
4. Preserve woodlands
5. Improve air quality
6. Preserve wetlands
7. Protect threatened and endangered plant/animal species
8. Protect steep slopes (i.e. lands with slopes over 15%)
9. Improve water quality in streams and lakes
10. Reduce flooding
11. Preserve historic sites and structures
12. Preserve scenic vistas

Who Responded? Survey Demographics





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Conserve Survey Summary	
Finding	Survey Statistics
Conservation related objectives enjoy broad based support in the County.	<ul style="list-style-type: none"> Of the 12 conservation objectives, 11 were thought to be important by at least 70% of respondents
Maintenance of parks, trails and greenways are important in the County.	<ul style="list-style-type: none"> 94% of respondents cited park maintenance as important, one of the highest rated objectives in the entire survey
County residents are willing to pay extra tax dollars to support farmland preservation and parks, trails, and greenways.	<ul style="list-style-type: none"> 81% willing to pay additional tax dollars to support more preserved farms 77% willing to pay additional taxes to support more parks, trails and greenways
Steep slope protection is a lower conservation priority in the County.	<ul style="list-style-type: none"> Nearly 40% of respondents rated the objective as neutral or unimportant.
Water quality is a highly important conservation objective.	<ul style="list-style-type: none"> Over 90% of respondents cited as important Of those respondents that rated this objective as important, 69% rated it as extremely important

Grow Theme Area Summary

This section of the survey included statements regarding economic development, housing, community facilities, and land use. Participants were asked to rate the importance of each statement on a scale from not at all important, somewhat unimportant, neutral, somewhat important, or extremely important or I'm not sure. For housing and land use, additional questions were posed regarding the presence of certain housing and land use types present in the County. Respondents were asked to rate the amount of each housing type or land use on a scale from way too much, somewhat too much, just the right amount, somewhat not enough, way not enough, and I'm not sure.

Grow Survey Summary	
Finding	Survey Statistics
Reusing existing developed sites and retaining existing businesses are important economic development objectives.	<ul style="list-style-type: none"> 95% of respondents cited reusing existing sites as important, the second highest rated objective in the entire survey Over 80% of respondents found retaining existing businesses to be important.
The existing housing stock should be rehabilitated and preserved.	<ul style="list-style-type: none"> 83% of respondents cite as important.
Providing housing for all income levels is of lesser importance than other housing objectives.	<ul style="list-style-type: none"> 20% of respondents cite as unimportant, one of the highest negative response rates in the survey 20% of respondents cite as neutral
Respondents generally believe the County has just the right amount of housing.	<ul style="list-style-type: none"> Respondents most commonly cited just the right amount as the response to all housing types except mobile homes and multigenerational housing



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Grow Survey Summary (cont'd)	
Finding	Survey Statistics
Tiny homes and multigenerational housing may not be fully understood.	<ul style="list-style-type: none"> 37% of respondents are unsure of the need for multigenerational housing. 41% of respondents are unsure of the need for additional tiny homes.
Community facilities are important for the future of the County.	<ul style="list-style-type: none"> Over 90% of respondents find sewer/water systems, protecting drinking water supplies, providing emergency services, and providing recycling/solid waste services to be important.
Drinking water supplies should be protected in the future.	<ul style="list-style-type: none"> 97% of respondents cited as important, the highest rate in the survey.
Aesthetics of new buildings is a lower priority land use objective.	<ul style="list-style-type: none"> Over 50% of the respondents cited neutral or not important to improving the appearance of new buildings.
Locating residential and commercial land uses close to one another is not important.	<ul style="list-style-type: none"> 45% of respondents cited locating commercial uses near residential uses as not important.
“Status quo” land use policies are preferred for many types of commercial development.	<ul style="list-style-type: none"> ~50% or more of respondents indicate the County has just the right amount of commercial retail, commercial office, educational facilities, and health care land uses.
Additional warehousing land uses are not preferred.	<ul style="list-style-type: none"> 65% of respondents indicate that the County has too much warehousing, the highest negative response in the survey.
Additional agriculture, recreational and open space uses are preferred.	<ul style="list-style-type: none"> Over 50% of respondents believe that the County does not have enough agriculture and recreational land uses. Nearly 60% of respondents believe that additional open space is needed.

Connect Theme Area Summary

This section of the survey included statements regarding the importance of various modes of transportation and the best tools that the County should use when communicating with stakeholders. Respondents identified importance on a scale from not at all important, somewhat unimportant, neutral, somewhat important, or extremely important or I’m not sure on the following eight statements:

1. Expand/provide more opportunities for bicycling
2. Provide more sidewalks
3. Increase public transit service
4. Encourage rail freight transportation
5. Improve and preserve the Carlisle Airport
6. Reduce congestion
7. Maintain existing roads
8. Replace structurally deficient bridges



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The survey also asked respondents to select the preferred media for the County to communicate with them from the following list of options:

- Newspaper
- Television
- Social media (i.e. Facebook / Twitter)
- Mail
- In person public meetings
- Website

Connect Survey Summary	
Finding	Survey Statistics
Road maintenance and bridge replacement initiatives are important for Cumberland County.	<ul style="list-style-type: none"> • 97% of residents cited maintaining existing roads as important, the highest rate of support in the entire survey. • 95% of respondents cited replacing structurally deficient bridges as important.
Alternative modes of transportation, while still important, are viewed as less important than automobile transportation.	<ul style="list-style-type: none"> • ~50% of residents see providing more bicycling opportunities and providing more sidewalks as important. • 27% of respondents view expansion of bicycling opportunities as unimportant. 21% of respondents see providing more sidewalks as unimportant. • 57% of respondents indicated that expanding public transit is important and 17% indicated that public transit expansion was unimportant.
Respondents see limited importance in the Carlisle Airport.	<ul style="list-style-type: none"> • Only 27% of respondents indicated that preserving the Carlisle Airport was important, one of the lowest importance ratings in the entire survey.
The County can best communicate with stakeholders through email and mail.	<ul style="list-style-type: none"> • 47% of respondents indicated that mail and 39% indicated that email was the best way to communicate with them.
Public meetings are the least effective means for the County to communicate with stakeholders.	<ul style="list-style-type: none"> • Only 11% of residents indicated that public meetings were the best way to communicate with them.



Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Conserve: (con serve) v. To avoid wasteful or destructive use of resources.

Cumberland County is founded upon natural resources that are the essential building blocks required for basic physical and economic well-being. Clean air, land, water, and accessible food are the “non-negotiables” that must be in place to support healthy communities and businesses alike. In addition, Cumberland County has unique, value-added amenities that elevate it to a “preferred destination.” The County’s rich history, varied recreational opportunities, diverse community character, and abundant public open space serve as powerful attractants for residents and businesses that desire to call Cumberland County home.

Cumberland County Conserve Policy Statement
Cumberland County must conserve the natural, cultural, and recreational resources that are required to support a high quality of life, protect public health, and spur economic growth.

This chapter of the Comprehensive Plan, entitled “Conserve,” strives to recognize the importance of the County’s natural, cultural, and recreational resources while establishing a plan for their sustainable use and conservation for future generations. Cumberland County’s conservation policy includes four goals that focus on protecting the nonnegotiable natural resources and value-added amenities of the County. Each goal is listed below and considered in more detail, including supporting objectives and strategies on the forthcoming pages.

Goal #1: Natural Resources

Conserve the significant natural resources that are needed to support the physical, social, and economic health of Cumberland County.

Goal #2: Agriculture Preservation

Preserve productive agricultural lands and support the agricultural industry to enhance the County’s economy and maintain its rural character.

Goal #3: Parks, Trails, and Greenways

Establish an interconnected system of parks, trails, and greenways to serve the recreational and transportation needs of all County residents.

Goal #4: Historic Preservation

Protect and enhance areas and structures that are substantially connected to the heritage of the County for the enjoyment and education of current and future generations.



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Natural Resources

Cumberland County is fortunate to have significant natural features that deliver essential ecological services to the County. Additionally, these natural resources contribute to the County's scenic beauty, economic prosperity, and overall quality of life. The wooded ridges of Blue Mountain and South Mountain, the stream corridors of the Yellow Breeches and Conodoguinet Creeks, and the Susquehanna River along the eastern boundary are natural resources that define Cumberland County. With its rich agricultural soils, wetlands, and riparian areas, the valley land nestled between the ridges increases the diversity of the County's natural resources.

This section of the plan includes objectives and strategies for the following natural resources:

- Woodlands
- Steep Slopes
- Hydrology
- Floodplains
- Wetlands
- Natural Area Inventory (NAI) sites
- Wildlife

Natural Resources Goal

Conserve the significant natural resources that are needed to support the physical, social, and economic health of Cumberland County.



Mountain Creek

Why Natural Resources Matter for Cumberland County:

- Nearly half of Cumberland County's landscape contains important natural resources, including:
 - Woodlands = 35% of County
 - Slopes 25% or greater = 7% of County
 - Floodplains = 5% of County
 - Wetlands = 2% of County ¹
- Important natural resources of the County lack permanent protection.
- The population of Cumberland County is expected to steadily grow, and conservation efforts need to respond to the demands of the increasing population. The current pace of development exceeds the pace of land preservation efforts.²
- Conservation and economic development are not mutually exclusive concepts. The County's open spaces provide natural system services and recreational and property-value benefits that exceed an estimated \$1 billion annually.³



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

County Role in Natural Resources

Cumberland County's natural resource planning authority emanates from Article III of the MPC that requires county comprehensive plans to develop a plan for the protection of natural resources. This includes, but is not limited to, wetlands, aquifer recharge zones, woodlands, steep slopes, floodplains, and unique natural areas. Under this planning authorization the county assumes a variety of roles with respect to natural resource planning and implementation. The county's natural resource protection roles are listed and described below:

Role	Description	Example Programs / Partner Organizations
Direct	<ul style="list-style-type: none"> County has direct authority for natural resource management at County facilities County has sole authority for natural resource planning 	<ul style="list-style-type: none"> Mount Holly Marsh Preserve Preparation of Countywide Act 167 Stormwater Management Plan Preparation of Countywide Hazard Mitigation Plan (HMP)
Indirect	<ul style="list-style-type: none"> County works in partnership with other organizations to plan and implement natural resource protection initiatives County does not assume independent authority for policy or project implementation 	<ul style="list-style-type: none"> Central PA Conservancy South Mountain Partnership Kittatinny Coalition Land Partnerships Grant Program
Advisory	<ul style="list-style-type: none"> County has no authority to address planning and implementation on its own County provides guidance and technical assistance to other partners and organizations that hold such authority 	<ul style="list-style-type: none"> Municipal land use planning

Cumberland County is directly tasked with preparing a number of plans that address natural resource protection. Data and information from these plans are used to support the development of the County Comprehensive Plan. The plans are listed and described below:

- Land Partnerships Plan:** Land Partnerships is Cumberland County's plan for natural resource protection, parks/trails/greenways, and farmland preservation. The plan includes detailed information on the county's natural resources and includes specific strategies to protect those resources. While not required, the plan is highly recommended by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and is generally updated every five years. The County instituted a competitive grant program whereby county funding is used to support local projects that are consistent with Land Partnerships.
- Hazard Mitigation Plan:** The Federal Emergency Management Agency (FEMA) and Pennsylvania Emergency Management Agency (PEMA) require counties to prepare a plan that reduces loss of property and lives associated with natural and man-made hazards. Authorized by the federal Robert T. Stafford Disaster and Emergency Assistance Act, the HMP must be prepared by counties and adopted by municipalities in order for both to be eligible for pre- and post-disaster mitigation funding.
- Countywide Act 167 Stormwater Management Plan:** The Pennsylvania Department of Environmental Protection (DEP) requires that each county prepare a countywide plan that addresses water quality and quantity of stormwater generated by development activity in each watershed in the county. Cumberland County prepares the plan, and municipalities are required to adopt the regulations consistent with the model ordinance.



Natural Resources

Natural Resources Objectives and Strategies

Goal #1:
Natural Resources

To achieve its natural resources goal, Cumberland County will pursue the following objectives and strategies:

Goal #2:
Agriculture
Preservation

Objective 1: Preserve and protect important environmental features.

Goal #3:
Parks, Trails and
Greenways

Strategies: A) Identify important natural features with highest ecological value that warrant protection.

Through its Land Partnerships planning efforts, the County analyzes water resources, floodplains, woodlands, slopes (25+ percent), NAI sites, and wetlands to identify areas with high conservation value. The County should work with its municipalities and other conservation stakeholders to preserve these priority conservation areas through voluntary acquisitions, easements, or local planning tools. The priority conservation areas identified in Cumberland County can be viewed by clicking on the image to the left while pressing the “control” key.

Goal #4:
Historic Preservation

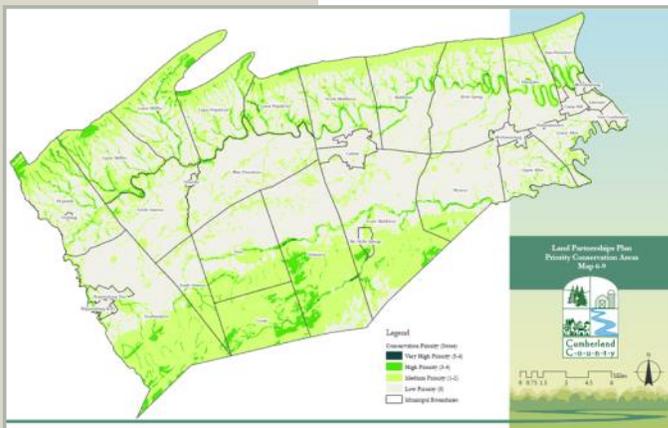
B) Support acquisition of important natural features through voluntary easements and fee simple acquisition.

Cumberland County should provide technical assistance and competitive Land Partnerships grants to municipalities and conservation organizations to support permanent preservation of Priority Conservation Areas. Preservation efforts should be consistent with the Future Land Use Map and priority conservation areas identified in Land Partnerships.

C) Support local and regional conservation stakeholders’ initiatives that protect natural resources.

Numerous conservation stakeholder groups implement natural resource protection activities throughout the County. The activities of these organizations complement County actions and allow for important shared priorities to be addressed. The Cumberland County Planning Commission (CCPC) should actively participate and provide leadership, as appropriate, to regional collaboratives, including but not limited to:

- Central PA Conservancy
- Cumberland Conservation Collaborative
- South Mountain Partnership
- Kittatinny Coalition
- Appalachian Trail Conservancy
- Watershed organizations



Priority conservation lands in Cumberland County. Hold control and click the image to view a larger map.



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Natural Resources Objectives and Strategies (cont.)

Objective 1: Preserve and protect important environmental features. (cont.)

Strategies: D) Encourage protection of important natural features through site design and environmental protection standards.

Local planning tools can achieve natural resource protection goals without the expense commonly associated with securing easements or fee simple acquisitions of priority conservation lands. Cumberland County should provide funding and technical assistance to municipalities for the development and implementation of municipal comprehensive plans and land use ordinances that preserve the County's natural resources.

Examples of planning tools include, but are not limited to:

- Conservation subdivision methods to preserve sensitive environmental areas
- Steep slope standards for slopes in excess of 25%
- Forest protection standards including tree removal regulations and large lot zoning
- Floodplain management provisions that restrict development in designated floodplains
- Riparian buffer protection
- Wellhead protection standards



Residential rain barrel

E) Support the responsible use of renewable and nonrenewable resources by natural resource based businesses.

The natural resources found in Cumberland County often provide the raw materials necessary to support ongoing economic growth and development. Forestry, mining, farming, natural gas, and silviculture related businesses locate and prosper in the County given the presence of abundant natural resources. The County should support the responsible use and reuse of these resources by businesses to help grow the County's economy, while maintaining a high quality of life.

F) Support the protection and responsible enjoyment of fish and wildlife species.

Cumberland County is home to a variety of fish and wildlife species that provide recreational opportunities and economic benefits alike. The Kittatinny Ridge, a bird watching enthusiasts' treasure, forms the northern border of the County and is designated as a Global Important Bird Area. The Ridge serves as a migration corridor for tens of thousands of birds. Fisherman enjoy world class fly fishing on the Yellow Breeches Creek and the Letort Spring Run. Hunters enjoy pursuing white-tailed deer, wild turkey, and small game on South Mountain and the agriculture fields of the Cumberland Valley.

The County should support the efforts of the Pennsylvania Game Commission, Fish and Boat Commission, and other wildlife organizations to protect and conserve specific species of wildlife and the associated habitat they require to thrive. Further, the County should encourage the CVVB's efforts to promote wildlife resources as part of its outdoor recreation focus area.



Mountainside development, East Pennsboro Township



Natural Resources

Natural Resources Objectives and Strategies (cont.)

Goal #1:
Natural Resources

Objective 1: Preserve and protect important environmental features. (cont.)

Strategies: G) Protect threatened and endangered species.

The Federal Endangered Species Act of 1973 was passed to protect and recover imperiled species and their associated ecosystems. Projects using federal and state funds must identify the presence or absence of endangered species and develop a plan for avoiding or mitigating impacts to those plant and animal species. State laws likewise require local projects to identify potential impacts to threatened and endangered species.

The County participates in the preparation of a Natural Areas Inventory (NAI), an inventory of the species and natural communities listed by the federal or state government as rare, threatened, or endangered. The County should partner with state agencies to conduct regular updates of the NAI. The County should evaluate and avoid impacts to threatened and endangered species during the course of projects under County control or subject to County review.

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Objective 2: Protect water quality and quantity

Strategies: A) Develop a water supply component of the Cumberland County Comprehensive Plan.

The MPC requires county comprehensive plans to include a water supply element. The complexity and cost of such an exercise has precluded many counties, including Cumberland, from preparing the plan despite its importance. The CCPC should seek funding to conduct a countywide water supply study that would identify the location, quantity, and consumptive rates of public water sources in the county and develop a commensurate plan for protection. The technical detail of such a study will require consulting assistance and additional funding.

B) Maintain and update the countywide Act 167 Stormwater Management Plan.

The CCPC should update the countywide Act 167 plan on a regular basis and work with municipal partners to adopt and update the associated model ordinance as necessary.

Goal #4:
Historic Preservation

C) Assist municipalities in meeting Municipal Separate Storm Sewer Systems (MS4) requirements.

The stormwater requirements of the federal Clean Water Act are administered under DEP's Municipal Separate Storm Sewer Systems (MS4) Program. Municipalities, located in the urbanized area as defined by the US Census Bureau, that own or maintain stormwater collection or conveyance infrastructure are required to secure a permit that demonstrates their compliance with the MS4 program. Cumberland County has 17 municipalities that are required to secure such stormwater permits.⁴



Cumberland County MS4 website. Hold control and click the image to view the website.

In 2013, the CCPC created a countywide MS4 Workgroup that examined ways for MS4 municipalities and the County to collaborate on MS4 permit compliance. The group developed an information website (click on the image to the left while holding control to view) that mapped stormwater facilities and hosted regular stormwater training sessions. The CCPC should continue its support of the MS4 Workgroup to streamline permit compliance and assist in implementation of the countywide stormwater management plan.



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Natural Resources Objectives and Strategies (cont.)

Objective 2: Protect water quality and quantity. (cont.)

Strategies: D) Promote BMP implementation to manage the volume and rate of stormwater coming from urban and agricultural land uses.

The CCPC should support the Cumberland County Conservation District programs that promote soil and water conservation, including the Chesapeake Bay Program, Chapter 102 Erosion and Sedimentation (E&S) Control implementation and National Pollutant Discharge and Elimination System (NPDES) permit review. The CCPC should promote implementation of best management practices on preserved farms through conservation planning requirements. In developed areas, the CCPC should encourage the use of green infrastructure techniques (i.e. rain gardens, floodplain restoration, tree planting, etc.) to capture and clean urban stormwater in a cost-effective manner.

E) Support local water quality efforts that enhance the Chesapeake Bay

The watersheds in Cumberland County discharge to the Susquehanna River that ultimately flows into the Chesapeake Bay. The Bay has documented water quality problems that flow from upstream development and agriculture practices. The County should support local water quality improvement efforts, such as land use planning, BMP construction, and stormwater management projects in rural and urban areas that have downstream impacts for the Chesapeake Bay.

Objective 3: Improve air quality

Strategies: A) Support ongoing regional air quality monitoring and conformance activities through participation in the Harrisburg Area Transportation Study (HATS).

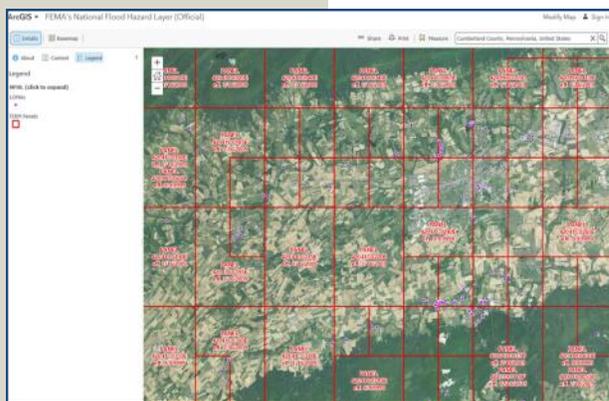
In order to receive federal transportation funding and approvals, HATS must undertake an air quality modeling and conformity analysis. That analysis must show how transportation planning policies and projects conform with the Clean Air Act and meet National Ambient Air Quality Standards (NAAQS). The County should continue its participation in this activity as a member of HATS to ensure air quality conformity for the county and identify any improvement needs.

B) Support local initiatives that improve air quality

The County should support local initiatives aimed at improving air quality. "Idle Air" hook ups at truck stops, anti-idling regulations, and local open burning ordinances all offer the opportunity to improve air quality.

C) Raise public awareness of poor air quality days and associated improvement opportunities.

The County should support the efforts of the Clean Air Board of Central Pennsylvania to raise public awareness of air quality issues. This will include notifying the public of poor air quality conditions when Ozone or particulate matter levels may threaten public health.



FEMA's National Flood Hazard Layer. Hold control and click the image to view the website and the most current floodplain mapping for the County.



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Natural Resources Objectives and Strategies (cont.)

Objective 4: Manage floodplain areas to reduce loss of life and property due to flooding.

Strategies: A) Partner with FEMA to update floodplain maps and studies on a regular basis. The CCPC should work with FEMA and PEMA to ensure that FEMA floodplain mapping and associated studies for the County are updated on a regular basis. The CCPC should also provide technical assistance to businesses, residents and municipalities that are seeking amendments to the existing FEMA Floodplain maps.

B) Support municipal implementation of floodplain ordinances that comply with National Floodplain Insurance Program standards. Municipalities participating in FEMA's National Flood Insurance Program are required to adopt ordinances that implement certain minimum standards when new floodplain maps and studies are created. The CCPC should provide technical assistance to municipalities to create new floodplain ordinances or amend existing ordinances that meet or exceed the minimum standards required for National Flood Insurance Program participation.

C) Maintain and implement the Cumberland County HMP. The Cumberland County HMP develops a blueprint for reducing loss of life and property from natural and manmade hazards. Flooding is the highest priority natural hazard identified in the plan.

The CCPC should work in concert with the Cumberland County Department of Public Safety (DPS) to update and implement the HMP on a regular basis. Further the CCPC and DPS should solicit implementation project recommendations from municipal partners placing special emphasis on flooding.

Objective 5: Educate municipalities, businesses and the general public on the benefits and importance of natural resource protection.

Strategies: A) Conduct educational workshops and training. The CCPC should conduct educational workshops for municipal officials and conservation stakeholders on the benefits of natural resource protection and land use tools to preserve those resources.

B) Promote private and public land stewardship. Numerous conservation stakeholder groups offer technical assistance to residents that are interested in voluntary private land stewardship practices, such as woodlot management, riparian buffers establishment, invasive plant control, native plant landscaping, wildlife habitat improvement, rain barrels, and rain gardens. Cumberland County should promote voluntary private land stewardship practices and link interested residents to the organizations providing those services. The County should promote the same practices on publicly owned lands and link public agencies to similar technical assistance opportunities.



Flooding in East Pennsboro Township, 2011



Natural Resources

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Supporting Documentation

The following documents and associated live links access supporting documentation that provides more detailed information on natural resources and related issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (control + click image)
2013 Land Partnerships Plan: Refer to Chapter 6	<ul style="list-style-type: none"> • Background info on County natural resources • Goals and objectives for natural resource protection • Tools for natural resource protection 	
2014 Hazard Mitigation Plan (HMP)	<ul style="list-style-type: none"> • List of hazards facing the County • Strategies for reducing loss of life and property due to hazards 	
2010 Cumberland County Stormwater Management Plan	<ul style="list-style-type: none"> • Detailed information on county watersheds • Stormwater modeling • Model municipal stormwater ordinance 	
2005 Natural Areas Inventory of Cumberland County	<ul style="list-style-type: none"> • Inventory of sites of ecological importance in the County • Maps showing landscapes of ecological importance 	
2015 Cumberland County Return on Environment Report	<ul style="list-style-type: none"> • Evaluation of natural resources in the County • Economic impact of natural resource preservation 	



Agriculture Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Agriculture Preservation

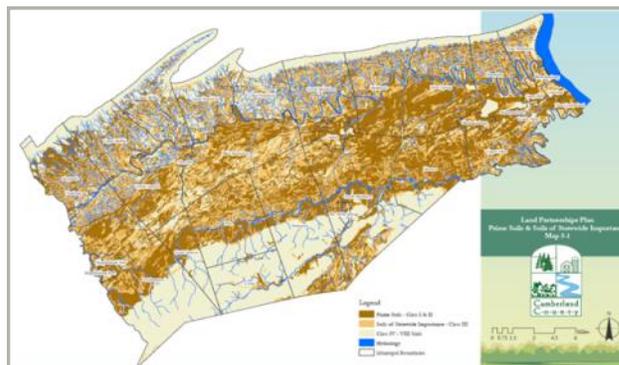
Cumberland County's fertile soils have long supported the County's agriculture industry that produces quality foods while contributing to the overall economy of the region. Additionally, the County's agricultural areas protect important landscapes that provide wildlife habitat and maintain scenic, cultural, and historic resources. Agricultural preservation is an important investment in our economy, our environment, and the overall quality of life for all residents of the County.

Agriculture Preservation Goal

Preserve productive agricultural lands and support the agricultural industry to enhance the County's economy and maintain its rural character.

Why Agriculture Preservation Matters in Cumberland County:

- Cumberland County contains some of the finest agricultural land in Pennsylvania and the United States. The soils that support the region's agricultural heritage are literally irreplaceable. (Click the map below while holding the "control" key to view the agriculture soils in Cumberland County.)
- Approximately 153,000 acres or 43% of Cumberland County is designated prime farmland.⁵
- One acre of prime farmland has an annual economic production of over \$14,000.⁶
- Agriculture is a leading industry in Pennsylvania and Cumberland County.
- Approximate 155,000 acres or 44% of County lands is in farming.⁷
- The market value of agricultural products sold in Cumberland County is \$195M.⁷
- The conversion rate of agricultural land to non-agricultural use has moderated but demand for affordable, agricultural land remains high.
- 74,000 acres of agricultural land are enrolled in the Agricultural Security Area (ASA) Program.⁸
- Over 18,000 acres of farmland is permanently preserved through the Cumberland County Agriculture Conservation Easement Program (ACEP).⁸



Cumberland County agriculture soils. Hold control and click the image to view a larger map.



Agriculture Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

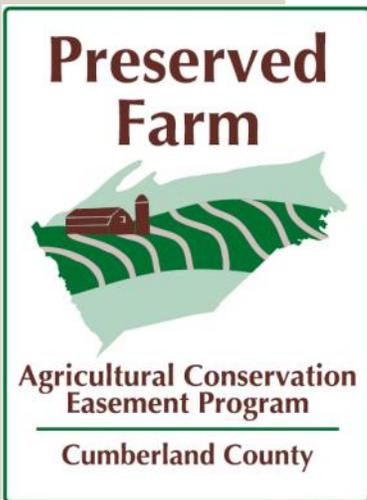
Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

County Role in Agriculture Preservation

Cumberland County's agriculture preservation planning authority is derived from Article III of the MPC that requires county comprehensive plans to develop a plan "for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulations with existing agricultural operations." Under this planning authorization, the County assumes a variety of roles with respect to agriculture preservation, planning, and implementation. Each of the County's agriculture preservation roles are listed and described below.

Role	Description	Example Programs / Organizations
Direct	<ul style="list-style-type: none"> County provides funding and takes independent action to support the agriculture industry County administers several programs designed to support the agriculture industry 	<ul style="list-style-type: none"> Cumberland County ACEP Clean & Green Program
Indirect	<ul style="list-style-type: none"> County works in partnership with other county-affiliated organizations to plan and implement programs to support agriculture industry County provides operational funding and serves on Board of Directors 	<ul style="list-style-type: none"> Penn State Agriculture Extension Office Cumberland Area Economic Development Corporation (CAEDC) Cumberland County Conservation
Advisory	<ul style="list-style-type: none"> County has no authority to address planning and implementation on its own County provides guidance and technical assistance to other partners and organizations that hold such authority 	<ul style="list-style-type: none"> Municipal land use planning Review and comment on Agriculture Security Area (ASA) proposals



Agriculture Preservation Objectives and Strategies

To achieve its agriculture preservation goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Preserve prime farmland.

Strategies: A) Continue acquisition of voluntary, ACE on prime farmland.

The Cumberland County Agricultural Land Preservation Board administers the ACEP for the County. The program uses federal, state, county, and local funds to secure perpetual, voluntary conservation easements that limit nonagricultural uses on participating farms. The program has been in existence since 1989.

Cumberland County should continue participation in the ACEP to permanently preserve prime farmland in the County. The County should encourage partnerships among the County Agricultural Land Preservation Board, local municipalities, non-profits, and conservancies to provide program funding and purchase joint easements. (Click the map on page 12 while holding the control key to view the current ACEs in Cumberland County.)



Agriculture Preservation

Agriculture Preservation Objectives and Strategies (cont.)

Goal #1:
Natural Resources

Goal #2:
Agriculture
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Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Objective 1: Preserve prime farmland. (cont.)

Strategies: B) Support the use of planning and development tools that preserve prime farmland and protect the right to farm.

Cumberland County should provide funding and technical assistance to municipalities to develop and implement municipal comprehensive plans and land use ordinances that protect the right to farm, preserve prime farmland and promote the agricultural industry in the County. Further, the CCPC should encourage farmer participation in the ASA Program and assist municipalities with the development and periodic review of ASAs. (Click the map below while holding the control key to view the current ACEs and ASAs in Cumberland County.)

Objective 2: Promote and support the agriculture industry.

Strategies: A) Develop agritourism opportunities.

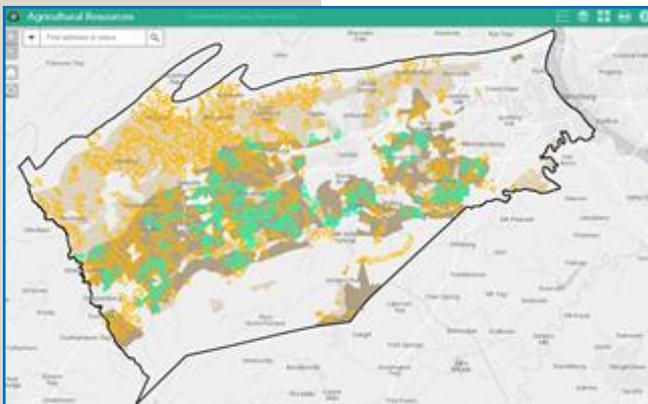
The CVVB is Cumberland County’s designated tourism and promotion agency. The County’s scenic landscapes and agricultural heritage are an identified tourism driver. The CCPC should coordinate with the CVVB and other stakeholders to create and distribute a local food guide and promote agritourism. The CCPC should also promote its model agritourism guidelines with municipalities to ensure local regulations support and do not inhibit agritourism opportunities.

B) Attract and retain agriculture related businesses.

CAEDC is the County’s designated economic development agency. Agribusiness has been identified as a “targeted industry” by CAEDC. All activities from production through manufacturing and finally consumption are included in CAEDC’s agribusiness industry cluster. The County should support CAEDC’s efforts to attract, retain, and expand agribusinesses.

C) Provide technical assistance to farmers.

The Cumberland County Conservation District and Penn State Agricultural Extension both provide direct technical assistance to farmers and residents. The Conservation District has a variety of programs aimed at reducing soil erosion, minimizing nutrient runoff, and maximizing productivity. The Penn State Agricultural Extension is an educational network, whereby educators, faculty, and local volunteers work together to share unbiased, research-based information with local residents on wide ranging topics including agriculture production, gardening, water quality and food safety. The County should continue its financial support of both organizations and their associated agriculture outreach programs.



Cumberland County Agriculture Preservation mapping application. Hold control and click the image to view current ASAs and ACEs in the County.



Agriculture Preservation

Supporting Documentation

The following documents and associated live links provide access to supporting documentation and more detailed information on agriculture preservation related issues in the County. To access the links, click the document image while holding the control button.

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Document	Content	Link (control + click image)
2013 Land Partnerships Plan: Refer to Chapter 5	<ul style="list-style-type: none"> • Background information on Cumberland County agriculture • Background info on County agriculture • Goals and objectives for agriculture • Tools to promote and preserve agriculture 	
2012 Census of Agriculture, Cumberland County, PA Profile	<ul style="list-style-type: none"> • Statistics on the economic impact of Cumberland County farms • Economic impact and indicators of agriculture in the County 	
Cumberland County ACE Purchase Program Guidelines	<ul style="list-style-type: none"> • Background information on the Conservation Easement Program • Ranking criteria 	
Clean and Green Program Information	<ul style="list-style-type: none"> • Frequently asked questions of the program • Application and withdrawal procedures 	
2016 Agricultural Security Area Handbook	<ul style="list-style-type: none"> • Background information • Rules and regulations for ASA • Process for inclusion into ASA program 	



Parks, Trails, & Greenways

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails &
Greenways

Goal #4:
Historic Preservation

Parks, Trails & Greenways

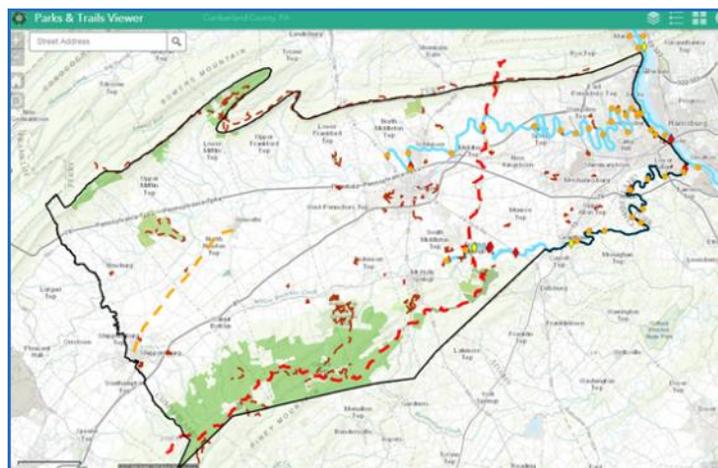
Parks, trails, and greenways serve several important functions for the residents and visitors in Cumberland County. Parks, trails, and greenways contribute to a community's quality of life, sense of place, protection of natural resources, and recreational opportunities that support healthy lifestyles. The open space system created by interconnected greenways and trails preserves wildlife habitat and bio-diversity, while also providing opportunities for recreation and non-motorized transportation.

Parks, Trails, and Greenways Goal

Establish an interconnected system of parks, trails, and greenways to serve the recreational and transportation needs of all County residents.

Why Parks, Trails & Greenways Matter in Cumberland County:

- Cumberland County has approximately 10.2 acres of parkland per 1,000 residents, an amount that falls short of the 15 acres per 1,000 goal included in Land Partnerships. As the County population continues to grow, so too does the need for additional parkland.⁹
- Cumberland County has a variety of parks and natural areas managed at the federal, state, county, and local levels of government. These resources encompass over 54,400 acres of land and represent about 15 percent of the county landscape.⁹ (*The parks, trails, and greenways of the County can be viewed by clicking on the map below while holding the control button.*)
- Cumberland County has over 200 miles of trails. These trails are important for tourism as well as close to home recreation. Walking has been rated the most popular outdoor recreation activity in Pennsylvania.¹⁰
- Parks and trails generate tourism dollars, as travel destinations generate revenue on food, lodging, gas, equipment and a variety of other services.¹¹
- Outdoor recreation is big business and a significant economic driver. The industry in Pennsylvania is responsible for 219,000 jobs and \$21.5 billion in annual consumer spending. It additionally accounts for \$1.6 billion in state and local tax revenue.¹²



Cumberland County parks, trails, and greenways mapping application. Hold control and click the image to view an interactive map of the parks, trails and greenways in the County.



Parks, Trails, & Greenways

County Role in Parks, Trails, & Greenways Planning and Implementation

Cumberland County's parks, trails, and greenway planning authority arises from Article III of the MPC that requires county comprehensive plans to develop a plan for land use to include park and recreation areas. Under this planning authorization, the County assumes a variety of roles with respect to parks, trails, and greenway planning and implementation. Each of the roles are listed and described below:

Role	Description	Example Programs / Organizations
Direct	<ul style="list-style-type: none"> County provides grant funding for parks, trails, and greenway planning and implementation projects County has direct authority for park and recreation planning at County facilities 	<ul style="list-style-type: none"> Land Partnerships Grant Program Mount Holly Marsh Preserve
Indirect	<ul style="list-style-type: none"> County works in partnership with other organizations to plan and implement parks, trails, and greenway initiatives County does not assume independent authority for policy or project implementation. 	<ul style="list-style-type: none"> Municipalities Appalachian Trail Conservancy (ATC) Cumberland Valley Rails to Trails Council, Inc. Cumberland Valley Trail Connections
Advisory	<ul style="list-style-type: none"> County has no authority to address planning and implementation on its own County is required to provide advisory guidance and technical assistance to other organizations that hold such authority 	<ul style="list-style-type: none"> Municipal land use planning

Parks, Trails, & Greenways Objectives and Strategies

To achieve its parks, trails, and greenways goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Develop and maintain new park and trail resources .

Strategies: A) Estimate the amount of municipal recreation land and facilities needed in the future and monitor progress toward that goal.

Municipal recreation areas provide for the day to day active recreation opportunities of a community. The 2013 Land Partnerships plan established a Model Community Parkland goal of 15 acres per 1,000 residents. As the fastest growing County in Pennsylvania, municipal parkland acquisition efforts must be aligned to meet the increasing population demands. The CCPC should monitor countywide parkland needs and communicate those needs to municipalities and other stakeholders that develop new park and recreation facilities.

B) Continue providing funding and technical assistance to municipalities and non-profits for park and trail development.

The County should continue to provide technical assistance and competitive Land Partnerships grants to support locally initiated park and trail projects that are consistent with Land Partnerships. Implementation of those projects will make progress toward achieving the park and recreation land goal of 15 acres per 1,000 residents.



Cumberland Valley Rail Trail, North Newton Township

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails &
Greenways

Goal #4:
Historic Preservation



Parks, Trails, & Greenways

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails &
Greenways

Goal #4:
Historic Preservation

Parks, Trails, & Greenways Objectives and Strategies (cont.)

Objective 1: Develop and maintain new park and trail resources (cont).

Strategies: C) Integrate provisions for park, trail, and greenway development into municipal plans and ordinances.

Cumberland County should provide funding and technical assistance to municipalities to develop or update park, trail, and greenway plans to be consistent with Land Partnerships. The CCPC should also support and promote ordinance provisions that allow for park, greenway, and trail development during the land development process. Example provisions include the following:

- Official Map
- Mandatory dedication
- Fee in lieu of dedication



Pine Grove Furnace State Park, Cooke Township

Objective 2: Develop priority county trails and greenways.

Strategies: A) Support and promote the Pennsylvania Water Trail Program.

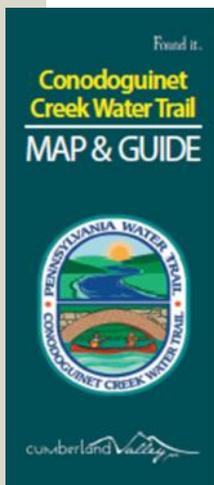
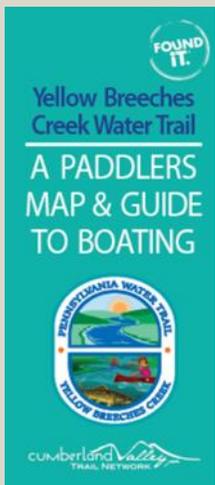
Cumberland County has three water trails including the Conodoguinet Creek, Yellow Breeches Creek, and Susquehanna River Water Trail. The CCPC should coordinate management of the Conodoguinet Creek and Yellow Breeches Creek Water Trails with watershed and tourism stakeholders by preparing maps and providing public information on the recreational opportunities afforded by each water trail. Further, the CCPC should work with partner organizations to monitor water trail usage and assist in managing any community issues that may arise from intense usage.

B) Support and promote regional trail initiatives.

The Cumberland Valley Rail Trail and the Appalachian Trail provide long distance trails that connect multiple communities and attract users from a broad area. Cumberland County should coordinate and partner with the Cumberland Valley Rails to Trails Council, municipal partners, and private landowners to enhance and expand the Cumberland Valley Rail Trail. Cumberland County should also support and promote the Appalachian Trail Landscape Conservation Initiative to increase awareness, appreciation, use, and protection of the trail. In particular, the CCPC should encourage municipalities to adopt ordinances that protect the trail in accordance with Act 24, the Pennsylvania Appalachian Trail Act that was passed in 2008.

C) Develop and support countywide trails plan.

Using input from the regional trails initiatives and resources from Land Partnerships, the County should develop a Countywide Trails Plan that includes bicycle trails, water trails, and pedestrian pathways. The Plan would show existing trails, identify the location of proposed trails, and note smaller scale linkages that are necessary to improve the County's trail infrastructure. A prioritized trail network would be developed in consultation with county municipalities and trail stakeholders.



Yellow Breeches Creek and Conodoguinet Creek Water Trail Guides. Hold control and click the image to view the current version of each guide.



Parks, Trails, & Greenways

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails &
Greenways

Goal #4:
Historic Preservation

Parks, Trails, & Greenways Objectives and Strategies (cont.)

Objective 2: Develop priority county trails and greenways. (cont.)

D) Convene a countywide trail collaborative.

The CCPC should convene municipalities and trail stakeholders to facilitate development of a countywide network of trails and information sharing. The trail collaborative will work together to develop and implement a coordinated and connected system of trails throughout Cumberland County. The coordinated system of trails could be promoted by the CVVB as an outdoor recreation amenity offered by the county.

Objective 3: Promote outdoor parks, trails, and greenways.

Strategies: A) Partner with local stakeholders to develop and distribute outdoor recreation promotional materials.

Parks, trails, and greenways provide excellent close to home and regional outdoor recreation opportunities that allow residents to remain active, healthy, and enjoy nature. In order to take advantage of those facilities, residents must know their location and the type of recreation offered at each facility.

The CCPC should coordinate and partner with the CVVB, the Partnership for Better Health, and other stakeholders to create and distribute public information on the parks, trails, and greenway facilities found in the County. Resources should be provided in print and electronic format.

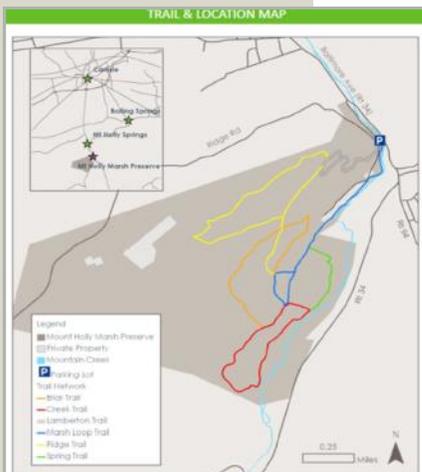
Objective 4: Maintain and enhance the natural, cultural, and recreational resources of the Mount Holly Marsh Preserve.

Strategies: A) Implement the Mount Holly Marsh Preserve General Management Plan, January 2015.

The Mount Holly Marsh Preserve is a 900 acre natural area on the rocky slopes of South Mountain owned by Cumberland County and managed in cooperation with The Nature Conservancy. Cumberland County will partner with The Nature Conservancy to manage the Mount Holly Marsh Preserve according to the most recent management plan jointly prepared by the two organizations.

B) Implement a Forest Management Plan.

The CCPC should coordinate implementation of a Forest Management Plan for the Preserve in partnership with the Nature Conservancy and local stakeholders. The plan will focus on creating a healthy, sustainable forest at the Mt. Holly Marsh Preserve that provides wildlife habitat, minimizes stormwater runoff, and supports recreation opportunities.



Mount Holly Marsh Preserve trail map. Hold control and click the image to view the most current version of the map.



Parks, Trails, & Greenways

Goal #1:
Natural Resources

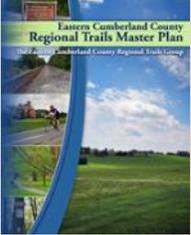
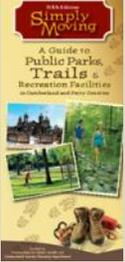
Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Supporting Documentation

The following documents and associated live links provide access to supporting documentation and more detailed information on parks, trails, and greenway issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (control + click image)
2013 Land Partnerships Plan: Chapter 7	<ul style="list-style-type: none"> Background info on County parks, trails, and greenways Goals and objectives for Countywide parks, trails, and greenways development Tools to promote parks, trails, and greenways 	
2013 Eastern Cumberland County Regional Water Trail Plan	<ul style="list-style-type: none"> Inventory and mapping of trail resources in Eastern Cumberland County Identification of future trail linkages Implementation strategies and resources 	
Cumberland Valley Rail Trail Website	<ul style="list-style-type: none"> Trail maps Access information Background information Contact information 	
Simply Moving	<ul style="list-style-type: none"> Maps of all public parks, trails, and recreational facilities in Cumberland and Perry County Description of the amenities/activities offered at each park, trail, and greenway located in the County 	
Yellow Breeches Water Trail Story Map	<ul style="list-style-type: none"> Trail mapping Access points 	



Historic Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Historic Preservation

Historic sites and landscapes provide a connection with the past, common heritage, and collective identity associated with a specific place. This sense of place and community is an important asset to nurture and promote as the County grows. Cumberland County has a rich history that continues to contribute to the heritage and identity of the County today. Historic preservation helps to maintain the county's sense of place, enhance the quality of life, and promote economic development.

Historic Preservation Goal

Protect and enhance areas and structures that are substantially connected to the heritage of the County for the enjoyment and education of current and future generations.

Why Historic Preservation Matters in Cumberland County:

- Thirty properties in the county are listed on the National Register of Historic Places. These properties tell the timeless story of Cumberland County.¹³
- The County has a list of 820 historically significant sites that are not on the National Register of Historic Places and lack permanent protection.¹⁴
- Historic districts in Cumberland County preserve historic charm and character that helps to spur ongoing residential and commercial investment in the County's existing communities.¹⁴
- The County's historic resources attract visitors from across the nation and help support the local economy.

Cumberland County Historic Preservation Fast Facts¹⁵

- Arrival of first inhabitants: 12,000 to 18,000 years ago
- Year Founded: January 27, 1750
- Home to the oldest army post in the nation: Carlisle Barracks, founded 1757



*Boiling Springs Iron Furnace,
South Middleton Township*



Historic Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

County Role in Historic Preservation

The Cumberland County Commissioners have designated the Cumberland County Historical Society as the official County historical society. The Society is the official repository for the County's historic government records dating from the 1750s.

The Cumberland County Historical Society's purpose is to collect, preserve, interpret, and promote research of the history of Cumberland County, Pennsylvania, from the first Native Americans to the present. In order to carry out its mission, the Cumberland County Historical Society maintains a research library and museum at its headquarters. The library contains books, pamphlets, city directories, maps, tax lists, county records, census records, newspapers, genealogical materials, manuscripts, and over 30,000 photographs that document local and county history.

The CCPC provides historic preservation technical assistance to municipalities through review and development of historic preservation plans and ordinances. The County also has a direct role in historic preservation through management of its historic bridges and buildings. From the tourism perspective, the CVVB promotes the County's historic resources to visitors in the region and across the country.

Historic Preservation Objectives and Strategies

To achieve its historic preservation goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Preserve historic county-owned structures.

Strategies: A) Preserve representative examples of the historic bridges constructed in Cumberland County.

Cumberland County owns 28 bridges including 9 that were built prior to 1900¹⁵. The County's Bridge Capital Improvement Program identifies several structures that should be maintained and rehabilitated in lieu of replacement. These structures are included in the "historic" category of the bridge CIP and will be actively maintained by the County in the future. Bridges on the list include the following:

Bridge Name / Location	Bridge Type	Year Built
Boiling Springs Bridge, South Middleton Township	Stone Arch	1854
Ramp Bridge, Hopewell Township	Covered Timber	1870
Green Lane Farm Bridge, Lower Allen Township	Steel thru truss	1889
Hertzler Bridge, Lower Frankford Township	Steel thru truss	1896



Green Lane Farm Bridge, Lower Allen Township



Historic Preservation

Goal #1:
Natural Resources

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Greenways

Goal #4:
Historic Preservation

Historic Preservation Objectives and Strategies

Objective 1: Preserve historic county-owned structures. (cont.)

Of the bridges in the historic category of the CIP, the Green Lane Farm Bridge and Ramp Bridge are both listed on the National Register of Historic Places.¹⁷ While current transportation demands and long-term costs of ownership require that many of the County's bridges be replaced with new, modern structures, the County should be committed to preserving these representative examples of the County's transportation history.

B) Preserve the Cumberland County Courthouse and Cumberland County Prison.

The historic Cumberland County Courthouse was constructed in 1846, and the old Cumberland County Prison located on High Street in Carlisle was built in 1854. Both properties are listed on the National Register of Historic Places as contributing properties in the Carlisle Historic District. The County should continue to maintain the courthouse and jail in a state of good repair and make improvements consistent with the surrounding historic district.

Objective 2: Promote preservation of locally owned historic sites and structures.

Strategies: A) Inventory and maintain listing of historically significant sites or structures that have no permanent protection.

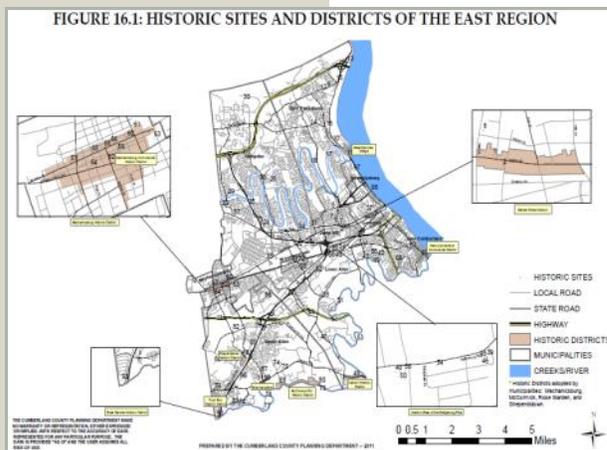
The CCPC has developed a list of historic sites in the county by using data from the Pennsylvania Historic Museum Commission, Cumberland County Historical Society, PennDOT, National Register properties, State and local surveys, and individual property owners. The survey includes over 820 historic sites and districts. The purpose of the inventory is to recognize these sites as historically significant and encourage their preservation. The inventory also establishes a database for developing preservation strategies at the county and municipal levels.

The CCPC should work with its municipal partners to have these historically significant sites identified in municipal comprehensive plans and preserved through zoning ordinances and official maps, as appropriate. The CCPC should partner with the CCHS to maintain its list of historically significant properties and add or remove properties, as appropriate. Other properties that are not listed such as historic taverns, mills, limestone and brick-end barns, limekilns, and bridges should be considered for preservation. Where appropriate, properties should be submitted to the CCHS for listing on the Cumberland County Register of Historic Places.

B) Support implementation of historic districts

The Historic District Act (Act 167) authorizes "local governing bodies of political subdivisions to protect the distinctive historical character" within a designated district in that municipality. The creation of a historic district allows municipalities to legally prevent the destruction or profound alteration of the physical fabric and historic character within a historic district, which contributes to the identity and cohesiveness of the community. The provisions of the district are generally administered through a stand-alone ordinance. Regulations may be very comprehensive and address all aspects of preservation or be limited in scope and address only one issue such as alterations or demolition. In Cumberland County, historic districts have been established in Carlisle, Mechanicsburg, Shippensburg, and Upper Allen. These municipalities have successfully used strategies to protect historic resources and promote them as assets to trigger cultural and economic improvement.

Historic districts communicate a sense of place, provide a window to the past, and establish a connection to the heritage of each locale. The CCPC should support the formation of new historic districts as initiated by interested municipalities.



Map of the historically significant sites in Cumberland County. Hold control and click the image to view current maps of the sites.



Historic Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Historic Preservation Objectives and Strategies (cont.)

Objective 2: Promote preservation of locally owned historic sites and structures . (cont.)

Strategies: C) Support the protection of historic resources through MPC enabled ordinances. The MPC enables legislation to enact zoning regulations that "... permit, prohibit, regulate, restrict and determine: size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures..." Municipalities can use zoning ordinances to protect historic resources by regulating standards such as:

- Demolition review procedures
- Building alterations
- Infill / setbacks
- Height and lot coverage
- Reuse of historic buildings
- Access
- Parking
- Screening / buffering



*Amelia Givin Library,
Mount Holly Springs Borough*

The CCPC should provide interested municipalities with technical assistance on how these techniques may be integrated into local ordinances for the protection and enhancement of historic resources.

D) Integrate historic preservation into other planning documents.

Other county and regional plans such as the HMP and the Regional Transportation Plan recommend projects or actions that can affect historic buildings, districts, or places. The CCPC should incorporate the key historic properties identified in the Comprehensive Plan into these documents and identify appropriate preservation and mitigation opportunities.

Objective 3: Promote Cumberland County as a destination for history related tourism.

Strategies: A) Market the historic resources of Cumberland County through the CVVB.

The CVVB actively promotes the County's historic resources as a destination for the leisure and business traveler. The CVVB should continue to assist in the telling of Cumberland County's rich story to residents and visitors alike.

B) Support history based revitalization, redevelopment, and economic development strategies.

Many of Cumberland County's communities tell unique stories of their respective contribution to local and regional history. These rich stories capture the essence of the County's past while detailing a connection to the present day. As municipalities consider revitalization, redevelopment, or economic development strategies, the community's historical context often forms the foundation of such efforts. The County should provide technical assistance and encourage municipalities to incorporate historic preservation and promotion into revitalization, redevelopment, and economic development strategies.



*Former Cumberland County
Prison, Carlisle Borough*



Historic Preservation

Goal #1:
Natural Resources

Goal #2:
Agriculture
Preservation

Goal #3:
Parks, Trails and
Greenways

Goal #4:
Historic Preservation

Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on historic preservation and related issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (control + click image)
Historic Preservation Background Studies	<ul style="list-style-type: none"> Brief history of Cumberland County Listing of National Register of Historic Places properties in the County Listing of historical markers found in the County Historic preservation tools 	
Cumberland County Historical Society Website	<ul style="list-style-type: none"> Exhibit listing Events Research opportunities and procedures 	
Cumberland Valley Visitors Bureau Website	<ul style="list-style-type: none"> Overview of tourism attractions Events calendar Hotel bookings 	
Pennsylvania Historic and Museum Commission Website	<ul style="list-style-type: none"> Overview of historic and community preservation programs GIS data of historic resources 	
National Park Service Website	<ul style="list-style-type: none"> Historic preservation legislation and guidelines National Register of Historic Places listing 	



Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Grow: (gro) v. To become better or improved in some way.

Since 2000, Cumberland County has been the fastest growing county in Pennsylvania as reported by the U.S. Census Bureau. Cumberland County’s growth can be attributed to a number of factors. New residents are attracted by abundant employment opportunities, diverse housing offerings, and the safe, charming communities found throughout the County. New and expanding businesses enjoy access to the County’s skilled workforce, available infrastructure, pristine environment and strategic market location.

Cumberland County Grow Policy Statement
Cumberland County’s prosperous future must be founded upon planned commercial, industrial, and residential growth that enhances the County’s position as a preferred place to live, work, and visit.

The “Grow” chapter of the Comprehensive Plan establishes a blueprint for well-planned growth that leverages the County’s competitive assets while avoiding overdevelopment and unintentional degradation of natural and cultural resources. Cumberland County’s growth policy includes four goals that guide the responsible future development of the County. Each goal is listed below and considered in more detail including supporting objectives and strategies on the forthcoming pages.

Goal #1: Economic Development

Maintain a diversified industry base that increases the commercial/industrial tax base and in turn increases the median income and opportunities for the broadest array of Cumberland County residents.

Goal #2: Housing

Provide a sufficient supply of mixed housing types within the financial reach of all County residents.

Goal #3: Community Facilities

Develop and maintain system of adequately sized and appropriately located community facilities that provide for the health, safety, and welfare of current and future generations.

Goal #4: Land Use

Accommodate a variety of planned land uses that support vibrant communities, diverse business opportunities, thriving natural resources, and the unique character of the County.



Economic Development

Goal #1:

Economic Development

Goal #2:

Housing

Goal #3:

Community Facilities

Goal #4:

Land Use

Economic Development

The economic future of Cumberland County is based on its capacity to produce goods and services. In order to serve a growing population and provide employment for an expanding labor force, the economic base must also grow. The economic health of the County will influence its future housing, transportation and land use needs. Economic development provides a set of policies, activities and programs that will help to increase economic vitality of existing business and attract future businesses expanding economic opportunity for residents. Improved economic opportunities throughout Cumberland County will enhance the economic well-being and quality of life for residents. To ensure these future goals are met, economic development must be planned for and cultivated.

Economic Development Goal

Maintain a diversified industry base that increases the commercial/industrial tax base and in turn increases the median income and opportunities for the broadest array of Cumberland County residents.

Why Economic Development Matters to Cumberland:¹

- Cumberland County is the fastest growing county in the state. New residential development will generate additional need for new economic opportunities.
- Cumberland County has 10,681 business establishments that employ over 134,000 employees
- The federal government is the largest single employer in the county, followed closely by the state government.
- Two military installations are located in the county and one adjacent to the county, representing a combined employment of over 7,000.
- Retail trade (15,456), healthcare and social assistance (14,324), and transportation and warehousing (12,084) are the three top industries by employment in the county.
- Cumberland County has historically had an unemployment rate of under 5%, one of the lowest in the state.
- The County's wages have historically lagged state averages.
- Cumberland County has the highest per capita income of its six surrounding counties.
- The County is a particularly attractive location for businesses in the following targeted industry clusters:
 - Agribusiness
 - Transportation and Warehousing
 - Health Care and Social Assistance
 - Manufacturing
 - Management, professional, administrative, scientific, and technical services
 - Tourism



Economic Development

Goal #1:

Economic Development

Goal #2:

Housing

Goal #3:

Community Facilities

Goal #4:

Land Use

County Role in Economic Development

The CAEDC is an Independent, county-chartered 501(c)3 non-profit corporation responsible for providing economic development and tourism promotion services to the Cumberland Valley, which includes Cumberland County and the Southcentral Pennsylvania region. The corporation is led by a Chief Executive Officer and a Chief Operating Officer, both reporting to a Board of Directors. Members of the Board of Directors are appointed by the Cumberland County Board of Commissioners. The CCPC, the CCHRA, and the county's chambers of commerce serve as non-voting community liaisons to the Board.

Economic Development Program Results

- Increase the tax base
- Increase the median income
- Increase employment opportunities
- Diversify the tax base

CAEDC regularly develops a countywide economic development strategy that is coordinated with the CCPC, CCHRA, and a host of other community stakeholders. The economic development strategy is adopted by the Cumberland County Commissioners as the official economic development element of the Cumberland County Comprehensive Plan. This chapter outlines the highlights of CAEDC's strategic plan. A link to the full plan is included on page 6.

CAEDC Overview

Mission:

Promote and advance economic opportunities by leveraging our organizational and community assets, strategic location, workforce and natural resources.

Vision:

CAEDC is the economic development catalyst for retaining and attracting businesses and visitors on behalf of citizens and stakeholders.

Core Values:

- Partner-Centric
- Results-Driven
- Innovation
- Accountable
- Integrity
- Education

Services:

- Destination Marketing- CAEDC markets Cumberland Valley to increase visitation and business growth to increase capital investment.
- Business and Government Advocacy- CAEDC coordinates with local, state and federal officials and organizations to ensure public and private support of project goals or funding requests.
- Funding Solutions- CAEDC identifies and works to secure sources of funding to best achieve project goals, through financing, grants and incentives.



Economic Development

Goal #1:

Economic Development

Goal #2:

Housing

Goal #3:

Community Facilities

Goal #4:

Land Use

Economic Development Objectives and Strategies

To achieve its economic development goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Attract new businesses to Cumberland County.

Strategies: A) Develop a marketing campaign and meet with targeted industry clusters that would be well-suited to locating in the county or supporting existing businesses in the county.

CAEDC will identify targeted industry clusters and actively work with those industries to better understand their employment and site selection needs. In addition, CAEDC will meet with existing businesses in the county to understand their relationship to businesses that could potentially locate in the county. CAEDC will then develop and launch a marketing campaign aimed at attracting new targeted industries to the county.

B) Develop and maintain a site selection tool to showcase available properties in Cumberland County.

CAEDC offers site selection assistance to business prospects assessing Cumberland County as a place to invest in. CAEDC will develop an online site selection tool that enables prospects to better understand the county and identify potential sites in which to locate.

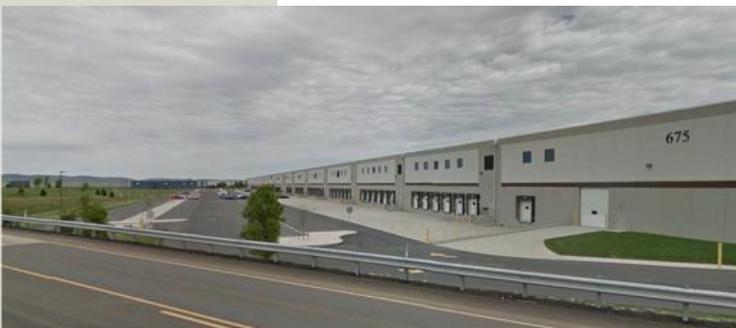
Objective 2: Retain and expand the businesses currently located in Cumberland County.

Strategies: A) Develop and implement a business expansion and retention program that establishes consistent communication with the county's top employers and targeted industry sectors.

CAEDC will create a business retention and expansion program that identifies and establishes consistent communication with top private sector employers and targeted identified industry clusters. The program will provide CAEDC with the tools to build and maintain relationships with the existing Cumberland County business community. Additionally, it will be a mechanism for identifying businesses with expansion potential.

B) Retain the county's military installations through leadership in the Cumberland York Area Local Defense Group.

CAEDC will lead the Cumberland York Area Local Defense Group (CYALDG) to make the group the catalyst and driver of military retention in the region. Protecting the military interests in Cumberland County and nearby counties is necessary to maintain a well-balanced and vibrant economy. The economic impact of military facilities in the county is significant and needs to be a focus of long-term business retention.



Amazon Fulfillment Center,
South Middleton Township



GROW

Economic Development

Goal #1:

Economic Development

Goal #2:

Housing

Goal #3:

Community Facilities

Goal #4:

Land Use

Economic Development Objectives and Strategies (cont.)

Objective 3: Redevelop and reuse environmentally challenged and underutilized properties.

Strategies: A) Develop and implement an industrial and commercial sites renewal program aimed at redeveloping and reusing brownfields and infill sites.

Numerous vacant commercial and industrial properties, while strategically located in the county, are unable to attract new users given their blighted condition or environmental complications. Redeveloping such sites makes efficient use of existing infrastructure and decreases pressure on undeveloped greenfield sites.

CAEDC will develop an industrial and commercial sites renewal program that identifies underutilized or contaminated sites throughout the county, documents their current status, and recommends a remedial course of action. CAEDC will assist local commercial and industrial realtors to market properties included in the program.

B) Revitalize Cumberland County's "Core Communities" through funding, incentives, and technical assistance programs.

CAEDC, CCHRA, and the CCPC should work in partnership to revitalize the 11 boroughs or "Core Communities" in Cumberland County. Economic development incentives such as LERTA or TIF should be used as necessary. These organizations should work with local and statewide partners in preservation and downtown revitalization to encourage and support the continued commercial use or adaptive reuse of existing and historic buildings in these core communities. The CCHRA's Downtown Coordinator position should be actively supported to provide hands-on technical assistance to the participating communities.

Objective 4: Provide funding and financing opportunities.

Strategies: A) Provide financial support and financial incentives to attract new businesses, retain existing businesses, and support business startups.

CAEDC offers a variety of grant, loan, and financial incentives for new and existing businesses in the county. CAEDC should market its program offerings with entrepreneurs, prospects, existing businesses, non-profits, local governments, and school districts to make them aware of CAEDC's services and funding opportunities to assist in bringing projects to fruition.



Vigilant Hose Fire Station on site of former blighted property, Shippensburg Borough

Objective 5: Attract visitors to Cumberland County.

Strategies: A) Create and implement marketing and communication plans to raise brand awareness.

The CVVB should launch integrated marketing and social media campaigns that increase awareness of the Cumberland Valley brand and promote the County as a business and tourist destination. CVVB should monitor brand awareness throughout the campaign and develop measures for the return on investment of the respective campaigns.

B) Develop, implement, and maintain travel resources for targeted tourism audiences to inspire travel to the Cumberland Valley.

The CVVB should produce marketing materials, both print and electronic, to promote the County as a destination to business and leisure travelers alike. The materials should be strategically distributed in locations that reach the largest numbers of targeted audiences.



GROW

Economic Development

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on economic development and related issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
<p>CAEDC Economic Development Strategy</p>	<ul style="list-style-type: none"> • Analysis of county economic development data • Detailed description of strategies including performance metrics 	
<p>CAEDC Website</p>	<ul style="list-style-type: none"> • Listing of CAEDC services • Community profiles • Site selection tool • Data, map and demographics 	
<p>Cumberland Valley Visitors Bureau Website</p>	<ul style="list-style-type: none"> • Official tourism website for Cumberland County • Hotel booking • Events calendar • Visitor information • Trip ideas 	



GROW

Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Housing

The availability of adequate housing has a direct relationship to the County's economic and social health. Residential development, improvements and rehabilitation not only add to the tax base, but also provide housing for county residents that supply the workforce for local and regional businesses. Similarly, a variety of housing types and affordability provides for rich community diversity. Thus, a sufficient supply of diverse housing types across all income levels is an essential building block needed to support ongoing growth in Cumberland County.

Housing Goal

Provide a sufficient supply of mixed housing types within the financial reach of all County residents

Why Housing Matters to Cumberland County:³

- Cumberland County has the fastest growing population in Pennsylvania. The County is estimated to need 15,788 new dwelling units between 2015 and 2040 to accommodate projected population growth.
- Based on past trends, Cumberland County has provided a sufficient number of overall units to house the population, while maintaining a vacancy rate that is suitable to housing demand.
- Over 33% of the County's housing stock was built prior to 1960. This older housing stock is generally concentrated in Carlisle, Mechanicsburg, and New Cumberland Boroughs. Without regular maintenance, these houses can quickly become substandard.
- The housing stock in Cumberland County consists primarily of single-family, owner-occupied units with three bedrooms or more. Nearly 30% of the housing stock is renter-occupied. The need for more affordable housing, and in particular rental housing, is strong in the County.
- The county's multifamily housing is concentrated in limited geographic areas, namely in older boroughs, which can limit housing choice and affordability.
- There is an under supply of small units in the County (two or fewer bedrooms). As average household size continues to decline, this issue will become more significant.
- Median housing value and median rent has increased while median household income has remained stagnant when adjusted for inflation. The increase in costs paired with a fall in real income means that it has become comparatively more difficult to afford housing in Cumberland County.
- 46% of Cumberland County renters are currently unable to afford the two-bedroom fair market rent of \$845 per month. Smaller, more affordable rental options are needed in the county.
- Vacancy rate for owner-occupied housing is relatively low. This may produce a tight market for owner-occupied homes and increase prices.



GROW Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

County Role in Housing

The CCHRA is the lead agency charged with planning and implementing housing programs in the county. CCHRA has a direct role in implementation through receiving state and federal funding and administering programs on behalf of Cumberland County.

The CCHRA was established by the County Commissioners in accordance with the Urban Redevelopment Law of 1945. The County's Redevelopment Authority was formed in 1956 and the Housing Authority in 1970. Each Authority is guided by a five (5) member board and includes a liaison representative from the Cumberland County Commissioners. The mission of CCHRA, as outlined in the Authority's Strategic Plan, is "to create quality, affordable housing and sustainable development opportunities which revitalize and strengthen our communities."

The Authority's principal guiding document is the United States Department of Housing and Urban Development (HUD)-required Five-Year Consolidated Plan. The Consolidated Plan assesses the County's affordable housing and community development needs and identifies housing priorities that align with the block grant programs administered by the Housing and Redevelopment Authority. The Consolidated Plan is carried out through Annual Action Reports, which summarize activities to address priority needs.

The CCHRA is also required to regularly complete an Analysis of Impediments to Fair Housing Choice (AI). The AI satisfies requirements of the Housing and Community Development Act of 1974 for communities receiving CDBG and HOME funds to certify to HUD that they will affirmatively further fair housing. Communities receiving CDBG funds are required to:

- Examine and attempt to alleviate housing discrimination in their jurisdiction
- Promote fair housing choice for all persons
- Provide opportunities for all persons to reside wherever they can afford to live
- Promote housing that is accessible to and usable by persons with disabilities
- Comply with the non-discrimination requirements of the Fair Housing Act

The CCPC is authorized as an advisory agency through the MPC Article III, which requires the County to "plan for housing needs". The CCPC and staff exercise an advisory role in housing by providing municipal technical assistance and land use planning services.

Cumberland County Housing Quick Facts

- 100,504 housing units
- Median value = \$184,500
- 71% owner occupied
- 29% renter occupied
- Vacancy Rate = 5.19%

Source: US Census Bureau, 2015 ACS



GROW Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Housing Objectives and Strategies

To achieve its housing goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Provide a sufficient number of dwelling units to house the projected population.

Strategies: A) Quantify, monitor and track housing needs using population projections/counts and building permit surveys.

The CCPC should use population projections and Census housing data to estimate the number of housing units needed in the county to support the growing population. Current estimates show that 650 new units are needed on an annual basis to support projected population growth thru 2040. Progress toward established goals should be evaluated through the CCPC's annual building permit surveys.

B) Encourage municipal plans and zoning maps to be consistent with household projections.

The CCPC should work with its municipal partners and the homebuilding industry to compare identified housing needs with the land allocated for residential growth in local planning documents. Municipal housing projections are listed in the Housing Inventory chapter of this Plan (see link on page 7). Ideally local plans would support projected levels of future growth while avoiding zoning too little or too much land for residential purposes. This is particularly significant for the five municipalities with the highest projected growth – Hampden Township, Upper Allen Township, Silver Spring Township, East Pennsboro Township, and Lower Allen Township. These townships collectively account for over half the projected housing units needed for Cumberland County.



Winding Hills, Upper Allen Township

Objective 2: Provide appropriate locations for residential development.

Strategies: A) Encourage residential development to be directed to locations with available community facilities.

The CCPC should use its Future Land Use Plan and dialogue with its municipal partners and homebuilding industry stakeholders to identify locations best suited for future residential growth. Residential development would ideally be centered in locations with community facilities such as sewer, water, and a variety of transportation options. Residential growth located in these areas maximizes community facility usage while minimizing land consumption. Similarly, residential uses should be located adjacent to compatible uses that are not disruptive to the safety or quality of life for residential communities.

Various tools such as density bonuses and transfer of development rights provide developers with incentives to provide housing in certain locations while avoiding development in less desirable locations. The County supports integration of these incentives into municipal planning documents as appropriate to encourage residential development in locations with existing community facilities.



Open space at Walden, Silver Spring Township

B) Encourage innovative planning techniques and incentives that direct development away from important environmental features and preserve open space.

The CCPC should provide municipal technical assistance to municipalities seeking to use planning techniques that concurrently provide development opportunities while preserving sensitive lands. Concepts such as traditional neighborhood development, transfer of development rights and conservation subdivision design should be supported and encouraged where appropriate.



GROW Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Housing Objectives and Strategies (cont.)

Objective 2: Provide appropriate locations for residential development. (cont.)

Strategies: C) Support infill, redevelopment, and replacement residential projects in existing developed areas.

Cumberland County has a variety of existing developed areas including villages, downtowns, and residential communities. Generally, these locations are already well-suited for residential use and have necessary infrastructure in place. Encouraging infill, redevelopment, and replacement projects in such areas efficiently uses land and helps existing developed areas remain economically viable. Allowing mixed use opportunities in such areas provides convenience, economic diversification and a strong sense of community.

Objective 3: Provide a variety of housing unit types.

Strategies: A) Promote plans and regulations that provide for all types of residential uses (detached, semi-detached, attached, multi-family, manufactured home, etc.).

Through its role in ordinance review and technical assistance, the CCPC should ensure that municipal planning documents provide for all types of residential development. Specific emphasis should be placed upon incentivizing smaller units (one and two bedroom units) to address a shortage in this dwelling type, where appropriate. Additionally, the CCPC should support the use of Traditional Neighborhood Development design, in accordance with MPC guidelines (Article VII-A), to provide a greater variety of type, design, and layout of dwellings.

B) Monitor the type of housing planned or constructed.

The CCPC should continue to monitor trends on the types of housing units being constructed and present those findings in its Annual Report. Such information should include:

- Number and type of new dwelling units
- New residential construction costs
- Number and status of subdivision plats submitted
- Acreage developed and open space preserved

Objective 4: Provide adequate housing for all income levels.

Strategies: A) Support the CCHRA programs for affordable housing.

CCHRA administers programs to assist low to moderate income individuals rent and purchase affordable housing units. The County should support these programs that expand the housing supply and provide affordable housing options in a variety of communities throughout the County. All projects should be coordinated with municipalities during site selection and given opportunity for community review. The following programs are encouraged:

- HOME Investment Partnership Program – Provides U.S. Department of Housing and Urban Development (HUD) funding for first-time home buyers. It seeks to expand the supply of affordable housing in areas of need and projected growth.
- Housing Choice Voucher Program – Provides HUD funding to partially subsidize the fee for rental housing.



The Overlook,
East Pennsboro Township



GROW Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Housing Objectives and Strategies (cont.)

Objective 4: Provide adequate housing for all income levels. (cont.)

Strategies: B) Support removing procedural, regulatory, and perceived barriers to fair and affordable housing.

The CCHRA should address the procedural and regulatory, barriers to affordable housing outlined in its "Analysis of Impediments to Fair Housing Choice" (AI), (Public Sector Policy chapter). CCHRA should update the AI on a regular basis and actively implement its recommendations to further fair housing in the County.

The CCPC should provide municipal technical assistance to update zoning ordinances and comprehensive plans to remove barriers to affordable housing projects identified as part of the AI. The CCPC should use the benchmarking criterion included in the AI to evaluate municipal ordinances' impact on fair housing. In cases where local regulations are legal but inconsistent with fair housing best practices, the CCPC will inform community leaders and advise changes that would make ordinances more open and inclusive.



Shepherds Crossing,
Hampden Township

C) Convene homebuilding industry stakeholders, realtors and municipalities to investigate ways to collaboratively improve opportunities for affordable and workforce housing in Cumberland County.

Both public and private sector organizations recognize the need to provide more affordable housing in Cumberland County. However, these organizations may have differing ideas on the best way to make housing more affordable. The CCPC in coordination with CAEDC and the CCHRA should convene homebuilding industry representatives, realtors, and municipalities to discuss the problems and solutions to improving housing affordability in Cumberland County. The consensus items resulting from those meetings should be collaboratively pursued by all participating organizations.

Objective 5: Provide appropriate housing for special needs populations.

Strategies: A) Support programs that address special needs populations.

The CCHRA administers a variety of programs to assist persons with disabilities, the elderly, and the homeless. The following programs are encouraged:

- Accessibility Improvement Grants – Provides homeowners financial assistance to improve access to and use of the home. Eligible modifications include ramps, doorways, and kitchen and bathroom alterations.
- Homeless and Special Needs Housing – Provides rental assistance to individuals and families meeting qualifications for homeless, disability, and income.
- Housing Choice Voucher Program – Provides HUD funding to partially subsidize rental housing for elderly and disabled.
- Senior & Disabled Housing – CCHRA manages over 500 units of affordable housing for seniors and disabled individuals. Units have subsidized rent or below-market rent rates.



Senior housing,
Carlisle Borough



GROW

Housing

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Housing Objectives and Strategies (cont.)

Objective 5: Provide appropriate housing for special needs populations. (cont.)

Strategies: B) Promote plans and regulations that address housing for special needs populations.

The CCPC should provide technical assistance to ensure municipal ordinances are consistent with the federal Fair Housing Act and address regulatory issues described in the AI. The CCPC should review municipal ordinances to ensure regulations do not conflict with the following goals included in the AI:

- Promote the integration of group homes, in residential areas throughout communities. Regulations for group homes should be comparative to single family residences.
- Regulations should not restrict homeless shelters, halfway houses, and support facilities exclusively to non-residential zones.
- Encourage all types of housing for elderly in appropriate zones including retirement villages, assisted living, nursing care, and elderly cottage housing opportunities (ECHO housing).

Objective 6: Encourage preservation and rehabilitation of existing housing stock.

Strategies: A) Support programs that help preserve existing housing.

CCHRA provides assistance to homeowners and municipalities for housing rehabilitation and preservation projects and code enforcement. These programs increase homeownership opportunities and help remediate blight conditions in existing neighborhoods. The following programs are encouraged:

- Community Development Block Grants (CDBG) - Cumberland County receives an annual allocation from HUD for the program. Funds are provided to municipalities and homeowners for rehabilitating homes, demolishing or rehabilitating blighted structures, and enhanced code enforcement activities.
- Cumberland County Housing Rehabilitation Program – Provides interest free loans to homeowners for home repairs to correct code deficiencies.
- Emergency Repair Loans – Provides assistance to homeowners for repairs to roof, furnace, plumbing, wiring, and foundation stabilization.



Duplex units, New Cumberland Borough

B) Encourage municipal adoption of property maintenance codes and regulations.

Property maintenance codes help maintain the safety and aesthetics of a community which, in turn, helps to generate new commercial and residential investment. The CCPC should encourage municipalities interested in property maintenance regulation to adopt the International Property Maintenance Code developed by the International Code Council.



GROW

Housing

Goal #1:
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Housing Objectives and Strategies (cont.)

Objective 6: Encourage Preservation/Rehabilitation of Existing Housing Stock. (cont.)

Strategies: C) Support the Blighted Property Reinvestment Program (BPRP).
The BPRP is administered by CCHRA and seeks to eliminate derelict properties that constitute a blight and nuisance in communities. If blight conditions are not removed, CCHRA may acquire the property for reuse. The CCPC is responsible for reviewing applications and certifying the presence of blight conditions. The CCPC and CCHRA should educate municipalities on how the BPRP can be leveraged to identify and remediate blighted properties in a given community.

D) Encourage the use of historic districts, historic overlay zones, and traditional village zoning in to preserve aging housing units.
Historic districts, historic overlay zones, and traditional village zoning can be used to protect the character of older housing units by preventing their unnecessary demolition or substantial modification. Such districts preserve historic settings and landscapes that can be attractive for additional economic investment.

The CCPC should provide technical assistance to municipalities interested in preserving existing housing stock and the associated historic character. Financial incentives to preserve older houses and requiring municipal review before the demolition of older/historic structures are two common tools that should be considered. More specific information about historic districts and other historic preservation techniques can be found in the Conserve chapter of this plan.



Blighted property, Hampden Township



Historic housing in Carlisle Borough



GROW Housing

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Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on housing issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
CCHRA Website	<ul style="list-style-type: none"> Overview of housing programs Community and business development loans/grants 	
Analysis of Impediments to Fair Housing Choice	<ul style="list-style-type: none"> Overview of fair housing related data in the County Discussion of fair housing legislation and requirements Strategies to increase fair housing choice 	
Five-Year Consolidated Plan	<ul style="list-style-type: none"> Overview of housing trends and issues Identification of housing priorities Implementation plan linked to financial resources. 	
Housing Background Studies	<ul style="list-style-type: none"> Background data on housing in Cumberland County Housing needs projections Census housing data for Cumberland County and constituent municipalities 	



GROW Community Facilities

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Community Facilities

Basic community facilities are the building blocks upon which growth occurs and is sustained over the longer term. They increase the quality of life of the community by supporting the overall health, safety, welfare, and education levels of residents. Factors influencing the need for these services are dependent on a community's development patterns, population, and financial resources to support them.

Community facilities must be proactively planned and provided to support Cumberland County's future residential, commercial, and industrial growth.

Community Facilities Goal
Develop and maintain system of adequately sized and appropriately located community facilities that provide for the health, safety, and welfare of current and future generations.

- Community Facilities in Cumberland County**
- Public and private schools
 - Libraries
 - Public sewer and water systems
 - Fire, police, and emergency management services
 - Utilities (gas, electric, telephone, data)
 - Health facilities and hospitals
 - Recycling and solid waste management

Why Community Facilities Matter to Cumberland County:⁴

- The Cumberland County 911 Communications Center processed 317,810 telephone calls in 2016 or 871 calls per day. As the County grows, population increases will drive demand for 911 services.
- 85% of the County's population is served by the 63 community water systems serving the county. The County's remaining population is served by on-lot wells. Future business and residential growth will depend on the reliable provision of clean water.
- There are sixteen (16) public sewage treatment facilities in Cumberland County that treat approximately 20 million gallons of sewage per day based on average daily flow figures. Sewage treatment capacity will be needed to support future development.
- Nine (9) public school districts served over 37,000 students in Cumberland County in 2015. Public school enrollments will likely grow with increases in county population.
- The Cumberland County Library System has the highest circulation per capita (10.82) of any county system in Pennsylvania.⁵



GROW Community Facilities

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County Role in Community Facilities

Cumberland County's community facilities planning authority originates from Article III of the MPC that requires county comprehensive plans to develop "a plan for community facilities and utilities...". Under this planning authorization the County assumes a variety of roles with respect to planning and implementing community facilities. Each of the County's community facilities planning roles are listed and described below:

Role	Description	Example Programs / Organizations
Direct	<ul style="list-style-type: none"> County has sole authority for community facilities planning and implementation County can take independent action, including funding, to plan 	<ul style="list-style-type: none"> Department of Public Safety
Indirect	<ul style="list-style-type: none"> County has shared authority through representation on a Board of Directors County may provide funding to support organizations operations Must achieve consensus with other partners and work in cooperation to plan and implement community facilities 	<ul style="list-style-type: none"> Cumberland County Library System Cumberland County Recycling and Waste Authority
Advisory	<ul style="list-style-type: none"> County has no authority to address community facilities on its own County provides guidance and technical assistance to other 	<ul style="list-style-type: none"> CCPC

The specific community facility responsibilities of each county organization are described below:

County Organization	Service Description
Department of Public Safety	<ul style="list-style-type: none"> Operation of the 911 public safety telephone and 800 mhz radio systems Maintain an emergency operation center (EOC) to prepare and execute emergency operations for disasters or emergencies Develop and execute response plans for hazardous materials releases Coordinate training and support for volunteer and career emergency management personnel
Cumberland County Library System	<ul style="list-style-type: none"> Maintain high-speed countywide library network Comprehensive library staff training program Technical services to member libraries Public library services through library card Library services to senior citizens
CCPC	<ul style="list-style-type: none"> Review and comment on sewage facilities planning documents Provide advisory comments on municipal ordinances Coordination with utility providers on new utility projects
Recycling and Waste Authority	<ul style="list-style-type: none"> Prepare countywide waste management plan Manage yard waste equipment sharing program Plan and execute recycling events Manage county recycling center



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County Role in Community Facilities (cont.)

Other Community Facilities: *The County has a limited role in the community facilities outside of the roles and organizations previously noted. The following table identifies the responsible party for other community facilities provided in the County.*

Community Facility	Administration and Responsibility
Education	The school system is the responsibility of the local school districts, which are assigned this task by state law.
Local Emergency Response and Protective Services	The direct implementation of police, fire, and ambulance services is a primary role of local municipalities and organizations. Pennsylvania State Police provide service for municipalities lacking a local police department.
General Utilities (Gas, Electric, and Telecommunications)	Provided by private companies under the jurisdiction of the Pennsylvania Public Utility Commission.
Sewer and Water Services	The implementation for sewer and water services is the responsibility of municipal authorities, water companies, and private companies, subject to approval by the state.
Solid Waste Management	Private waste haulers collect, transport, and dispose of municipal waste and recyclables often through contracts with municipalities.



Cumberland County Landfill aerial view



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Community Facilities Objectives and Strategies

To achieve its community facilities goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Encourage the maintenance and expansion of the public sewer and water systems in planned service areas.

Strategies: A) Support Act 537 Plan updates to identify new planned service areas and address existing deficiencies.

Municipalities with public sewage facilities are required to prepare an Act 537 Sewage Facilities Plan that identifies sewage needs and a plan to address those needs. Future sewer service areas are also included in the plan. The CCPC should encourage municipalities to update their respective Act 537 Plans on a regular basis. The CCPC should provide technical assistance and advisory comments to municipalities to ensure plan updates and planning modules are completed efficiently and are generally consistent with county plans.

B) Support municipal ordinances that urge developers to provide improvements and/or extensions to sewer and water supply lines.

Future development is best accommodated by connections to existing infrastructure that maximize system efficiency and value. The CCPC should provide technical assistance to municipalities to update local ordinances to include standards that encourage the extension of planned sewer and water infrastructure to service new development.

Objective 2: Provide an efficient and effective emergency services system.

Strategies: A) Operate and maintain the 911 Public Safety Telephone and Radio Systems.

The County should continue its operation and maintenance of the 911 telephone system and 800 MHz radio system to receive, record and manage all forms of incoming emergency calls needs and rapidly dispatch responders and manage/coordinate response until Incident Command is established.

B) Maintain the County Emergency Operations Center (EOC).

The County should continue to maintain its Emergency Operations Center (EOC) to develop, update or modify plans, annexes and directives and related documents in preparation for, and execution of, emergency operations in support of mitigation, preparedness, response and recovery from disasters or emergencies.

C) Respond and mitigate the impact of hazardous materials release and other community risk incidents.

DPS should develop response plans, standard procedures and provide technical expertise to facilities and public safety providers involved in addressing uncontrolled releases of hazardous materials. In addition, DPS should provide managerial and financial support to the County Hazardous Materials Response Team.



Hampden Township Sewer Treatment Plant



Cumberland County Emergency Operations Center



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Community Facilities Objectives and Strategies (cont.)

Objective 2: Provide an efficient and effective emergency services system. (cont.)

D) Train emergency first responders and special teams.

DPS should support the development and execution of training of qualified volunteer and career personnel required to support and sustain a viable volunteer and paid emergency services program.

Objective 3: Provide solid waste disposal and recycling services to decrease waste generation and improve the environment.

Strategies: A) Maintain and implement the Cumberland County Municipal Solid Waste Management Plan.

Act 101 of 1988 requires Cumberland County to prepare a plan that insures the availability of adequate permitted processing and disposal capacity for the municipal waste that is generated within its boundaries. The County meets the plan requirements by entering into contracts with both private and public disposal facilities that agree to reserve capacity for all or a portion of Cumberland County generated waste. Further, the plan recommends a number of programs and technical assistance projects the County should provide to municipalities and residents including waste collection events, yard waste processing, grant application assistance and community outreach events. The County in cooperation with the Recycling and Waste Authority, should maintain its Act 101 plan with updates at least every 10 years and implement its recommendations as appropriate.

B) Conduct regularly scheduled recycling and disposal events.

Cumberland County should continue conducting Household Hazardous Waste (HHW) disposal events. These events offer the residents of Cumberland County an opportunity to drop off tough to dispose of items in a safe manner. The events are typically provided at no cost to residents thanks to the support of state grants and private donations. The Authority should continue to leverage state grants and private donations to support these events.

C) Continue management of the Cumberland County Yard Waste Equipment Sharing Program.

Cumberland County has purchased yard waste recycling equipment, the full cost of which is shared by participating municipalities. The program enables participants to dispose of yard waste in an environmentally friendly and cost effective manner. The mulch and compost produced by the equipment is made available to residents at little to no cost. Cumberland County should continue to coordinate and manage the sharing program and proactively seek new members in the County that may be interested in joining.

D) Provide technical assistance to municipalities, businesses and residents on recycling and solid waste disposal.

The Recycling and Waste Authority should provide technical assistance to a wide variety of County stakeholders on recycling opportunities and the associated benefits. Assistance should be provided to municipalities on waste hauler selection procedures and best practices in contracting. Educational programs should be offered to county schools to introduce students, old and young alike, to recycling and the waste disposal industry.



Household hazardous waste collection event



Cumberland County Yard Waste Program horizontal grinder



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Community Facilities Objectives and Strategies (cont.)

Objective 4: Provide solid waste disposal and recycling services to decrease waste generation and improve the environment. (cont.)

E) Manage the Cumberland County Recycling Center.

The Recycling and Waste Authority in conjunction with the County opened a recycling center on County property in mid-2017. The pilot project focused solely electronics recycling. The County should continue to operate the Recycling Center assuming that it meets its financial goals and explore ways to integrate new recycling opportunities such as HHW in the facility's operational model.

Objective 5: Provide adequate public utilities to support current and future development opportunities.

Strategies: A) Analyze, identify, and address current utility deficiencies in the county.

The availability of community facilities is a primary consideration for business location. Without proper utility service, many sites in Cumberland County may be overlooked for business attraction and expansion. Working in partnership with CAEDC, the CCPC should work to identify the utility needs of current and prospective businesses. Utility focus areas should include electric, natural gas, and telecommunications. CAEDC and the CCPC should share those needs with utility providers and advocate for necessary utility expansion or capacity enhancement projects to support existing and future development opportunities.

B) Monitor the impacts of new utility expansion projects that require acquisition of new right of way.

Utility expansion projects for electricity and gas lines are often necessary to support the transmission of electric or gas to needs of a growing population both in and out of the county. Cumberland County should partner with utility companies to review plans for utility projects that require new right of way. The CCPC should provide data and input that will assist utility providers in selecting new utility corridors that limit environmental and private property impacts while still meeting the capacity demands of the entire system.



Natural gas pipeline installation.

Objective 6: Plan, develop, coordinate, and provide comprehensive public library services for residents.

Strategies: A) Support regular updates and implementation of the CCLS Strategic Plan.

The CCLS Board of Directors regularly develops a Strategic Plan that outlines goals and objectives that support its mission. The County should support the CCLS to update its goals and objectives through regular strategic planning processes and implement the associated strategies to provide residents with efficient, quality, and fiscally responsible library services.



John Graham Library, Newville



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Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on community facilities in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
Community Facilities background data	<ul style="list-style-type: none"> Facts and figures relating to community facilities Listing of community facility providers 	
Cumberland County Municipal Solid Waste Management Plan	<ul style="list-style-type: none"> Waste reduction Recycling strategies 	
Cumberland County Library System	<ul style="list-style-type: none"> Library functions (checkout renewal) Research books-card catalog Donations Strategic plan 	
Cumberland County Department of Public Safety Web-site	<ul style="list-style-type: none"> 911 Communications Center Natural or manmade disaster and hazardous materials response 	



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Land Use

Land use patterns greatly influence the quality of life for Cumberland County residents. The County's geographic location and proximity to the state capital, has fueled its economy and produced one of the lowest unemployment rates in the state. This mixture of small towns, rich farmland, scenic natural areas, and excellent economy has made Cumberland County an attractive place to live. These patterns have created a strong community identity and help to give the residents a "sense of place."

Land Use Goal

Accommodate a variety of planned land uses that support vibrant communities, diverse business opportunities, thriving natural resources, and the unique character of the County.

Why Land Use Planning Matters to Cumberland County:

- Cumberland County has the fastest growing population in Pennsylvania from 2010-2014 as determined by the US Census Bureau. The rapidly growing population generates a commensurate demand for a variety of new land uses and more efficient use of existing developed areas.
- Since 2005, an average of 735 acres of land per year is proposed for development and an average of 85 acres is proposed as open space in Cumberland County. The County's limited land base must be used efficiently to support projected growth while preserving important environmental, historic, and natural features.⁶
- Since 2005, approximately 75% of the County's development has occurred in locations that have supporting community facilities such as sewer, water, transit service, and highway access. Continued development of those areas maximizes the efficiencies of community facilities and helps to conserve environmental features and farmland in other areas.⁷
- The County has a strategic geographic location that makes it attractive for all types of commercial, industrial, and residential development. Land use planning is necessary for the County to take advantage of its strategic location while maintaining the high quality of life enjoyed by residents.
- New development generates stormwater, light, traffic, noise, and other community impacts. Sound land use planning proactively locates land uses in a compatible manner, identifies the impacts of new development, and mitigates those impacts to acceptable standards.
- Cumberland County has 33 municipalities that have authority for land use planning and implementation. Local plans must be coordinated with countywide plans to ensure regional consistency, predictability, and sustainability.
- The County has 11 Borough's that have served as the traditional activity center's for the County. As development has spread to adjoining townships, opportunities exist for redeveloping and reusing properties located in those "Core Communities".
- Land uses vary from the urbanized eastern part of the County to the rural western region. Planning is necessary to maintain the community character in the respective regions of the County.



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County Role in Land Use

Cumberland County's land use planning authority emanates from Article III of the MPC that requires counties to prepare a comprehensive plan that shall include a plan for land use. Under this planning authorization the County assumes a variety of roles with respect to land use planning and implementation. Each of the County's land use planning roles are listed and described below:

Role	Description	Responsible Organizations
Direct	<ul style="list-style-type: none"> Preparation of the County Comprehensive Plan Preservation of Agriculture Conservation Easements 	<ul style="list-style-type: none"> CCPC Agriculture Land Preservation Board
Advisory	<ul style="list-style-type: none"> Prepare a countywide comprehensive plan that is generally consistent with municipal comprehensive plans Review and provide comments on new municipal comprehensive plans, zoning ordinances, and official maps Review and provide comments on amendments to municipal comprehensive plans, zoning ordinances, and official maps Review and provide comments on all subdivision and land development plans and ASAs submitted in the county 	<ul style="list-style-type: none"> CCPC

The land use plan included in the County Comprehensive Plan is not intended to restrict local governments to detailed, site-specific land use designations. It is intended to be used as a resource to help make sound local land use decisions.

In developing this Land Use Plan, an attempt has been made to preserve the integrity of local plans by incorporating these into the land use patterns on the Future Land Use Map. The MPC requires local comprehensive plans to be “generally consistent” with the county comprehensive plan, while not in strict accordance with it. As a result, flexibility in local land use planning is legislatively inherent.

The success of what Cumberland County proposes in the Land Use Plan is greatly dependent upon its acceptance and implementation by our municipal partners. The Plan will therefore guide future land use in the County by influence, not by legal directive. Inter-governmental cooperation and a sincere commitment to planning are required at both the County and local municipal levels.

Cumberland County Land Use Quick Facts

- Land area: 550 square miles
- Population density: 445 persons/square mile
- Largest land use: Agriculture (152,239 acres)

Source: US Census Bureau, ACS 2015.



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Land Use Objectives and Strategies

To achieve its land use goal, Cumberland County will pursue the following objectives and associated strategies:

Objective 1: Efficiently use land in existing developed areas.

Strategies: A) Direct new development toward existing developed areas.

The existing developed areas in the County are already served by highway, sewer, water, and utility infrastructure. Such infrastructure is costly to construct and when in place, jumpstarts new development. Encouraging new development in these areas maximizes the utilization of publicly funded infrastructure while conserving farmland and natural resources located in undeveloped locations. In addition, existing communities benefit from more cost-effective development, a stronger tax base, and the attractive convenience of centrally located jobs and services.

The CCPC should exercise its advisory role in sewage facilities planning, subdivision/land development review, comprehensive planning, and municipal technical assistance to support policies and practices that encourage development in those areas already served by existing infrastructure.

B) Support revitalization of Cumberland County’s “Core Communities” through infill, redevelopment, reuse, and blight removal.

Cumberland County encompasses 11 boroughs that serve as “Core Communities”, dense population centers that support a variety of residential and commercial uses. Past growth trends have seen population and investment declines in the County’s boroughs as suburbanization occurred in the surrounding townships. Despite these trends, the County’s boroughs are poised to support future growth through their attractive locations, mix of uses, lower cost housing and available infrastructure.

In the early 2000s, the Cumberland County Housing & Redevelopment Authority (CCHRA) in conjunction with the CCPC initiated an effort to revitalize the County’s Core Communities through a series of infill, redevelopment, reuse, and blight removal initiatives. Revitalization Committees were formed in nearly all of the Core Communities to lead improvement efforts. Each committee completed a visioning session that identified goals, objectives, and implementation strategies necessary for achieving a preferred vision. The CCPC should continue its support of these revitalization efforts in cooperation with CCHRA and CAEDC through technical and financial assistance as requested.

C) Encourage more flexible parking regulations to decrease land needs and costs for new development.

Parking is an essential component of any development project. Current development standards often require more parking than is needed. Additional, unused parking adds costs to development projects, increases stormwater, and can contribute to water pollution. In Core Communities, high parking requirements can singlehandedly render redevelopment projects unfeasible.

The CCPC should provide municipal technical assistance on techniques such as shared parking, use of on-street parking and reduced parking standards that would provide a flexible process for establishing more realistic parking requirements in developed areas.



Parking at Carlisle Crossings, South Middleton Township



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Land Use Objectives and Strategies (cont.)

Objective 1: Efficiently use land in existing developed areas. (cont.)

Strategies: D) Encourage higher density and compact building design.

Compact, higher density buildings maximize the usage of existing infrastructure while decreasing the amount of new land that is needed to support development. The combination of decreased land needs and use of existing infrastructure decreases the cost of development, thereby increasing affordability. Further, farmland and open space preservation goals are achieved as less “greenfield” land is needed for new development.

The CCPC should exercise its advisory role in subdivision/land development review, ordinance amendments, and municipal technical assistance to encourage municipalities to take advantage of planning tools such as conservation subdivision, transfer of development rights, and density bonuses that encourage higher densities and compact building design.

Objective 2: Compatibly locate different land uses.

Strategies: A) Promote landscaping, screening, and buffering to mitigate the effects of intense development.

While many land uses can be mixed or compatibly located adjacent to one another, the impacts of more intense land uses often require additional mitigation. Intense commercial and industrial development often brings increased traffic, noise, and light that can impact surrounding communities. Techniques such as landscaping, screening, and buffering can be used to mitigate those impacts and allow seemingly conflicting land uses to coexist.

The CCPC should exercise its advisory role with municipalities to advocate for the inclusion of these impact mitigation techniques in municipal ordinances and as part of the subdivision and land development process as appropriate.

B) Promote the attractive design and location of buildings.

A project’s community compatibility often relates more to the physical design and location of a building than the actual use of that building. Facilities can be designed and landscaped to seamlessly fit into the existing character of the community. Similarly, larger buildings can be strategically located on a lot to minimize visual or operational impacts on surrounding properties.

The CCPC should use its advisory role to recommend updates to municipal plans and ordinances to include guidelines for the compatible design, landscaping and placement of new buildings.



Vegetative screen between Industrial and residential development, Carlisle Borough.



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Land Use Objectives and Strategies (cont.)

Objective 3: Provide a diversity of land uses.

Strategies: A) Encourage municipalities to provide for all land uses in plans and ordinances. Pennsylvania court rulings require that municipalities must provide for their fair share of all land uses within their boundaries. By reasonably providing for every use, a municipality accommodates the wide range of residential, commercial, industrial and institutional development needed by its residents. The CCPC should ensure municipalities have provided for all uses when exercising its advisory role in reviewing municipal comprehensive plans, zoning ordinance amendments, and new zoning ordinances

B) Support multimunicipal planning efforts that provide for land uses on a regional basis.

Multimunicipal planning and zoning affords participating communities the opportunity to provide for land uses over a wider geographic area instead of a single municipality. Such planning enhances regulatory consistency and allows for better accommodation of a wide variety of land uses. The CCPC should support multimunicipal planning efforts by serving as an objective facilitator to jumpstart regional planning efforts and providing technical assistance to cooperating municipalities.

C) Support mixed land uses to encourage community interaction, enhanced transportation options, and quality economic development.

Mixed land uses allow for residential, commercial, and recreational uses to be located closer to one another, often in the same building or on the same lot. The resulting diversity of land uses creates a sizeable population and commercial base that increases economic development and often increases property values. Similarly, mixed use developments better support alternative modes of transportation such as walking, cycling, and public transportation. Finally, mixed use developments create lively activity centers that encourage community interaction and dissuade crime.

The CCPC should encourage municipalities to allow for mixed land uses in their respective zoning ordinances. The CCPC should provide municipal technical assistance for municipalities interested in implementing the County's "Urban Mixed Use District" model zoning regulations. The CCPC should modify the regulations for application in suburban and rural locations as necessary.

D) Encourage the protection of community character.

Cumberland County has a community that fits virtually any lifestyle. From the urbanized east, to the central suburbs, to the rural west, Cumberland County has a community for everyone. The "sense of place" characteristic of Cumberland County communities is a strong attraction for residential development and commercial investment. The history, architecture, public spaces, buildings, landmarks and development patterns in a community should be protected to secure the quality of life that makes them so attractive.

The CCPC should work with its partner municipalities and the Cumberland Valley Visitors Bureau to identify the unique, attractive characteristics of Cumberland County and develop strategies for preservation of that community character. Tools including but not limited to historic districts, design guidelines, heritage areas, and overlay zoning districts should be considered for as appropriate to protect the County's unique character.



*Kings Gap General Store,
Penn Township*



Mixed use in Camp Hill Borough



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Land Use Objectives and Strategies (cont.)

Objective 4: Provide land uses in appropriate locations.

Strategies: A) Implement the County’s “Character Area” land use planning concept, including maintenance of a countywide future land use map.

As part of its Comprehensive Plan, Cumberland County develops a countywide land use plan that shows projected future land uses. The plan is developed using input from municipal comprehensive plans, zoning ordinances, CCPC insight, and public input. The final future land use map shows various Character Areas in the County.

The County should work in partnership with its municipal partners to successfully implement the countywide Future Land Use Plan. The plan was developed in close coordination with the county’s 33 municipalities, thereby achieving the general consistency between municipal and county plans as required by the MPC. More detailed information on the future land use map and Character Areas can be found on page 29.

B) Identify and support the development of “Opportunity Areas” throughout Cumberland County.

The CCPC in concert with CAEDC should identify Opportunity Areas throughout the County that would be targeted for development or redevelopment. Opportunity Areas would include undeveloped and underdeveloped sites that require public sector assistance to make them more attractive to private sector developers. Opportunity Areas are located in areas suitable for development but may have infrastructure deficiencies or environmental challenges that make them unattractive to private sector developers. Through public sector assistance to clear environmental challenges or provide upgraded infrastructure, such sites could be made “shovel ready” and support new development in the county. Opportunity Areas are shown on the Future Land Use Map.



Downtown Mechanicsburg Borough



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Land Use Objectives and Strategies (cont.)

Objective 5: Achieve consistency between municipal land use plans and county comprehensive plan.

Strategies: A) Coordinate multi-municipal planning efforts.

Every municipality in Cumberland County has adopted its own subdivision and land development ordinance and most have adopted zoning and comprehensive plans. Coordination of land use planning across the county's 550 square miles clearly takes the cooperation of all 33 municipalities to provide some degree and predictability for development decisions. The CCPC should encourage and provide technical assistance for multi-municipal planning efforts as requested by municipal partners that address planning related issues spanning multiple municipalities.

B) Provide technical and financial assistance to municipalities to update plans and ordinance that are consistent with the County Comprehensive Plan.

The CCPC should provide technical and financial assistance to municipalities that implement practices and techniques that are consistent with the goals, objectives, and strategies of this plan. Such projects achieve the general consistency between municipal and county plans required by the Municipalities Planning Code (MPC).

C) Provide guidance to municipal partners on best practice land use planning techniques and emerging issues.

Cumberland County and its constituent municipalities regularly face new planning related challenges and emerging issues in today's changing world. The CCPC should stay abreast of emerging issues and the associated innovative planning techniques to address those challenges. The CCPC should develop model ordinances, white papers, and educational seminars to raise the awareness and preparedness of municipal partners. Further, the CCPC should assist municipalities in preparing and adopting plans and ordinances that address best practices or respond to emerging issues.

Municipal Ordinance and Plans 2017 ⁸	Municipalities
Municipalities in Cumberland County	33
Adopted Zoning Ordinances	30
Adopted Subdivision & Land Development	33
Adopted Comprehensive Plans	32



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Future Land Use Map and Character Area Descriptions

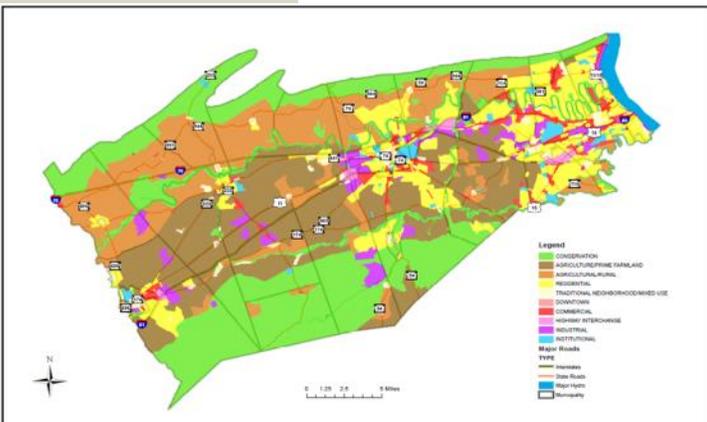
The Future Land Use map graphically illustrates ten Character Areas within the County, as well as, greenway corridors and transportation systems. A Character Area is defined as follows:

“A geographic area which is unique and distinguishable from other areas in the region or locality due to its natural features, predominant land use, mix of land uses, economic relationships, and/or design characteristics of the built environment, and for which a common vision can be articulated regarding its preservation, growth, or change. Such areas serve as a basis for plans, guidelines, regulation, and programs prepared specifically for the unique area”.

Each Character Area is described according to the recommended housing stock, economic development opportunities, transportation system, available infrastructure, and site design characteristics. The Character Area concept essentially ties together all of the other comprehensive plan chapters to create a coherent, integrated land use plan for the future. The Character Area concept is intended to be a guide of recommended planning practices in a given location and is not intended to be strict regulatory requirements that must be followed in their entirety.

The Future Land Use Map and Character Areas were developed using the following methods and sources.

1. **Review of municipal comprehensive plans and ordinances:** Municipal partners provided the future land use maps from local comprehensive plans for integration into the County Future Land Use Map. The inclusion of municipal planning data enhances consistency and protects local objectives to the greatest extent possible.
2. **Analysis of existing land use patterns:** Land use trends were examined using the County’s Existing Land Use map, County parcel data, agricultural easements and other GIS data, aerial photography, and field surveys and displayed on the map.
3. **Development of Planned Growth Areas:** The Tri-County Regional Planning Commission used the concept of a Planned Growth Area (PGA) in the development of their Regional Growth Management Plan. The intent of PGAs is to locate the majority of new development and building densities in or near areas with existing public services and infrastructure. To maintain consistency between the Regional Growth Management Plan and the County Comprehensive Plan, the PGAs were used as a tool to develop Cumberland County’s Future Land Use map.
4. **Review by municipalities:** Draft Future Land Use maps were provided to each municipality for consideration. The comments received were reviewed by the CCPC and discussed during the Cumberland County Outreach Meetings. Revisions were made accordingly.
5. **Public Input:** The Future Land Use map and Character Area Descriptions were displayed as part of the public meetings conducted for this plan.



Future Land Use Map. Click image while holding the access future land use map for the County.

The Future Land Use Map can be viewed by clicking the map to the left*. Descriptions of each of the Character Areas found on the Future Land Use map are included on the following pages.

*At the time of the adoption of this Comprehensive Plan, litigation was pending concerning the rezoning of parcels 46-07-0473-018 and 46-07-0473-017 in West Pennsboro Township from High Density Residential to Industrial.



GROW

Land Use

Goal #1:
Economic
Development

Goal #2:
Housing

Goal #3:
Community
Facilities

Goal #4:
Land Use

Future Land Use Map Character Area Descriptions

Conservation Character Area

Conservation Character Areas warrant special preservation efforts and low intensity development to protect the natural resources they contain. These areas include the mountainous regions on the County's north and south boundaries, steep slopes (25% or greater), wetlands, floodplains, parks, state game lands, state forests, and golf courses. This Character Area also includes the network of greenways as delineated on the Future Land Use Map. These resources have inherent public benefit by recharging groundwater, mitigating floods, filtering air, purifying water, and providing critical plant and animal habitat. In addition, lands in this Character Area provide opportunities for outdoor recreation and tourism.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • Single family detached • Seasonal cabins
Economic Development	<ul style="list-style-type: none"> • Forestry • Agriculture (excludes concentrated animal feeding operations) • Campgrounds • Home occupations • Outdoor recreation / tourism (i.e. hiking, biking, boating, fishing, bird watching, special events, etc.)
Transportation	<ul style="list-style-type: none"> • Low volume 2-lane paved roadways • Paved shoulders to accommodate non-motorized transportation • Gravel/dirt roads and right-of-ways • Greenways and trail connections
Infrastructure	<ul style="list-style-type: none"> • On-lot sewage • On-lot wells • Limited, if any utilities • Stormwater management (encourage BMPs i.e. minimize disturbance, riparian buffers, etc.)
Design	<ul style="list-style-type: none"> • 1 dwelling per 10-20 acres • Lot coverage of 10% or less • Identify and avoid environmental impacts through subdivision and land development process • Cluster development to reduce fragmentation of natural resources • Limit height of structures above the ridge tops (Blue & South Mts.) • Use of natural building materials and colors • Tree removal limitations / forest management plan • Priority lands permanently conserved



Seasonal cabin, Cooke Township



North Mountain, Upper Frankford Township



GROW Land Use

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Goal #2:
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Future Land Use Map Character Area Descriptions

Agriculture/Prime Farmland Character Area

The Agriculture/Prime Farmland Character Area consists of land defined as “prime farmland” by the U.S. Department of Agriculture. It is generally located between the Conodoguinet and Yellow Breeches Creeks in regions containing limestone geology. It includes Class I and Class II soils that are defined as having few to moderate limitations that restrict their use for cultivation. A priority of this Character Area is to encourage its continued use for agricultural purposes and preserve the best agricultural land in the county. Residents should be prepared to accept typical agricultural operations and practices.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • Single family detached
Economic Development	<ul style="list-style-type: none"> • Agriculture (includes concentrated animal feeding operations) • Horticulture (including nurseries and greenhouses) • Businesses that support agricultural operations (i.e. sale/service of agricultural equipment and supplies, veterinarian, etc.) • Incidental rural enterprises (i.e. farm markets, riding schools, stables, kennels, child care, carpentry, welding, etc.) • Agritourism (i.e. bed and breakfasts, farm tours, fairs, special events, etc.) • Home occupations
Transportation	<ul style="list-style-type: none"> • Low volume 2-lane paved roadways • Paved shoulders to accommodate non-motorized transportation • Gravel/dirt roads and right-of-ways • Greenways and trail connections
Infrastructure	<ul style="list-style-type: none"> • On-lot sewage • On-lot well • Private sewer and water facilities • Encourage agricultural BMPs (i.e. agriculture E&S plans, infiltration areas, constructed wetlands, riparian buffers, etc.) • Incidental alternative energy use (solar, wind, methane, etc.)
Design	<ul style="list-style-type: none"> • 1 dwelling per 5 - 25 acres • Lot coverage of 20% or less • Buildings should reflect height and architectural design of community • Cluster lots/development on least productive soils • Encourage transfer of development rights • Encourage Clean and Green, Agriculture Security Areas, and Conservation Easement programs • Limit size and type of non-agricultural uses • Encourage reuse of agricultural buildings • Provide buffer and screening between non-residential and residential uses



Crop farm in Penn Township



Beef farm in West Pennsboro Township



GROW

Land Use

Future Land Use Map Character Area Descriptions

Goal #1:
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Goal #2:
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Agriculture/Rural Character Area

The Agricultural/Rural Character Area preserves the rural landscapes that reflect the agricultural history of the county. Most of this area is located north of the Conodoguinet Creek in areas that, for the most part, do not contain prime farmland soils; but do include soils classified as having statewide importance. Normal agricultural operations and practices would generally be expected in these areas. This Character Area also provides for low density growth where infrastructure is not in place to support intensive development.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • Single family detached • Mobilehome/manufactured home • Accessory dwellings for residences and farm related housing • Low density development
Economic Development	<ul style="list-style-type: none"> • Agriculture (includes concentrated animal feeding operations) • Horticulture (including nurseries and greenhouses) • Businesses that support agricultural operations (i.e. sale/service of agricultural equipment and supplies, veterinarian, etc.) • Incidental rural enterprises that allow residents to supplement their income (i.e. farm markets, riding schools, stables, kennels, child care, carpentry, welding, etc.) • Agri-tourism (i.e. bed and breakfasts, farm tours, fairs, special events, etc.) • Home occupations
Transportation	<ul style="list-style-type: none"> • Low volume 2-lane paved roadways • Paved shoulders to accommodate non-motorized transportation • Gravel/dirt roads and right-of-ways • Greenways and trail connections • Bike lanes
Infrastructure	<ul style="list-style-type: none"> • On-lot sewage • On-lot well • Private sewer and water facilities • Stormwater management (i.e. agriculture E&S plans, infiltration areas, constructed wetlands, riparian buffers, etc.) • Telecommunications and high speed data
Design	<ul style="list-style-type: none"> • Lot sizes 1 – 10 acres • Lot coverage of 30% or less • Buildings should reflect height and architectural design of community • Low density development to maintain rural character • Site lots/development on least productive soils • Conservation subdivision design requiring significant open space, mobile home park regulations • Encourage transfer of development rights • Encourage preservation programs – ASA, C&G, ACE • Limit size and type of commercial uses • Encourage reuse of agricultural buildings • Buffer and screening between non-residential and residential uses. • Joint use driveways



Frederick Mentzer House,, Upper Mifflin Township



Farm stand, Middlesex Township



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Land Use

Goal #1:
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Goal #2:
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Goal #3:
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Future Land Use Map Character Area Descriptions

Residential Character Area

The Residential Character Area provides for all types of dwellings, including affordable housing, at medium to high densities. These areas mostly include “suburban” type development in existing communities and areas designated for residential growth by municipal and county plans. Development is encouraged within regions having existing or future public services such as sewer, water, and transit.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • Single family detached • Single family attached • Two family • Multi-family • Mobile home/manufactured home • Accessory dwelling • Medium to high density development
Economic Development	<ul style="list-style-type: none"> • Limited, small scale businesses that serve the local community including commercial retail, service, recreation (i.e. corner store, day care, fitness center) • Home occupations
Transportation	<ul style="list-style-type: none"> • Low to medium volume 2-lane paved roadways • Public transit service (i.e. transit stops, stations, etc.) • Pedestrian and bicycle connections (i.e. sidewalks, crosswalks, bike lanes, etc.) • Greenways and trail facilities
Infrastructure	<ul style="list-style-type: none"> • Public sewer • Public water • Stormwater management system (encourage BMPs i.e. infiltration areas, vegetated swales, pervious pavers, etc.) • Telecommunications and high speed data • Alternative energy uses • Park and recreation provisions
Design	<ul style="list-style-type: none"> • Typically 20,000 sq. ft. lot area or less / unit • Lot coverage of 40% or less for single family detached • Use of conservation subdivision design, traditional neighborhood development (TND), planned residential development (PRD) methods, mobile home park regulations • Buildings should reflect height, setbacks and architectural design of neighborhood • Limit impact of commercial operations (i.e. size, hours of operation, etc.) • Buffer and screening between non-residential and residential uses • Internal street systems connecting adjacent properties/subdivisions • On-street and off-street parking facilities • Street trees



Townhouses, Lemoyne Borough



Single family detached housing, Hampden Township



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Land Use

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*Small scale commercial use,
Newburg Borough*



Housing, Mt. Holly Springs Borough

Future Land Use Map Character Area Descriptions

Traditional Neighborhood/Mixed Use Character Area

Traditional neighborhoods are well-established activity centers, many of which date back to the early development of the county and include historic villages, borough centers, and neighborhoods developed prior to World War II. These areas provide differing combinations of pedestrian-oriented residential and non-residential uses that are compatible with each other. Other mixed use areas represented by this Character Area include planned mixed use communities and developing rural communities. In urban settings, they can serve as transitional areas that connect Commercial and Industrial Character Areas with Residential Character Areas. In rural areas they provide local services and economic opportunities for residents.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • All housing types (Single family detached/attached, two family, multifamily). • Accessory dwelling • Live work units
Economic Development	<ul style="list-style-type: none"> • Primarily redevelopment, reuse, and infill opportunities • Small scale, neighborhood oriented retail, services, and office uses (i.e. corner store, day care, repair shop, bakery, florist, consultant, etc.) • Home occupations • Tourism (i.e. fairs, special events)
Transportation	<ul style="list-style-type: none"> • Low to medium volume 2-lane paved roadways • Alleys, reduced street widths • Public transit service in the eastern part of the county, limited transit service in the western part of the county (i.e. transit stops, stations, etc.) • Pedestrian and bicycle facilities, as appropriate (i.e. sidewalks, crosswalks, bike lanes, etc.) • Greenways and trail connections
Infrastructure	<ul style="list-style-type: none"> • Public sewer • Public water • Stormwater management system (encourage BMPs i.e. infiltration trenches, rain gardens, rain barrels, pervious pavers, etc.) • Telecommunications and high speed data • Alternative energy uses • Park and recreation provisions
Design	<ul style="list-style-type: none"> • Typically 15,000 sq. ft. lot area or less / unit • Lot coverage 50% or more • Buildings should reflect scale, height, setbacks and architectural design of neighborhood (2-3 story buildings, may be greater in urbanized areas) • Historic resources/character identified and protected, where present • Limit impact of commercial operations (i.e. size, hrs. of operation, design blends with residential character, etc.) • Provide buffer and screening between non-residential and residential uses, as appropriate • Internal street systems connecting adjacent properties/subdivisions • On-street and limited off-street parking (side or rear yard) • Limit curb cuts • Street trees • Street lights



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Land Use

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Future Land Use Map Character Area Descriptions

Downtown Character Area

Downtown Character Areas are the traditional central business districts found in several Cumberland County boroughs. Cumberland County’s Downtown Character Areas include Carlisle, Lemoyne, Mechanicsburg, New Cumberland, and Shippensburg. Downtowns contain high-density pedestrian oriented commercial development and are supported by high density residential development.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> • Single family attached • Multi-family, often above first floor commercial • Live work units
Economic Development	<ul style="list-style-type: none"> • Primarily redevelopment, reuse, and infill opportunities • Community-oriented commercial retail, services, and office uses (allows for more intensive commercial uses than Traditional Neighborhood/Mixed Use – i.e. home improvement, clothing stores, restaurants, taverns, theaters, financial institutions, etc.) • Government facilities
Transportation	<ul style="list-style-type: none"> • High volume 2-4 lane state highways • Alleys, reduced street widths • Public transit service (i.e. transit stops, stations, etc.) • Pedestrian and bicycle connections (i.e. sidewalks, crosswalks, bike lanes, etc.) • Greenways and trail connections
Infrastructure	<ul style="list-style-type: none"> • Public sewer • Public water • Stormwater management system (encourage BMPs i.e. rain gardens, rain barrels, pervious pavers, vegetated roofs, etc.) • Telecommunications and high speed data • Alternative energy uses • Park and recreation provisions
Design	<ul style="list-style-type: none"> • Typically 10,000 sq. ft. lot area or less • Lot coverage 80% or more • Buildings should reflect scale, height, setbacks and architectural design of neighborhood (i.e. located at or near front property line, 3+ story buildings, etc.) • Historic resources/character identified and protected, where present • Provide buffer and screening between non-residential and residential uses, as appropriate • Parking - on-street, off-street (rear), shared, and structure parking • Limit curb cuts • Street trees



West Shore Theater, downtown
New Cumberland Borough



Downtown Shippensburg Borough



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Land Use

Goal #1:
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Future Land Use Map Character Area Descriptions

Commercial Character Area

Commercial Character Areas include retail and service facilities generally serving a regional market area. This Character Area is typically located along major transportation routes and highway interchanges, and has a relatively high-density mix of commercial uses. Examples include retail centers, shopping malls and plazas, commercial service development, office/business parks, entertainment facilities and motels/hotels.

Character Item	Description / Predominate Characteristics
Housing	<ul style="list-style-type: none"> Residential land uses should be limited
Economic Development	<ul style="list-style-type: none"> Regional-oriented commercial retail, services, and office uses (i.e. shopping plazas, malls, vehicle services, motels, financial institutions, professional office, etc.) Office/business parks Light industrial parks (i.e. research, testing, engineering laboratory, recycling center, etc.) Light manufacturing/assembly Telecommunications facilities/equipment Alternative energy uses
Transportation	<ul style="list-style-type: none"> High volume 2-4 lane state highways that provide convenient access to interstate highways Roads built to accommodate trucks and other large vehicles Public transit service (i.e. park and rides, transit stops, stations, etc.) Pedestrian and bicycle facilities (i.e. sidewalks, crosswalks, bike lanes, etc.)
Infrastructure	<ul style="list-style-type: none"> Public sewer Public water Stormwater management system (encourage BMPs i.e. infiltration facilities, vegetated swales, vegetated roofs, water quality filters, etc.) Telecommunications and high speed data
Design	<ul style="list-style-type: none"> Typically 20,000 sq. ft. lot area or more Lot coverage 60% and less Provide buffer and screening from adjacent residential uses, if any. Parking - on-site, shared, landscaped Access management to and from site, shared access roads/drives Interconnections between commercial developments (vehicle / pedestrian) Site landscaping Street/site lighting



Commercial office use, East Pennsboro Township



Regional commercial retail center, Silver Spring Township



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Land Use

Goal #1:
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Goal #2:
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Goal #3:
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Future Land Use Map Character Area Descriptions

Industrial Character Area

Industrial Character Areas are intended to provide for a mix of intensive manufacturing, warehousing, industrial parks, quarries, landfills and supporting office and commercial uses. It represents mostly existing industrial sites in the eastern part of the county, and existing and proposed sites in the west. They are generally located along major roadways and adjacent to highway interchanges. Industrial Character Areas generate noise, smoke, fumes, traffic and other nuisance characteristics that are generally incompatible with residential uses. This category provides suitable areas for these industrial uses to continue their operations and expand, if appropriate.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> Residential land uses not recommended
Economic Development	<ul style="list-style-type: none"> Warehousing and distribution Manufacturing Industrial parks Quarries Landfills Telecommunications facilities/equipment Commercial uses in support of industrial uses Alternative energy facilities
Transportation	<ul style="list-style-type: none"> Served by high volume 2-4 lane state highways that provide convenient access to interstate highways Roads built to accommodate trucks and other large vehicles Rail freight access Public transit service (i.e. park and rides, transit stops, stations, etc.) Limited pedestrian facilities
Infrastructure	<ul style="list-style-type: none"> Public sewer Public water (high volume) Stormwater management system (encourage BMPs i.e infiltration facilities, vegetated swales, vegetated roofs, water quality filters, etc.) Telecommunications and high speed data
Design	<ul style="list-style-type: none"> Typically 2+ acres lot area Lot coverage 70% and less Provide buffer and screening from adjacent residential uses Parking - on-site, shared, landscaped Access management to and from site, shared access roads/drives Roads, bridges, designed to accommodate trucks and other large vehicles Site landscaping Street / site lighting



Manufacturing use, Carlisle Borough



Quarry, Penn Township



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Land Use

Goal #1:
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Goal #2:
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Goal #4:
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Future Land Use Map Character Area Descriptions

Highway Interchange Character Area

The Highway Interchange Character Area includes intensive commercial and industrial uses that often depend on access to major highways for business and productivity and generate high traffic volumes. This Character Area is located at certain interchanges of Interstate 81 and the Pennsylvania Turnpike interchange. A mix of nonresidential uses is generally compatible with each other and can be mutually supportive. It includes most types of commercial and industrial uses. Highway Interchange Character Areas generate noise, smoke, fumes, traffic and other nuisance characteristics that are generally incompatible with residential uses.

Character Item	Description/Predominate Characteristics
Housing	<ul style="list-style-type: none"> Residential land uses not recommended
Economic Development	<ul style="list-style-type: none"> Warehousing and distribution Manufacturing Industrial parks Office/business park Regional-oriented commercial retail, services, and office uses (i.e. retail centers, shopping plazas, malls, vehicle services, motels, financial institutions, professional offices, etc.) Telecommunications facilities/equipment
Transportation	<ul style="list-style-type: none"> Served by high volume 2-4 lane state highways that provide convenient access to interstate highways Roads built to accommodate trucks and other large vehicles Rail freight access Public transit service (i.e. park and rides, transit stops, stations, etc.) Limited pedestrian facilities
Infrastructure	<ul style="list-style-type: none"> Public sewer Public water (high volume) Stormwater management BMPs i.e. infiltration areas vegetated swales, pervious pavers, etc.) Telecommunications and high speed data
Design	<ul style="list-style-type: none"> Typically 2+ acres lot area Lot coverage 60% and greater Provide buffer and screening from adjacent residential uses, large setbacks Parking - on-site, landscaped Access management to and from site, shared access roads/drives Roads, bridges, designed to accommodate trucks and other large vehicles Site landscaping Street/site lighting



Exit 44, Interstate 81



Exit 52, Interstate 81



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Land Use

Goal #1:
Economic
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Goal #2:
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Goal #3:
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Future Land Use Map Character Area Descriptions

Institutional Character Area

The Institutional Character Area includes large government, military, educational, and religious facilities that are 25 acres or larger. Specific facilities include county, municipal, and school district facilities, military installations, colleges and universities, land owned by religious organizations, cemeteries, and the State Correctional Institution. Institutional facilities less than 25 acres in size are included in other Character Areas and are not individually shown on the future land use map.

Character Item	Description / Predominate Characteristics
Housing	<ul style="list-style-type: none"> Higher education institutions and military installations include on-site dwelling units: <ul style="list-style-type: none"> - single family detached - single family attached - two family - multi-family
Economic Development	<ul style="list-style-type: none"> Government uses, including military facilities Primary and secondary education facilities Service support for institutional uses (i.e. retail, office, vehicle service, storage, recreation, etc.) Tourism (related to military facilities, historic structures/events, etc.)
Transportation	<ul style="list-style-type: none"> Internal multi-modal circulation system Military installations include rail freight service Public transit service (i.e. park and rides, transit stops, stations, etc.) Pedestrian and bicycle facilities (i.e. sidewalks, crosswalks, bike lanes, etc.) Pedestrian connections to surrounding neighborhoods as appropriate
Infrastructure	<ul style="list-style-type: none"> Public sewer Public water Stormwater management BMPs (i.e. infiltration areas vegetated swales, pervious pavers, etc.) Telecommunications and high speed data Alternative energy facilities
Design	<ul style="list-style-type: none"> 25 acres or larger (includes self-contained campus and services) Lot coverage 50% or less Buildings should reflect scale, height, setbacks and architectural design of community Historic resources/character identified and protected, where present Provide buffer and screening where appropriate to mitigate impacts to surrounding properties Parking - off-street and limited on-street Street trees Street lights



Cumberland Valley School District campus, Silver Spring Township



Shippensburg University campus, Shippensburg Township



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Land Use

Goal #1:
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Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on land use in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
Existing Land Use Background Data	<ul style="list-style-type: none"> Background facts and figures on current land uses Historic land use trends 	
CCPC Annual Reports	<ul style="list-style-type: none"> Annual and historical summary of building permits issued in the County Annual and historical summary of proposed residential and commercial/industrial units in the County 	
Tri-County Regional Planning Commission Regional Growth Management Plan	<ul style="list-style-type: none"> Regional land use trends and projections including Dauphin and Perry Counties Development scenarios 	



Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Connect: (con nect) v. To join together.

Cumberland County and its constituent 33 municipalities are intricately connected to one another, through transportation infrastructure and personal relationships. The County’s transportation system affords physical connections to local destinations while at the same time providing national linkages via the interstate highway system. In addition, the County must establish relationships with its residents, other levels of government, private sector interests, and non-profit stakeholders to effectively identify and address the critical issues facing Cumberland County. Together, the transportation system and stakeholder relationships ultimately join the County with people and markets both locally and globally.

The Connect chapter of the Comprehensive Plan outlines goals, objectives, and strategies for establishing, expanding, and maintaining transportation connections and stakeholder relationships. Each goal is listed below and considered in more detail, including supporting objectives and strategies on the forthcoming pages.

**Cumberland County Connect
Policy Statement**

Cumberland County must be connected locally and globally through a safe, efficient transportation system and proactive, collaborative stakeholder relationships.



I-81, Silver Spring Township

Goal #1: Transportation

Develop and maintain a safe, multimodal transportation system that is supported by responsible land use planning, accessible to all users, respects natural resources and serves the mobility needs of residents, businesses, and through travelers.

Goal #2: Stakeholder Engagement

Forge strong partnerships with government organizations, nonprofits, educational institutions, and residents to effectively address issues that supersede political boundaries.



Transportation

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Transportation

Cumberland County is home to a variety of transportation resources ranging from interstate highways to sidewalks in local neighborhoods. The transportation infrastructure found in the county supports the national, state and local economies and the high quality of life in our communities. The value of our transportation system warrants the county's involvement in its planning, design, construction and maintenance.

Transportation Goal

Develop and maintain a safe, multimodal transportation system that is supported by responsible land use planning, accessible to all users, respects natural resources and serves the mobility needs of residents, businesses, and through travelers.

Why Transportation Planning Matters for Cumberland County:¹

- Cumberland County is a transportation hub for local, regional, national, and international traffic as 40% of the United States population can be reached from Cumberland County in a single day's drive.
- Cumberland County is the fastest growing county in Pennsylvania since 2010. Our residents' and businesses' transportation demands will grow commensurately.
- The County's interstate highways carry 10% of the nation's gross domestic product and 90% of the truck traffic on County's interstate highways is through traffic with an origin and destination outside of the county.
- Many parts of the County's transportation system have been in place for over 100 years and are in need of replacement, repair, and retrofit.
- Given the limited amount of transportation funding, maintenance and management of the existing transportation is essential.
- Non-motorized transportation modes are required to provide residents with transportation alternatives to the automobile.
- Rail freight tonnage carried in the county is expected to grow by 39% by 2026.
- Public transit is necessary to provide alternative transportation for residents and to meet basic transportation needs for the County's nearly 3,000 households that do not have a car.
- Cumberland County has 33 municipalities with 219 different zoning districts that have the potential for generating differing levels of traffic on roads that cross municipal boundaries. The Carlisle Airport, Cumberland County's only airport, has an estimated economic impact of \$1.2 million while providing general aviation, business aviation and emergency management operations.²

Cumberland County Transportation System Snapshot³

- 1885 miles of roads
 - 1214 miles locally owned
 - 556 miles of state highways
 - 77 miles privately owned
 - 38 miles of PA Turnpike
- 438 bridges, 20' or longer.
- 70 miles of active rail freight lines operated by Norfolk Southern.
- 1 Business/General Aviation Airport, the Carlisle Airport



Transportation

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

County Role in Transportation Planning and Implementation

Cumberland County's transportation planning authority emanates from Article III of the MPC that requires county comprehensive plans to develop a plan for the "movement of people and goods" that includes all modes of transportation. Under this planning authorization the County assumes a variety of roles with respect to transportation planning and implementation. Each of the County's transportation planning roles are listed and described below:

Role	Description	Transportation Mode/Component
Direct	<ul style="list-style-type: none"> County has sole authority for transportation planning and implementation County can take independent action, including funding, to plan and construct transportation improvements 	<ul style="list-style-type: none"> County bridge program
Indirect	<ul style="list-style-type: none"> County has shared authority with other counties and organizations Must achieve consensus with other partners and work in cooperation to plan and implement transportation improvements 	<ul style="list-style-type: none"> Highways State and local bridges over 20' Public transit Shared ride transportation
Advisory	<ul style="list-style-type: none"> County has no authority to address planning and implementation on its own County provides guidance and technical assistance to other partners and organizations that hold such authority 	<ul style="list-style-type: none"> Rail freight Municipal land use planning

Cumberland County exercises its indirect transportation planning role in a number of regional organizations that are listed and described below:

- Harrisburg Area Transportation Study (HATS):** HATS is the federally designated Metropolitan Planning Organization (MPO) for the Harrisburg area. HATS is comprised of federal, state, and local agencies, including officials from Cumberland, Dauphin, and Perry counties, Harrisburg, and Capital Area Transit (CAT). The organization develops transportation plans and improvement programs for the region and is the conduit for transportation funding from the federal and state levels.
- Capital Area Transit (CAT):** CAT provides fixed route transit to Cumberland County, Dauphin County and the City of Harrisburg. Cumberland County has two seats on CAT's Board of Directors.
- Central Pennsylvania Transportation Authority (CPTA):** CPTA provides fixed route and shared ride services to a 10-county region in Central PA, including Cumberland County. Headquartered in York, PA, CPTA conducts business under the "rabbittransit" name and includes two Cumberland County appointments to the Board of Directors.
- Susquehanna Area Regional Airport Authority (SARAA):** SARAA is the governing authority of Harrisburg International Airport, Capital City Airport, Franklin County Regional Airport and Gettysburg Regional Airport in south-central Pennsylvania. Cumberland County has three seats on the governing board.



Transportation

Goal #1:
Transportation

Transportation Objectives and Strategies

To achieve its transportation goal, Cumberland County will pursue the following objectives and associated strategies:

Goal #2:
Stakeholder Engagement

Objective 1: Provide transportation choices for all system users.

Strategies: A) Incorporate bicycle, pedestrian, horse/buggy, and ADA improvements into applicable transportation projects.

A complete transportation system supports a variety of modes and accommodates all users. The County should advocate for the inclusion of sidewalks, bike lanes, shoulders, and ADA amenities during the planning and engineering phases of appropriate municipal and state transportation projects. County-owned bridge projects should include nonmotorized transportation facilities consistent with the surrounding community.

B) Identify and invest in nonmotorized transportation networks.

Continuous, interconnected networks of trails, greenways, sidewalks, bike lanes, and paved shoulders are necessary to support the viability of nonmotorized transportation. Cumberland County should work with PENNDOT and its municipal partners to identify a preferred countywide nonmotorized transportation network and work toward its implementation through its role in HATS and in partnership with municipal, nonprofit, and private organizations.

C) Support increased public transit and shared ride transportation usage through the Central Pennsylvania Transportation Authority (CPTA).

Cumberland County should support the cost effective and efficient expansion of transit throughout the County and region through its participation in CPTA. The County should implement the following actions in partnership with CPTA and other governmental and nonprofit partners to help expand the reach and use of public transit:

- Pursue transit regionalization of Capital Area Transit with CPTA.
- Create a transit development plan that designs transit routes linked to the current population, housing, employment and economic demographics of the County.
- Develop transit supportive land use guidelines in concert with CPTA and other County Planning Departments that integrate .

D) Support the ridesharing and carpooling programs of the Commuter Services of Southcentral PA.

The ridesharing services offered by Commuter Services provide cost-effective, congestion reducing solutions for commuters in the County. The County should recommend and market the resources of Commuter Services to residents and businesses alike.

E) Support deployment of transportation mobility companies.

Transportation mobility companies such as Uber and Lyft provide flexible, cost-effective transportation that supplements traditional public transit and personal automobile options. Such services allow users to travel at times and to locations not normally served by other modes of transportation. The County should support the ongoing deployment of such services and their coordination with other traditional modes of transportation to provide residents with the fullest array of mobility options possible.



Bike lane in Carlisle Borough



rabbittransit shared ride vehicle



Transportation

Transportation Objectives and Strategies (cont.)

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Objective 2: Preserve and enhance usage of existing rail freight corridors.

Strategies: A) Promote compatible land uses and zoning along rail freight corridors.

Rail freight operations require industrially zoned properties located immediately adjacent to railroad corridors with physical and visual separation from residential neighborhoods. The County should work with municipalities and CAEDC to identify potential sites for rail freight service and evaluate the compatibility of the surrounding zoning classifications.

B) Support rail crossing safety improvements through participation in HATS.

At-grade crossings create conflicts between rail freight traffic and other transportation system users. Working through HATS, Cumberland County should strive to eliminate at-grade crossings and implement grade crossing protective measures for all crossings in the County.

In addition, the County should continue its support of the Lemoyne Connection project that would grade separate Norfolk Southern’s Shippensburg Secondary line from other rail lines on the West Bank of the Susquehanna River. Grade separation of the Shippensburg Secondary enables the safe accommodation of buses or emergency response vehicles in the future to potentially use the CAT-owned bridge crossing the Susquehanna River.

C) Support rail freight enhancements that benefit the County.

Numerous businesses in the county rely on rail freight access for delivery of raw materials or export of finished goods. Similarly, rail freight improvements efficiently move large volumes of materials that in turn reduces truck traffic on highways. The County should support improvements to the rail freight network that benefit new and existing businesses while improving the safety and flow of highway traffic.

Objective 3: Support the viability and preservation of airports and aviation services in the County.

Strategies: A) Preserve the Carlisle Airport.

The Carlisle Airport is the only airport physically located in the county that serves business, recreation, and emergency management aviation needs. The County should support efforts to retain the airport’s presence and enhance its viability through capital, administrative and operational improvements.

B) Promote usage of HIA and Capital City Airport for business and personal travel.

While not located in Cumberland County, Harrisburg International Airport and Capital City Airport provide business and recreational aviation for the region. The County should promote usage of both airports with its residents and businesses to help insure their long term viability.



Enola Yard, East Pennsboro Township



Carlisle Airport,
South Middleton Township



Transportation

Transportation Objectives and Strategies (cont.)

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Objective 4: Maintain and enhance the transportation system.

Strategies: A) Identify transportation projects throughout Cumberland County for inclusion on the HATS Regional Transportation Plan (RTP) and Transportation Improvement Plan (TIP).

As part of its role on HATS, Cumberland County should actively solicit projects from county municipalities, businesses, and residents for inclusion on the RTP and TIP during update periods. CCPC in conjunction with HATS staff should assist local project sponsors to complete and submit project recommendations.

B) Implement the Cumberland County Bridge CIP to replace priority structurally deficient county-owned bridges.

The County developed an initial Bridge CIP in 2012 that outlines a proactive financial strategy to repair or replace the 28 county-owned bridge. The plan is updated every two years after required inspections of every bridge are completed. The County should continue implementation of the CIP according to the schedules established therein and coordinate appropriate components of the CIP with York County as necessary.

C) Support implementation of PennDOT's Smart Transportation principles for highways, intersections, and interchanges.

Smart Transportation strives to integrate the planning and design of streets and highways in a manner that promotes economic development while supporting strong communities. Through application of Smart Transportation planning principles, projects are attractive, fiscally constrained, meet community needs, consider long term land use impacts, and protect the environment.

PennDOT in coordination with the New Jersey Department of Transportation developed a guidebook that serves as a blueprint for Smart Transportation planning and implementation. The CCPC should support the principles in that guidebook and advocate for implementation of those principles in appropriate municipal and county transportation projects.

D) Coordinate transportation system maintenance projects with PennDOT, municipal partners, and utility providers.

Maintenance of the transportation system, while necessary, causes interim inconveniences through detours, closures, and congestion to the traveling public. With multiple agencies conducting maintenance activities, coordination becomes paramount in order to avoid needless or prolonged negative impacts associated with transportation system maintenance. The County should continue convening its Transportation Construction Coordination Council that includes local, county, state, and utility stakeholders responsible for transportation projects. Initiated in 2017, the Council is a clearinghouse where projects are inventoried and schedules are coordinated to insure that necessary maintenance work is efficiently completed with limited disruption to the system.



*Encks Mill Road Bridge,
Dickinson Township*



*Construction on I-83, New
Cumberland Borough*



Transportation

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Transportation Objectives and Strategies (cont.)

Objective 5: Efficiently manage the existing transportation system to reduce congestion and enhance safety.

Strategies: A) Coordinate transportation and land use planning efforts to insure the transportation system can safely and efficiently accommodate new development.

Land use determines the likely mode of travel, trip origins/destinations, and the volume of traffic that will be generated on local streets and regional highways. The CCPC should work with its municipal partners and PennDOT to evaluate land use planning documents, ordinances and development proposals to ensure their compatibility with the surrounding transportation system and associated improvements. Further, the CCPC should work with municipalities to develop and adopt planning tools that improve the transportation system such as impact fee ordinances, access management ordinances, official maps, streetscape projects, and complete street design guidelines.

B) Support technology upgrades that better manage the existing transportation system.

ITS applications such as variable message signs, 511 systems, closed circuit television cameras, and highway advisory networks allow for monitoring transportation conditions in real time. Similarly, upgrades to traffic signals such as video detection, signal coordination, and emergency preemption help to better manage the flow of traffic. Such applications make travel smarter, faster, safer, and more convenient based upon existing conditions. The County should support the ongoing deployment of ITS infrastructure and traffic signal improvements throughout the County and the region.

C) Advocate for safety improvements to I-81.

I-81 is the transportation backbone of Cumberland County carrying nearly 70,000 trips per day in some locations. The interstate highway supports both regional through traffic and local, daily traffic. The combination of the high traffic volumes, narrow medians, short access ramps, 11 closely spaced interchanges, and 4-lane width creates hazardous traveling conditions that result in regular accidents that can result in fatalities. Improvements such as cable median barriers, guardrail, widening, and redesign of interchanges hold the opportunity to improve both traffic safety and flow. The County should advocate for implementation of such improvements through its involvement in HATS and independent outreach to federal and state partners.

D) Support connected and automated vehicle technology and early deployment opportunities in Cumberland County .

Automated vehicles offer considerable opportunity for the future of transportation of both people and goods. Such technology improves the capacity and safety of the transportation system while having positive social, environmental, and economic impacts. Cumberland County should explore and support applicable connected and automated vehicle technology and its potential deployment in personal vehicles, public transit, and goods movement in the County.



Transportation and land use planning cycle .



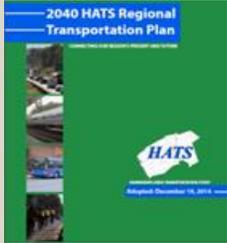
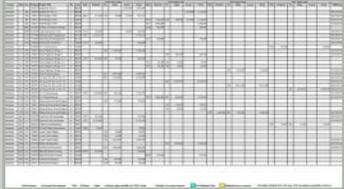
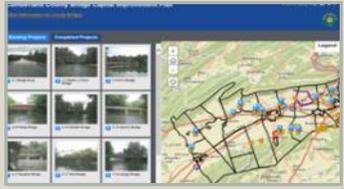
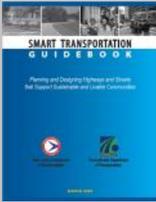
Transportation

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Supporting Documentation

The following documents and associated live links provide access to supporting documentation that provides more detailed information on transportation and related issues in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
HATS Regional Transportation Plan	<ul style="list-style-type: none"> • Transportation related Census data • Background data on transportation system including mapping and analysis • Current project listing 	
HATS Transportation Improvement Plan	<ul style="list-style-type: none"> • Listing of projects currently under engineering or construction • Listing updated every 2 years 	
Cumberland County Bridge Capital Improvement Plan	<ul style="list-style-type: none"> • Background data and listing of all county owned bridges • Listing of current projects • Current status report on CIP progress 	
Cumberland County Population and Socioeconomic Data	<ul style="list-style-type: none"> • Background data on county population, social, and economic data 	
Smart Transportation Guidebook	<ul style="list-style-type: none"> • Background and purpose • Tools and techniques • Design guidelines • Road system issues 	



Stakeholder Engagement

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Stakeholder Engagement

Cumberland County is home to nearly 250,000 residents living in 33 municipalities and 9 school districts that are governed by well over 200 elected officials. The County is the “keystone” of Southcentral Pennsylvania and borders 5 neighboring counties. Complex state, regional and county issues require collaborative problem solving across all levels of government to ensure the health safety and welfare of our residents. Cumberland County should serve as the convener for intergovernmental cooperation efforts that set the stage for shared success.

Stakeholder Engagement Goal
Forge strong partnerships with government organizations, nonprofits, educational institutions, and residents to effectively address issues that supersede political boundaries.

Why Stakeholder Engagement Matters in Cumberland County:

- The County cannot implement its Comprehensive Plan in isolation. The active support and participation from other stakeholders is essential for identifying and addressing issues of mutual interest.
- Many complex issues cross political boundaries and require partnerships with surrounding counties for multicounty problem solving.
- Federal and state level decisions have downstream impacts to counties and municipalities.
- Residents should understand the services offered by all levels of government in order to take advantage of services and advocate for the highest priority and most efficient expenditure of tax dollars.

Cumberland County Stakeholder Summary⁴

- # residents (2016):⁴ 248,506
- # of businesses: 6,005
- # municipalities: 33
- # school districts: 9
- # state senate districts: 3
- # state house districts: 6



Stakeholder Engagement

Stakeholder Engagement Objectives and Strategies

Goal #1:
Transportation

To achieve its stakeholder engagement goal, Cumberland County will pursue the following objectives and associated strategies:

Goal #2:
Stakeholder
Engagement

Objective 1: Coordinate with federal and state government partners.

Strategies:

A) Meet with the federal and state legislative delegation on a regular basis.

The Cumberland County Commissioners and appropriate staff should meet with the federal and state legislative delegation on a regular basis to discuss coordination efforts and quantify impacts of federal/state legislation on the lower levels of government.

B) Encourage regular coordination with federal and state agencies.

Federal and state agencies' policies have direct impacts on county and municipal government operations. County elected officials and staff should coordinate with state and federal agencies on a regular basis to identify and address issues of shared interest.

Objective 2: Collaborate with surrounding counties.

Strategies: A) Identify and pursue issues of regional significance with surrounding counties as needed.

Many of the planning issues facing Cumberland County are also faced by the surrounding counties in Southcentral PA. The County should partner with surrounding counties to address issues of regional significance that require a multicounty response. Any regional projects should have a clearly defined purpose, need, and outcomes that benefit all participants.

B) Continue participation on Boards of Directors of regional organizations.

Cumberland County appoints representatives to the Board of Directors of numerous regional organizations that provide services to the county. The County should continue to appoint members to those organizations to ensure cost effectiveness, accountability, and meaningful service delivery required by our residents.

Objective 3: Collaborate with municipal governments.

Strategies:

A) Conduct the Municipal Advisory Board (MAB) and County Outreach Meetings on a regular basis.

The MAB provides an opportunity for direct interaction between municipal government elected officials and county elected officials and staff. The CCPC conducts its "Outreach" meetings with municipal staff on a regular schedule to discuss opportunities for county/municipal collaboration and countywide planning projects. Both meetings are excellent venues for problem solving, networking, and coordination. Such meetings are essential for establishing open communication between the county and municipalities.

B) Provide municipal technical planning assistance.

Many municipalities lack the staff or resources to keep planning documents current and consistent with surrounding neighbors. The CCPC should provide municipalities with technical assistance to ensure the quality and consistency of planning documents throughout the county. To date the CCPC has provided technical assistance to every municipality in the County.



Marquee display for Appalachian Trail Forum in Cumberland County.



Ribbon cutting for Fogelsanger Road Bridge of the Cumberland Valley Rail Trail, Shippensburg Township.



Stakeholder Engagement

Goal #1:
Transportation

Goal #2:
Stakeholder
Engagement

Stakeholder Engagement Objectives and Strategies (cont.)

Objective 3: Collaborate with municipal governments. (cont.)

C) Participate in Councils of Government (COGs).

Cumberland County is a member of the Western Cumberland COG and Capital Region COG. The County should continue its memberships in both organizations and help foster COG policies and programs that promote regional communication and cooperation.

Objective 4: Collaborate with nongovernmental organizations.

Strategies: A) Involve non-governmental organizations in planning initiatives.

Planning initiatives in the County should seek the active involvement and input from non-governmental organizations. Real estate, engineering, construction, law organizations, conservation and other business/industry associations have a keen interest in planning related initiatives. Similarly, Cumberland County has four chambers of commerce that actively monitor business issues on behalf of their thousands of private sector members. The CCPC should actively seek the viewpoints and involvement of a variety of nongovernmental organizations on all appropriate planning initiatives.

B) Actively participate in applicable nongovernmental organization initiatives.

Nongovernmental organizations often pursue initiatives that directly or indirectly implement the goals and objectives of the County Comprehensive Plan. The CCPC should actively participate in those initiatives to ensure proper coordination and collaboration on important issues. The County should also provide data, information, and technical assistance to such initiatives that have a clear relationship to County Comprehensive Plan implementation.

Objective 5: Provide continuous opportunities for resident engagement and communication.

Strategies: A) Maintain and enhance County websites.

The Cumberland County government and CCPC websites should be maintained regularly and provide information on a timely basis to residents. Meeting opportunities, minutes, and news announcements should be key informational components of the site. Opportunities for resident input should be continually solicited through the website.

B) Engage residents via social media.

Cumberland County and its constituent departments should continue to build respective social media presences to provide residents with timely, accurate information on all county business. Input opportunities should be explored to alleviate residents' need to attend a public meeting to provide input.

C) Develop resident email databases.

The public engagement survey conducted as part of the Comprehensive Plan effort showed that residents prefer to receive email updates regarding County programs or actions. The CCPC should develop an application that allows residents to register for regular updates on the programs or activities they find most interesting. The CCPC should in turn send out regular updates to those mailing lists on relevant projects or actions.



Land Partnerships Plan public engagement, Silver Spring Township.



Ribbon cutting for the White Rocks land acquisition, Monroe Township.



Stakeholder Engagement

Goal #1:
Transportation

Goal #2:
Stakeholder Engagement

Supporting Documentation

The following documents and associated live links provide access to supporting documentation with more detailed information on stakeholder engagement in the County. To access the links, click the document image while holding the control button.

Document	Content	Link (ctrl + click image)
Cumberland County Planning Department Facebook Page	<ul style="list-style-type: none"> Real time updates on county planning activities 	
Cumberland County Department Website	<ul style="list-style-type: none"> Background information on the county Reports County planning reviews for view and download Municipal information 	



Appendix





PLANNING

Acronyms

Acronyms

The following list summarizes the acronyms used throughout the Comprehensive Plan.

Credits

Adoption
Resolution

Acronym	Definition
ACE	Agriculture Conservation Easement
ADA	Americans with Disabilities Act
AI	Analysis of Impediments to Fair Housing Choice
ASA	Agricultural Security Area
ATC	Appalachian Trail Conservancy
BMP	Best Management Practice
BPRP	Blighted Property Reinvestment Program
C&G	Clean And Green
CAEDC	Cumberland Area Economic Development Corporation
CAT	Capital Area Transit
CCHRA	Cumberland County Housing & Redevelopment Authority
CCLS	Cumberland County Library System
CCPC	Cumberland County Planning Commission/ Department
CDBG	Community Development Block Grant
CIP	Capital Improvements Plan
COG	Council of Governments
CPTA	Central Pennsylvania Transportation Authority
CVRTC	Cumberland Valley Rail Trail Council, Inc.
CVVB	Cumberland Valley Visitors Bureau
CYALDG	Cumberland York Area Local Defense Group
DCNR	Department of Conservation And Natural Resources
DPS	Department of Public Safety
E&S	Erosion and Sedimentation
ECHO	Elderly Cottage Housing Opportunity
ELU	Existing Land Use
EOC	Emergency Operations Center
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FLU	Future Land Use
GIS	Geographic Information System

Acronym	Definition
HATS	Harrisburg Area Transportation Study
HHW	Household Hazardous Waste
HIA	Harrisburg International Airport
HMP	Hazard Mitigation Plan
HOME	Home Investment Partnerships (HUD Community Planning and Development Program)
HUD	Department of Housing and Urban Development
LERTA	Local Economic Revitalization Tax Assistance
ITS	Intelligent Transportation Systems
MAB	Municipal Advisory Board
MHz	Mega-hertz
MPC	Act 247 Pennsylvania Municipalities Planning Code
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
NAAQS	National Ambient Air Quality Standards
NAI	Natural Areas Inventory
NPDES	National Pollutant Discharge Elimination System
PEMA	Pennsylvania Emergency Management Agency
PENNDOT	Pennsylvania Department of Transportation
PGA	Planned Growth Area
PSP	Pennsylvania State Police
PUC	Public Utility Commission
RTP	Regional Transportation Plan
TIF	Tax Increment Financing
TIP	Transportation Improvements Plan
TNC	The Nature Conservancy
TND	Traditional Neighborhood Development
US	United States
USDA	US Department Of Agriculture



PLANNING

Acronyms

Credits

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Credits

Conserve

1. Cumberland County GIS Analysis
2. Cumberland County Land Partnerships Plan, 2013.
3. Cumberland County Return on Environment Report. Kittatinny Ridge, Coalition website, accessed September 2017. <http://kittatinnyridge.org/explore/research-education/>
4. PA Department of Environmental Protection website, accessed May 2017. <http://www.dep.pa.gov/Business/Water/CleanWater/StormwaterMgmt/Stormwater/Pages/default.aspx>
5. Cumberland County GIS analysis, 2017.
6. Cumberland County Agriculture Land Preservation Board, 2017.
7. 2012 Census of Agriculture, accessed May 2017. http://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Pennsylvania/cp42041.pdf
8. Cumberland County Agriculture Land Preservation Board program data, 2017.
9. Cumberland County Land Partnerships Plan, 2013.
10. Simply Moving: A Guide to Walking, Hiking and Biking in Cumberland and Perry Counties. Accessed May 2017. <http://www.forbetterhealthpa.org/resources/simply-moving-guide/>
11. Conservation: An Investment that Pays, Trust for Public Land, 2009. <https://www.tpl.org/conservation-investment-pays-0#sm.0001kqiwnzo6ifd9w761mkpk6h4gf> Accessed May 2017.
12. The Outdoor Recreation Economy, https://outdoorindustry.org/images/ore_reports/PA-pennsylvania-outdoorrecreationeconomy-oia.pdf Accessed February 10, 2016
13. <http://www.nationalregisterofhistoricplaces.com/pa/cumberland/state.html>. Accessed May 2017.
14. Cumberland County Comprehensive Plan, 2012.
15. Cumberland County Comprehensive Plan, 2012
16. Cumberland County Bridge Capital Improvement Plan, 2017.
17. <http://www.nationalregisterofhistoricplaces.com/pa/cumberland/state.html>. Accessed May 2017.



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Acronyms

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Resolution

Grow

1. All data and statistics on page 2 taken from the CAEDC Strategic Plan, 2015.
2. U.S. Census Bureau, 2016.
3. All data and statistics on page 7 taken from the Housing Background Chapter of the 2017 Cumberland County 4Comprehensive Plan.
4. All data and statistics on page 15 taken from the Community Facilities Background Chapter of the 2017 Cumberland County Comprehensive Plan.
5. Cumberland County Library System Overview, February 2016.
6. Cumberland County Planning Commission Annual Report, 2016.
7. Cumberland County Planning Commission Annual Report and GIS analysis, 2016.
8. Cumberland County Planning Commission records, 2017.

Connect

1. *2040 Regional Transportation Plan*, Harrisburg Area Transportation Study, 2014.
2. *Economic Impacts of Aviation in Pennsylvania*, Pennsylvania Department of Transportation, 2011.
3. *2040 Regional Transportation Plan*, Harrisburg Area Transportation Study, 2014.
4. PA Department of Labor & Industry, Center for Workforce Analysis, 2013

Photo Credits

Conserve

1. Page 2, Cumberland County Planning Department
2. Page 5, Cumberland County Planning Department
3. Page 8, East Pennsboro Township
4. Page 15, Eric Forberger from Cumberland Valley Visitors Bureau
5. Page 16, PA DCNR from Cumberland Valley Visitors Bureau
6. Page 19, Cumberland County Planning Department
7. Page 20, Cumberland County Planning Department
8. Page 22, Cumberland County Planning Department

Grow

1. Page 4 – Google Earth, accessed December 2016.
2. Page 5 – Cumberland County Housing and Redevelopment Authority.
3. Page 9 – Winding Hills, Cumberland County Pictometry.
4. Page 9 – Walden, Google Earth, accessed December 2016.
5. Page 10 – Google Earth, accessed December 2016.
6. Page 11 — Workforce housing, Monarch Development Group



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Acronyms

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7. Page 11 – Senior housing, Cumberland County Planning Department.
8. Page 12 – Cumberland County Planning Department.
9. Page 13 – Blighted property, Cumberland County Planning Department.
10. Page 13 – Historic housing, Cumberland County.
11. Page 17 – Google Earth, accessed December 2016.
12. Page 18 – Sewer treatment facility, Cumberland County Pictometry.
13. Page 18 – Emergency Operations Center, Cumberland County Department of Public Safety.
14. Page 19 – Cumberland County Recycling and Waste Authority.
15. Page 20 – Pipeline, Sunoco Logistics.
16. Page 20 – Library, Google Earth, accessed 2016.
17. Page 24 – Cumberland County Pictometry.
18. Page 25 – Google Earth, accessed December 2016.
19. Page 26—Kings Gap Store, Cumberland County Planning Department.
20. Page 26 – Camp Hill, Google Earth, accessed December 2016.
21. Page 27 – Cumberland County Planning Department.
22. Page 30 – Cabin, Google Earth, accessed 2016.
23. Page 30 – North Mountain, Cumberland County Planning Department.
24. Page 31 –Cumberland County Planning Department.
25. Page 32 – Cumberland County Planning Department.
26. Page 33 – Townhouses, Google Earth, accessed December 2016.
27. Page 33 – Houses, Cumberland County Planning Department.
28. Page 34 – Cumberland County Planning Department.
29. Page 35 – Cumberland County Planning Department.
30. Page 36 – Office building, Cumberland County Planning Department.
31. Page 36 – Regional commerce center, Google Earth, accessed December 2016.
32. Page 37 – Cumberland County Planning Department.
33. Page 38 — Exit 44, Google Earth, accessed December 2016.
34. Page 38 — Exit 52, Google Earth, accessed December 2016.
35. Page 39 – Cumberland Valley High School, Cumberland County Planning Department.
36. Page 39 – Shippensburg University, Google Earth, accessed December 2016.



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Acronyms

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Connect

1. Page 1 – Cumberland County Planning Department
2. Page 4 – Bike lane, Cumberland County Planning Department
3. Page 4 – Bus, Central Pennsylvania Transportation Authority
4. Page 5 – Enola Yard, Google Earth, accessed December 2016.
5. Page 5 – Carlisle Airport, Cumberland Valley Visitors Bureau
6. Page 6 – Cumberland County Planning Department
7. Page 7 – *Smart Transportation Guidebook*, New Jersey and Pennsylvania Departments of Transportation, 2008.
8. Page 10 – Cumberland County Planning Department
9. Page 11 – Cumberland County Planning Department



PLANNING

Acronyms

Credits

Adoption
Resolution

COUNTY OF CUMBERLAND

RESOLUTION NO. 2017-28

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND ADOPTING THE CUMBERLAND COUNTY COMPREHENSIVE PLAN.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (herein, the “Code”) governs the preparation and content of county comprehensive plans; and

WHEREAS, pursuant to the procedures set forth therein, the Board of Commissioners of Cumberland County (herein, the “Board”) has heretofore authorized the preparation of amendments to the Cumberland County Comprehensive Plan (herein, the “Amended Plan”); and

WHEREAS, pursuant to public notice, as that term is defined in the Code, the Board has held a public hearing and received public comment on the Amended Plan, which hearing was held after full compliance with the procedural requirements set forth in the Code; and

WHEREAS, the Board desires to adopt the Amended Plan; and

WHEREAS, the Code requires the Amended Plan to be adopted by resolution carried by the affirmative votes of not less than a majority of the members of the Board.

NOW, THEREFORE, be it resolved by the Board of Commissioners of Cumberland County as follows:

1. After public notice and hearing, having followed the procedural requirements of the Code and having afforded all interested persons the opportunity to provide comment, and after full consideration of their contents, the Amended Plan is hereby adopted. For identification purposes, said Amended Plan is entitled “Cumberland County Comprehensive Plan 2017” and as hereby adopted, consists 93 pages and Chapters addressing conservation, growth, transportation and stakeholder engagement.
2. The Acting Chief Clerk is directed to physically affix and record a certified copy of this Resolution with the original counterpart of the Cumberland County Comprehensive Plan 2017, and to physically include a copy of this Resolution with



PLANNING

Acronyms

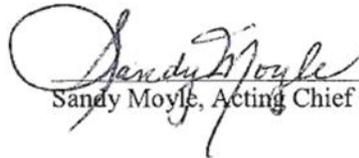
Credits

Adoption
Resolution

- all copies of the Cumberland County Comprehensive Plan 2017 hereafter distributed.
3. The Acting Chief Clerk is further directed to enter the original counterpart of this Resolution into the Minute Book as an attachment to the minutes of this meeting.
 4. Hereafter, the Cumberland County Comprehensive Plan 2017 shall be afforded all legal status provided by law.

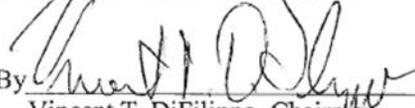
DULY ADOPTED this 30th day of November, 2017 by the Cumberland County Board of Commissioners.

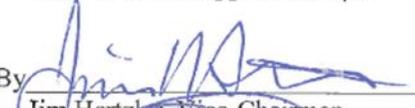
ATTEST:

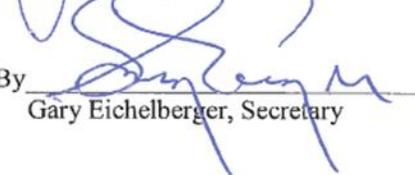

Sandy Moyle, Acting Chief Clerk

(County Seal)

BOARD OF COMMISSIONERS

By 
Vincent T. DiFilippo, Chairman

By 
Jim Hertler, Vice-Chairman

By 
Gary Eichelberger, Secretary