

DOVER IMPLEMENTABLE COMPREHENSIVE PLAN

September 2019 Draft



Co-Designed:
Dover Borough and Dover Township

Facilitated By:



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Everyone wants easy answers to their challenges. However, achieving goals almost always requires behavior change. Twelve years ago, Dover Borough and Township developed its first joint comprehensive plan. Upon auditing the 2007 Plan, the two communities realized that while the plan provided a path forward many of the implementation tasks were never completed, let alone started.

While many of the 2007 implementation tasks were rendered valid, for the current effort the two municipalities agreed the process had to be different. The traditional comprehensive plan approach would not work to move the Region forward. The leaders agreed on a community driven process that focused on identifying key themes to accomplish over the next ten years. The challenge was to take the many individuals, perspectives, and landscapes that encompass the Dover Region and distill them into a mosaic that would form the Dover Implementable Comprehensive Plan.

The Cultivation Of Ideas Chapter describes how Dover activated the community and invited them to co-design the plan through implementation. The 14-part community building process occurred over a ten-month process that procured nearly 600 thoughts on how the community should move forward. With many voices comes many choices and often times conflicting opinions on how to best serve the greater good.

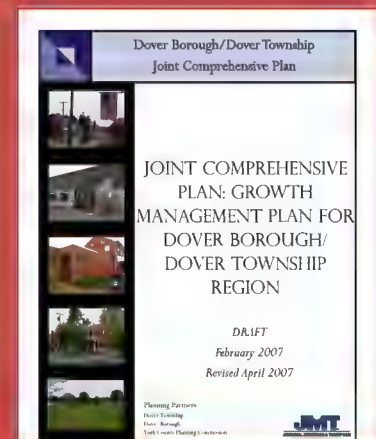
We understand that finding common ground with other people does not mean finding absolute agreement. Common ground is shareable ground whose boundaries are marked by a range of actions that all can live with. A strategy to address an overarching plan theme may not have been agreed upon by everyone as being the best approach. Nevertheless, the Region shared belief that the theme was important enough to be included; this democratic process resulted in finding COMMON GROUND.

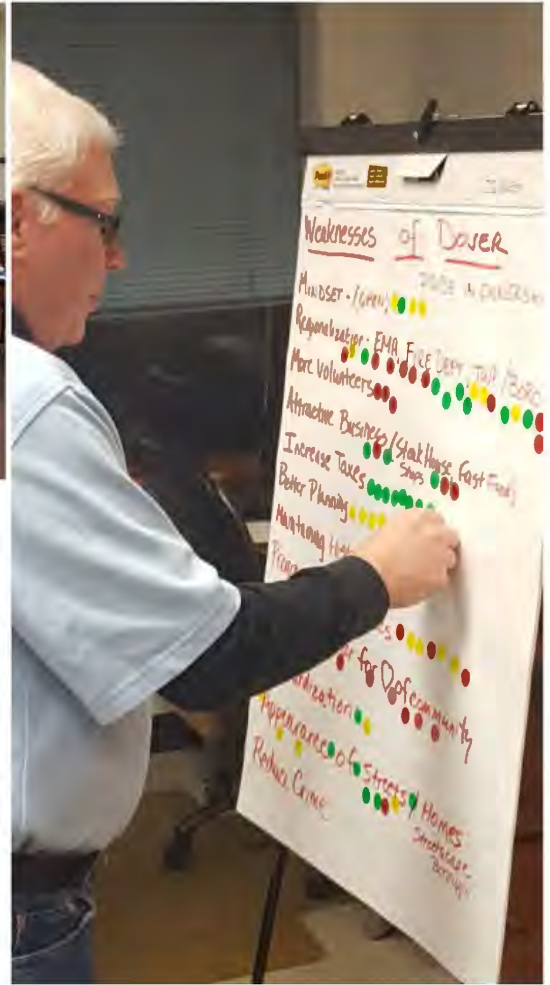
Negotiating is a rational process for resolving differences and for finding COMMON GROUND. As part of this Implementable Comprehensive Plan process, citizens throughout the region were actively engaged sharing their priorities and concerns with the Leadership Committee.

2007 Dover Borough/Dover Township Joint Comprehensive Plan Audit

The 2007 Plan established a growth management strategy that has been implemented through:

- Zoning Ordinance Updates for both communities
- Additional lands preserved in Agricultural Security Areas
- Roadway connections including 1. Palomino Road and Admire Road through Donwood, Brownstone and Dover Run and 2. Admire Springs and Ashley Farms
- Acquisition and planning of Eagle View park land





When negotiations are done well, they can bring people together instead of pushing them apart. Negotiations can lead to solutions that are smarter and fairer than either side may have originally proposed. COMMON GROUND is achieved and the process can even be fun.

As the Region progressed through the plan process, Dover Borough and Dover Township realized that the problems and possibilities the Region was facing may be best addressed by combining resources. They realize in order to achieve success they have to work together and enlist the school district, non-profit organizations, the business community and other partners. Standalone meetings with elected officials from both municipalities were held to review the themes, goals and strategies and to gauge interests of cooperative approaches. Through initial negotiations and discovering boundaries, the communities were able to achieve a COMMON GROUND on the following themes and visions; they are further explored in the subsequent plan chapters:

DOVER'S VISION STATEMENTS

EDUCATION- Establish a Regional Educational Collaborative that involves Dover Area School District, all local municipalities, and non-profits is formed to aid in addressing social issues and improving the school district's ranking within the County.

COMMUNITY INVOLVEMENT AND COMMUNICATION- Foster a resurgence of volunteers into the community organizations that enhances the quality of life for its residents.

ECONOMIC DEVELOPMENT- Advance a Dover Market Area that creates employment opportunities within the Region, which allow its residents to live and work in the area.

COMMUNITY PRESERVATION- Maintain the integrity of the Designated Growth Area by focusing growth within it and work to enhance agricultural, open space, and historic resources within the Region.

RECREATION- Collaborate regionally to enhance the quality of recreation organizations, programs, and facilities for the residents to enjoy.

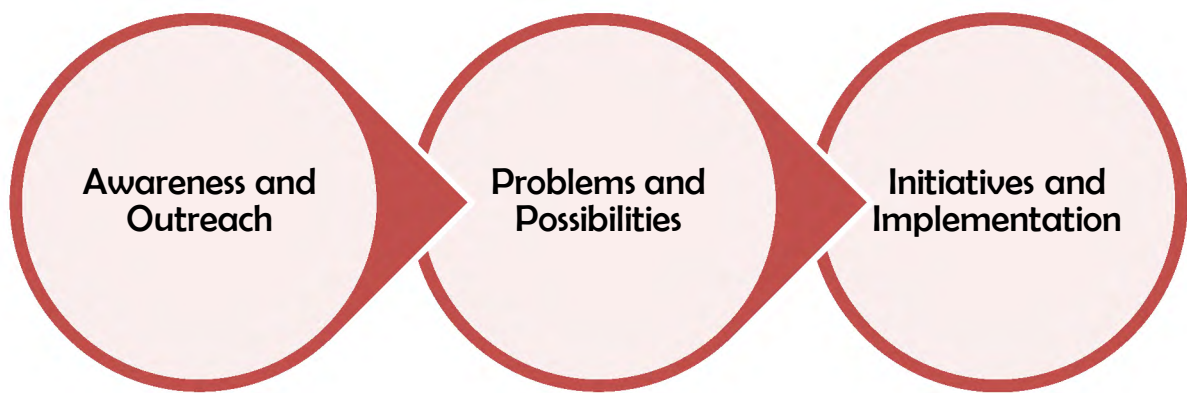
SHARED RESOURCES- Embrace the concept that Dover is "Stronger Together" and will meet regularly to discuss how they can better communicate, market, protect and improve the quality of life as a Region.

INFRASTRUCTURE- Develop a Capital Improvements Plan that effectively balances growth while maintaining a high quality of life through on-time investment in existing infrastructure.

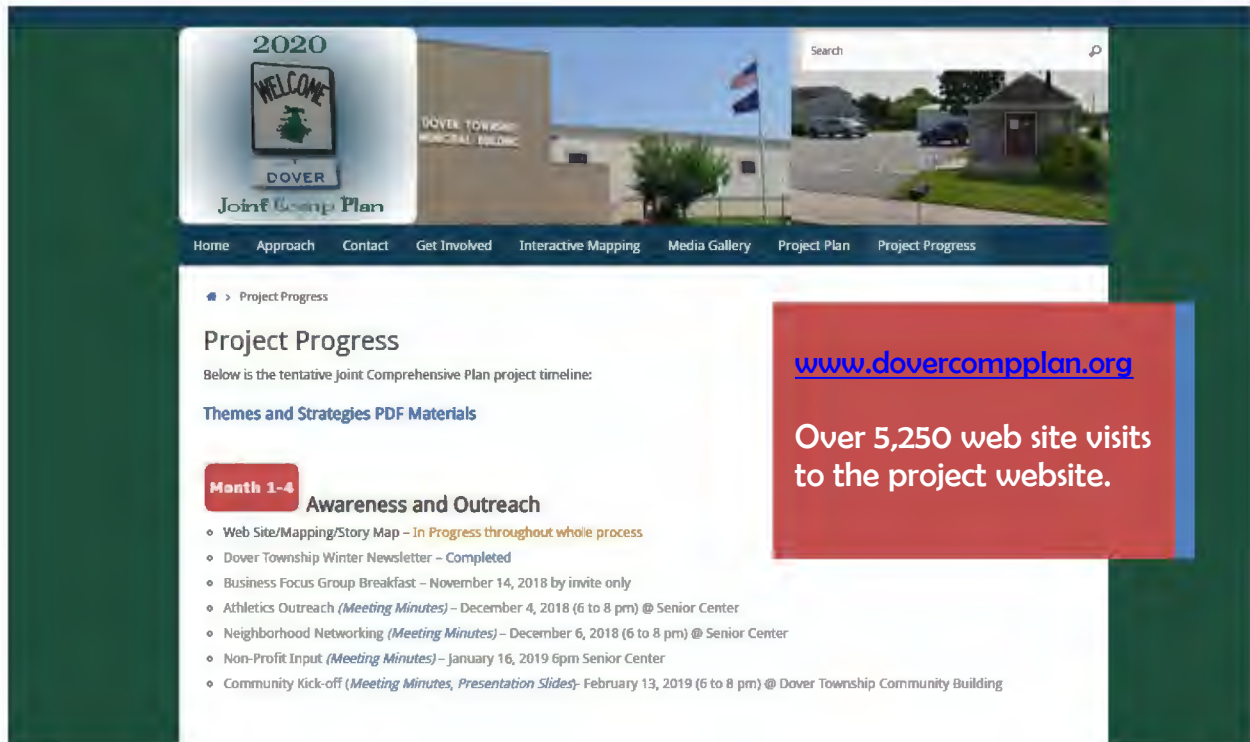
HOUSING- Protect existing neighborhoods through effective property and maintenance codes and enforcement, provide better transition areas between neighborhoods, and properly balance housing demands with designs that enhance the community character.

Leadership Team

A Leadership Team comprised of 13 members served as an intergenerational and intercultural learning community, ultimately helping to steward Dover forward. The team engaged in a three-part process of deep listening to learn about the social, educational, economic aspects of Dover. Together they co-designed and activated an initiative that engaged the broader community and invited them to join on the journey towards plan implementation.

Emergent Three-Part Plan Development Process**Media Campaign**

The Leadership Committee also drove a media campaign that involved social media and digital communication along with on-the-street interactions. The social media campaign involved the creation of an interactive project web site: www.dovercompplan.org and announcements shared throughout the process on existing community Facebook, LinkedIn, and Twitter accounts. A video to encourage participants to attend the Community Kick-off Meeting was shared on YouTube and previously mentioned social media, and emailed out to residents. Other forms of communication methods used to engage the Dover community included: phone messages, flyers, and signs placed on existing kiosks. At the Leadership Committee Kick-off Meeting, the members set high goals to ensure the community was informed and connected to the project. These goals were recorded and routinely checked throughout the process in an effort to ensure that many voices were heard throughout the process.



Awareness and Outreach

During the Awareness Part of developing the Implementation Plan, many participants asked, “How will our ideas translate into a plan?” From the beginning, the Region’s goal was to ensure a transparent and inclusive process. For this reason, all of the public comments were documented and made available for review.

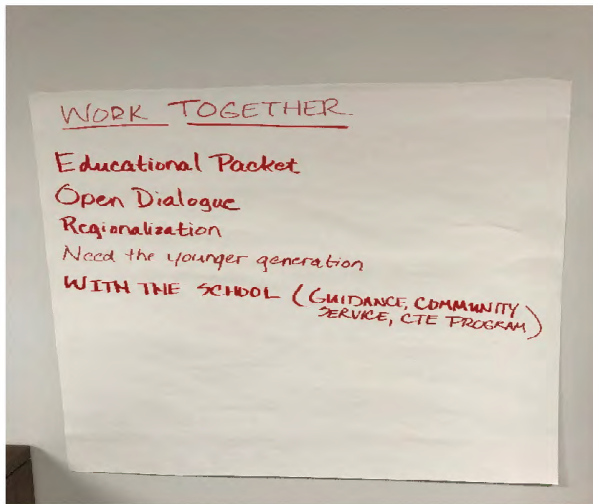
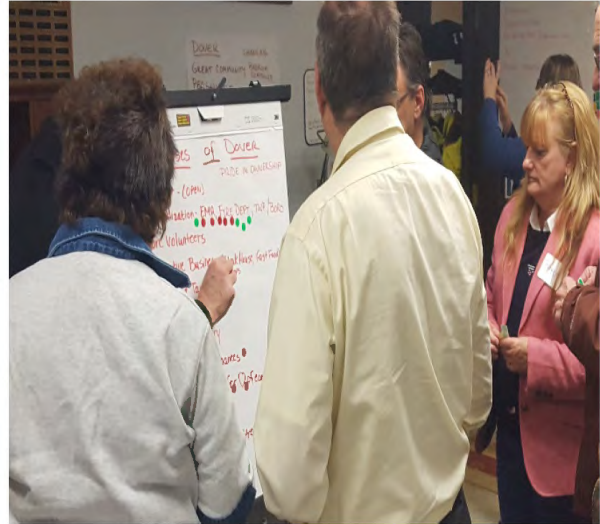
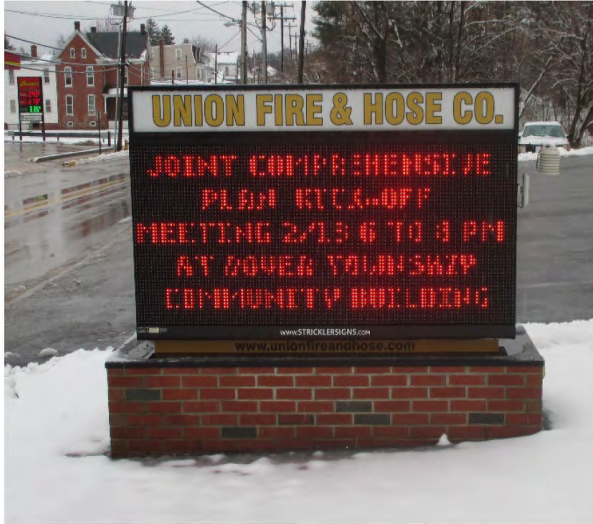
The Leadership Team worked together to identify active and relevant organizations within the Dover Region to raise awareness of the comprehensive plan project and to seek their input through a strength, weakness, opportunity, and threats exercise. The organizations provided insight on how they would describe Dover currently and in the future. Those organizations were categorized into six thematic groups Athletics, Business, Neighborhoods, Non-Profits, Emergency Providers, and Developers. These participants provided over 200 volunteer hours through the latter parts of 2018 and early 2019 that generated approximately 158 comments to consider.

Key Person Interviews

A better understanding of the day-to-day workings of the Borough, Township and School District was achieved through setting aside 40 hours of time interviewing Borough, Township and School District leaders. These interviews provided insight as to the current state of affairs with each entity and suggestions for the future of the Dover Region’s facilities and infrastructure.

Community Kick-off

The culmination of the Awareness and Outreach Part of the plan development process was a Community Kick-off Meeting. Community leaders from both the Borough and Township provided a welcoming, followed by a brief presentation to frame the conversation for the



remainder of the evening. The 76 residents shared 433 thoughts through a series of project boards and smaller group activities.

Problems and Possibilities

During the Awareness and Outreach phase, the Leadership Team facilitators captured the conversations and ideas generated by participants. At the March 2019 work session, the leadership committee reviewed nearly 600 thoughts and summarized them into common themes. In general, a great deal of agreement occurred regarding some of the themes. The eight themes the Leadership Committee identified were:

1. Recreation
2. Economic Development
3. Shared Resources
4. Community Preservation
5. Community Involvement and Communication
6. Education
7. Infrastructure
8. Housing

Goals and Strategies

The public input from the outreach activities served as the basis for the drafting of goals and strategies by the Leadership Committee. The goals for the themes discussed “how” the themes would be addressed in the future. These goals were later refined and affirmed during Problems and Possibilities events including the spring symposium, municipal open house and an online survey and Leadership Committee meetings during the summer of 2019.

Spring Symposiums/Municipal Open House

The Region hosted two Spring Symposiums and the Township hosted a Municipal Open House in May to share the draft goals and strategies with the community. At these walkthrough events, participants reviewed the draft goals and strategies to determine whether the plan was proceeding in a direction acceptable to the community. The participants answered survey questions to assist in further refining the draft themes and strategies the Leadership Committee prepared. The content of this workshop and survey was later posted on the project web site for others that could not attend the meeting to participate throughout the summer of 2019. Based on the survey results, there was overwhelming support of the draft goals and strategies. A few suggested changes were provided and many of them have been incorporated into the plan.

Community Survey

The draft goals and strategies were provided to the community through the project website. A survey was also placed online that delved deeper into the goals and strategies. The results were shared with the Leadership Team to determine whether the goals and strategies for each theme were consistent with the community’s input. A copy of the survey results are included in the appendices.

Separate or Together Workshop

Many of the proposed goals and strategies required Dover Borough and Dover Township working together or with another organization within the region. In order to gauge interest in cooperative efforts, Separate or Together Workshops were held with the elected officials. The workshops provided an opportunity to discuss the draft goals and strategies where the

Discover Dover’s Why....

Over the course of the planning process, we have asked the “What” the future community wants during the public engagement. The Leadership Team has spent the time to determine the “How” to get there. Ultimately, we need to get to the most important element: the “Why” the community should approach a particular theme. Through the Leadership Team asking “Why” it will show that the Region is behind a theme and move it forward together making implementation easier to achieve OR NOT.



communities could work together towards a common goal, and identify a process by which the goal can be accomplished. At the conclusion of each of these meetings, the elected officials participated in a survey to identify what strategies they would support working together on, and the ones they would not. If they did not support working together, they identified what roadblocks remain. Overall, the leaders of both communities supported a path forward of working together.

Leadership Enlistment

Through the summer of 2019, the Leadership Committee hosted experts on subject matter in relation to the eight themes. During these four meetings, the committee reviewed the context of a particular theme area in relation to the Region and suggested goals and strategies. The subject matter experts would share their thoughts on the plan direction and offer insight on additional consideration. During each session, the group discussed “Why” the theme needed to be addressed. By asking “Why” the Region was provided the opportunity to reinforce its support (or not) for a theme and move it forward together. The Leadership Committee discussed the most critical initiatives that needed to be

advanced in the plan, what success would look like and how to solicit stakeholders to help advance this initiative.

Fall Finale

The culmination of the ten-month community building process was the plan revealed in the fall of 2019. As part of the plan development, the Leadership Committee committed to supporting an open, transparent process that invited the community the opportunity to participate and assured that every suggestion and idea was considered. The Fall Finale provided an up-close look into the process, plan contents and a call to action where participants were asked to identify what activities they would support by their personal involvement to ensure success. This plan came from Dover’s constituents. Its successful implementation over the next decade depends on the community’s continued commitment to this process.

AS THE SCHOOL GOES SO DOES THE COMMUNITY....

Context

The Dover Area School District is in the process of constructing a new high school and upgrading the intermediate school. The combination of these two campuses provides a significant community destination along Canal Road. Dover student population continues to grow with many new or anticipated residential subdivisions within the next few years that will require the school district to contemplate redistricting their elementary school structures.

Educationally, the school district has one of York County's lowest graduation rates at 85% with around 40% seeking post-secondary education according to Public School Review. Approximately 50% of the students qualify for free or reduced lunch programming. Dover School District challenges include mental health concerns and drug use rates among the highest in York County.

Dover Area School District has a well-respected CTE program and a 20-hour service program requirement for graduation offering opportunities for career pathways planning and potential career development. However, there is no adult education or mentorship programming within the Region.

Vision

A Regional Educational Collaborative that involves Dover Area School District, all local municipalities, and non-profits is formed to aid in addressing social issues and improving the school district's ranking within the County.

Goals

1. A Regional Educational Collaborative
2. Volunteer Development
3. Career Development
4. Promotion



Goals and Objectives

1. A Regional Educational Collaborative

- a. Establish a Regional Educational Collaborative that involves the Dover Area School District, local municipalities, and local non-profits to encourage social, community, and educational betterment for Dover residents.
 - i. Review the social, community and educational metrics with Collaborative.
 - ii. Determine which social, community and educational metrics the Collaborative wishes to address
 - iii. Consider realignment of individual non-profit goals and events to address Dover's social, community and educational concerns (i.e. churches- backpack food program, students teach technology to seniors)
 - iv. Leverage partnerships to seek financial support of programming in Dover
 - v. Set program goals and metrics to measure success or adjust course, if necessary.
- b. Use the Collaborative to promote communication across all boundaries
 - i. Ensure that Dover Area School District support is active and strong in community events and vice versa
 - ii. Municipalities continue to share population and school growth discussions to ensure appropriate building capacity is provided.

2. Volunteer Development

- a. Determine how non-profits and emergency services can work with the youth of the community to gain interest in volunteering and career paths like Firefighting, EMS, and social services.
- b. Work with Dover Area School District to enhance the database of organizations within the Dover community that would benefit from volunteer assistance.
- c. Partner with non-profits to expand on programs offered to students and families in need in the district. Use this opportunity to gain momentum in volunteerism.
- d. Create an active list of projects that could be shared on a community volunteer board.



- e. Depending on project lists and volunteer opportunities, work with Dover Area School District to expand or encourage students to enroll in different volunteer service experiences.
3. Career Development
- a. Dialogue with parents and students about alternatives to the traditional college path, with a discussion of pros and cons backed up by valid, reliable data.
 - b. Partner with local businesses to provide internship and apprentice programs to our students
 - c. Partner with community colleges to provide targeted evening courses for our Dover residents within our physical boundaries such as OLLI with Penn State York
 - d. Work to provide consistent shuttle or public transportation for residents to local trade schools, community colleges, colleges and universities.
4. Promotion
- a. Create a shared community calendar of events for Dover instead of multiple web sites and newsletters.
 - b. Continue to promote Dover as a community in which all will get a good education.
 - c. Continue to support/promote/coordinate with Dover Area School District CTE program.

- d. Encourage Business Association to collaborate with Dover Area School District for potential internship/work release initiatives.
- e. Create a regional newsletter including the school district and its participating municipalities. The newsletter can provide information about upcoming events, community calendar and recognize certain students, teachers and athletes for their achievements.
- f. Host a Dover Graduate Night at the township park with music and vendors and professionals from the area to encourage the new graduates to stay in the area to make their home or to return here after college to open their profession.
- g. Offer tax incentives or a waiver of municipal filing fees and/or small business grants for Dover graduates returning to open a business here.

WHY Education?

The region wants to change the educational attainment to a more positive direction. Success is measured in the following metrics:

- Boost Graduation Rates to over 92%
- Post-Graduate Rates increase by 15%
- Host adult education classes locally
- Reduce the number of students dependent on food programs by 25%

FROM WHAT WE HEARD ABOUT HOW PEOPLE DEFINED DOVER, THEY DO NOT QUALIFY THEIR RESPONSES BY SEPERATING THE BOROUGH AND TOWNSHIP, REGARDLESS OF WHERE THEY LIVE

Context

Historically, the Dover area was an agricultural community with small villages established along Indian trails including Davidsburg, Weigelstown Jonertown, Mt. Royal south to north and west to east along Admire, Emig's Mill, and Ort's Mill and Rohlers. As time passed, the villages have evolved with one growing notably from Jonertown to Dover Borough incorporating in 1864. While these villages and Boroughs are known physical locations, none contains characteristics that would be considered a destination. Dover is rich in history but lacks an institution, major employer, story, or brand that would characterize it as iconic that would offer a marketing strategy. However, to the local residents many do not consider the region as two separate municipalities but one Dover.

Dover has nearly 30 non-profit organizations and recreation clubs that are active in the community. These community members along with the faith base community and supporting activities provide Dover's identity more so than any physical location within the region. However, many of these organizations are struggling to survive with the aging and reduced numbers of volunteers. Complicating matters is the duplication of communication across multiple platforms, redundancy in programming, and lack of understanding of each organization's mission and goals or their relevance to current community concerns which could affect each organization's long-term sustainability.

Vision

Foster a resurgence of volunteers into the community organizations that enhances the quality of life for its residents.

Goals

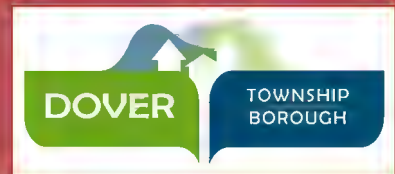
1. Establish a Dover Brand
2. Implement a Media Campaign

Goals and Objectives

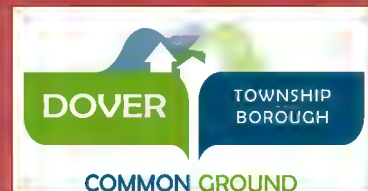
1. Establish a Dover Brand
 - a. Consider adopting the Brand for the Region (sidebar) that encapsulates ideas set forth within this plan or create a new distinctive brand for the Region.
 - b. Reach out to community businesses for support of the brand through beautification initiatives/projects.
 - c. Develop Dover's story. The community lacks a story to tell and a powerful way to express it..... i.e. Common Ground..., Gateway to Gifford Pinchot Park..., or Dover Grown... Culinary and Agritourism
 - i. Dover needs to find an authentic narrative that people will like, conveying a strong sense of purpose and value.
 - ii. Tap into a movement that is both localized but also nationwide to build a network of people / organizations who are looking to help Dover and one another.
 - iii. Build a brand beyond just a destination; provide experiences and products that people can purchase.
 - iv. Review and renew to keep making it better.
 - v. Upon launch, the Region needs to continue to seek feedback and determine what has been vital to success.

Dover Brand Inspiration...

The community building process associated with the plan development revealed the two communities are willing to reach Common Ground on many thematic topics for the betterment of the community. Additionally, many residents do not see the communities as separate entities but rather one Dover. This along with the idea of Dover being a "Gateway to Gifford Pinchot State Park" as a potential economic development strategy provided the inspiration of the below brand.



Or



2. Implement a Media Campaign

- a. Develop a marketing campaign with a web site that promotes the Community as the Dover Region through multiple existing and proposed communication methods that highlight the following:
 - i. Community assets
 - ii. Community calendar of events
 - iii. Job Postings
 - iv. Volunteer Opportunities
 - v. Showcase featured commercial properties
 - vi. Increased awareness of recognition within Dover area of individuals and/or groups that have participated and/or have provided notable value back to the Dover community
- b. Design, create and install new “Welcome, to Dover” signs that promote community pride and community events.
- c. Continue distributing Township/Borough Newsletter
- d. Establish a social media presence – separate from Recreation. Build a “Residents of Dover, PA” Facebook group to allow neighbors to communicate about events with a shared calendar.
- e. Self-Energized leaders of both municipalities, whether elected, appointed or simply ordinary citizens who want to seek a better community, should form a working group and meet to discuss issues of concern to the residents of the total Dover.
- f. Increase efforts to recruit in more e-mail addresses for electronic messaging of municipal affairs
- g. Increase the frequency of use of the electronic sign boards to communicate along SR 74
- h. Partner with and improve the personal presence in Dover of our elected State and County officials for the purpose of communication with residents through town halls
- i. Create Dover shirts and other branded items to raise community awareness and pride.

WHY Community Involvement and Communication?

With increasing personal demands on an individual's time and other resources, volunteerism has significantly decreased. This in turn has placed a strain on the non-profit clubs and organizations that have defined Dover as a community. Efforts are needed to increase awareness of the community, and communicate its potential opportunities to maintain and increase residents' quality of life. Success is measured in the following metrics:

- Create and market Dover's Brand
- Establish a media campaign
- Seek agreement on where organizations can remove redundancy complement each other
- Reinvigorate the volunteer organizations by coordinating with each other and offer an annual community fair event with the school district to educate about the organizations goals and objectives.
- Increase volunteer levels by 10% across all organizations by connecting Dover Area School District students volunteer hours with activities within each organization
- Enhance community organizations through educating them on regional concerns and volunteer gaps to address concerns of hunger, drug use, and mental health.

A DIVERSE ECONOMY WILL ALLOW A COMMUNITY TO PROSPER...

Context

Since the 2007 Plan, Dover's economic development prospects have been minimal and the region can be largely characterized as a "bedroom community" with 97% of the population commuting outside the region for employment. With the daytime population being significantly less than the evening populations extra consideration needs to be given to what businesses are suggested and allowed for within the municipal ordinances.

Within the designated growth boundary, the community offers ample sewer and water infrastructure capacity; however, depending on the type of industry desired the wastewater treatment plants would need to consider additional testing measures beyond what is currently practiced. Since the previous 2007 plan, additional roadway connections were made. Careful consideration of any major economic proposal should be made to not put additional strain on the network. The proposed Exit 26 Canal Road off of Interstate 83 has went through planning and design stages and is now at the State and Federal level for consideration. Upon approval of the interchange and subsequent supporting road upgrades, drive times would be greatly reduced and position Dover for increased development opportunities.

Dover has recently initiated a Business Association which has conducted initial planning meetings and networking events. As mentioned within the Education Chapter, workforce development is, will continue to be, a significant need for the Dover area. This could be a productive area for the Business Association to focus on. Dover is projected to grow on average an additional 270 persons per year which will require additional workforce development training.

Vision

Advance a Dover Market Area that creates employment opportunities within the Region, which allow its residents to live and work in the area.

Goals

1. Grow a Strong Business Association
2. Create a Thriving Workforce Development Program
3. Enhance Dover's Identity and Experience



Goals and Objectives

1. Grow a Strong Business Association

- a. Build community support and capacity for local economic interests through maintaining and enhancing the Business Association.
 - i. Work with York County Economic Alliance (YCEA) to support small business growth by securing and facilitating local access to technical services.
 - ii. Continue outreach breakfast meetings with community leaders to facilitate local business networking.
 - iii. Have YCEA representatives present their site selection process and discuss what makes a community attractive to site selectors and other investors.

- iv. Annually review the sites on the site selection process to determine ways to activate them off the list.
 - v. Focus business retention and recruitment efforts by:
 - 1. Tracking lease expirations and available space
 - 2. Using the real estate site selection listings
 - 3. Maintaining strong relationships with brokers
 - vi. Partner with the local municipalities to promote catalytic projects that will bolster economic development within the Region.
2. Create a Thriving Workforce **Development** Program
- a. Coordinate with York County Economic Alliance to determine how their Pathways to Prosperity workforce development program could enhance Dover's CTE program and initiatives.
 - b. Foster an environment that supports academic pursuits by supporting the recommendations set forth in the Education chapter that include:
 - i. Foster creative exchanges between Dover Area School District and the business sector.
 - ii. Enhance adult skill development opportunities both in and outside the Region and provide transportation when necessary via Rabbit Transit or Dover Area School District.
 - iii. Coordinate with Dover Area School District to offer a "Career Fair" style event. Goal would be to introduce students to meetings with potential employers, communicating qualifications, building a resume, etc. Emphasis could be placed on non-college bound students; highlighting the available trade jobs in the Borough/Township may help to ensure future residency.

- c. Explore training, collaboration with employers, and new innovative programs that increase job opportunities to Dover residents.
3. Enhance Dover's Identity and Experience
- a. Develop Business Corridor Plan for both the Borough and the Township along Route 74 to determine key areas for improvements including parking, sidewalks, lighting and beautification similar to the conceptual plan provided.
 - i. Pursue grant funding for façade improvements.
 - ii. Consider Gateway Community Concept as discussed in the text box.
 - b. Implement joint zoning or zoning that complements each municipality to assist both communities in economic development as detailed in the Shared Resources Chapter.
 - i. Focus non-residential growth within the specific plan area
 - ii. Focus daytime employment opportunities into the specific plan area.
 - iii. Grow residential densities/consumer resources within and adjacent to the specific plan area.
 - c. Have the zoning officer position within both communities provide superior customer service through a single point of contact for regulatory reviews.
 - d. Facilitate improvements and events that bring new customers to Dover.
 - i. Recruit and create new events that attract a diversity of people to the region.

Gateway Community...

When you travel Route 74 north from York City, you experience suburban style development up to Dover Borough. As you exit Dover Borough to the north, you are greeted to wide-open country, farmland, and hills that provide a stark contrast. Dover could be the "gateway" to Northern York County and outdoor recreation for not only people within the City and south but also weekend travelers. The area offers year-round outdoor recreation locations in Giffort Pinchot State Park, Ski Round Top, Conewago Creek, and other State Game lands. Dover can build off of these natural assets similar to communities in the PA Wilds have in branding as a Gateway Community.

- ii. Help promote existing restaurants to a broader market by hosting regional events.
- e. Build community support for revitalization efforts in the Borough/Township through promotion/education.
 - i. Add signs/stickers to abandoned properties to promote a potential business in that location. (i.e. – “Open a Coffee Shop Here”) – Probably most suitable for Borough.

WHY Economic Development?

Creating a diverse and healthy local economy creates opportunities for reinvestment back into the Region. Success is measured in the following metrics:

- Add a net of 10 new businesses
- Increase the amount of goods and services produced within Dover.
- Increase average annual income for Dover residents by 10%.
- Reduce the number of commuters within Dover by 10%.
- Create a workforce development program

WE CANNOT PROTECT WHAT WE DO NOT KNOW....

Context

The 2007 Plan set forth a growth management strategy to focus development within a designated growth area and provide protections to the lands outside of that area. The zoning ordinance contains effective sliding scale agricultural preservation provisions. This planning approach has been extremely effective in only allowing just over 33 acres of land to be developed outside the growth area. Dover has 19 land parcels accounting for just over 1,800 acres of permanently preserved agricultural lands. The rural areas of the Township provides a Conservation By Design model; applicants can consider this model but to date, none have used it. The Township should consider whether this ordinance provision is necessary or needs to be revisited to offer incentives for applicants to consider this approach.

Dover Historic Society has led all documentation and interpretation of the region's history. The region's historical assets are not concentrated in one neighborhood or village but rather scattered across the landscape. The Township ordinance provides some provisions for the village of Mt. Royal and the Borough's ordinance discusses some design considerations within the mixed-use district but no significant protections are in place. Neither community has any type of demolition ordinance in place to protect historical assets. With much of the Borough and portions of the Township having aged structures and parcels considering regeneration as a different use, the region should consider infill and adaptive reuse provisions to aid in these efforts.

Vision

Maintain the integrity of the Designated Growth Area by focusing growth within it and work to enhance agricultural, open space, and historic resources within the Region.

Goals

1. Enhance the Agricultural Heritage
2. Enhance the Historical Heritage

Goals and Objectives

1. Enhance the Agricultural Heritage

- a. Continue to preserve farmland through preservation programs and effective agricultural zoning.
- b. Maintain the growth boundaries' integrity by not expanding them unless necessary for health and safety concerns.
- c. Develop methods for the farming community to expand business opportunities within the Region.
- d. Increase access to foods and add more fresh food stands
- e. Have one of the local non-profits work with Dover Area School District to provide healthy local foods to supplement their weekend backpack program.
- f. Work to identify and provide interpretive signs of permanently preserved farms within Dover.

2. Enhance the Historical Heritage

- a. Work with the Historical Society to capture, record, preserve and communicate our history.
- b. Review current ordinances about how best to preserve these historical assets without compromising growth.
- c. Update both zoning ordinances to provide flexibility to promote adaptive reuse of existing structures.
- d. Increase access and visibility of historic resources through interpretive signs, historic markers, and museum collection displays in public areas within the region.
- e. Encourage the revitalization and reuse of older historical assets through municipal and Dover Area Historical Society interaction.
- f. Explore partnerships with the Dover Area Historical Society to promote the local heritage with the potential to host a Dover Heritage Day



WHY Community Preservation?

The region believes it is vitally important to identify and promote its agricultural and historic identity. Success is measured in the following metrics:

- Develop a digital record of all known historic locations to better understand and protect its history.
- Prepare an interpretive signage program that highlights both agricultural and historic features within the community.
- Provide public access to historical items in museum locations throughout the region.
- Maintain the growth area boundaries unless needed for health and safety reasons.
- Increase the amount of permanently preserved land by 5%

THE TRUE PURPOSE OF RECREATION IS NOT MERELY TO AMUSE, NOT MERELY TO AFFORD PLEASURE, NOT MERELY TO KILL TIME, BUT TO INCREASE FITNESS, ENHANCE OUR USEFULNESS, AND SPUR ACHIEVEMENT

Context

More so than any point in history, parents are spending a significant amount of their time with children's activities. With so much time tied to youth sports the region offers little to no adult recreation outlets. Approximately 1,000 Dover youth participate in recreation sports clubs programs and the YMCA. This level of participation has placed considerable demand on the region's park system with many of the parks serving regional needs and requiring increased maintenance. The Borough does not own any recreational land and the Township falls short of large community parkland even after the investment of acquiring land for Eagle View Park and receiving additional land through the land dedication process associated with the Terra Vista subdivision. Field and court availability are further reduced do to restrictions associated with Dover Area School District campus construction projects and the fact that Eagle View Park fields are not yet constructed.

Dover Township has a recreation director to assist with programming and facility maintenance. The Township has a dedicated web site and Facebook page for recreational communication. Recreation programming is limited given the lack of support staff and the size of the community. While the Borough does not have a recreation director it offers some seasonal programming (i.e. tree lighting, Easter egg hunt) which occasionally competes with Township events. With Dover projected to grow on average 270 persons per year, specifically in the youth and senior population groups, further attention should be paid to recreational opportunities within the region.

Vision

Collaborate regionally to enhance the quality and availability of recreation organizations, programs, and facilities for the residents to enjoy.

Goals

1. Establish Dover Region Sports Committee
2. Develop Understanding of Facilities and Program Capabilities
3. Assess Feasibility of an Indoor Recreation Facility



Goals and Objectives

1. Establish Dover Region Sports Committee
 - a. Determine the best structure for this committee to move forward.
 - b. Develop goals and objectives in partnership with organization representatives.
 - c. Determine if other organizations or municipality would benefit from the regional sports committee and ask them to join.
 - d. Consider developing a sports groups sanctioning policy that would strive to support existing organizations and discourage spin-off organizations in existing sports. This would help to reduce competition for limited facilities.
 - e. Consolidate programming and events to remove duplication and provide diverse opportunities to benefit the citizens of Dover Area.
 - f. Hold the Sports Committee meetings at an appointed time so it becomes routine. Consider holding the meetings twice annually to coincide with warm weather and cold weather seasons.
 - g. Work to prepare a master field and facility schedule to optimize sports scheduling utilizing the Township scheduling software. Consider developing a residency requirement to provide priority facility placement.
 - h. Involve sports groups in maintenance management planning and implementation. Involve the Public Works Department in these

meetings so they can hear firsthand the sports issues and requirements.

- i. Research, document and share how other municipalities have found sponsors, funding for specific recreational facilities, and programming.
 - j. Create a single web site with an automated reservation system for township and school recreational facilities and all related communication, volunteer info and happenings within the Dover sports community
 - k. Establish and coordinate adult league opportunities (i.e. 35+ baseball, kickball, volleyball, basketball, etc.)
2. Develop Understanding of Facilities and Program Capabilities
- a. Conduct a complete audit of the park and recreational programs and facilities in the region and determine need for indoor facility.
 - b. Explore grant opportunities through DCNR To develop a joint comprehensive parks, recreation, and open space plan.
 - c. Establish a scope of work that includes:
 - i. What current agreements if any are in place between Township, Borough, Dover Area School District, YMCA, Churches or other property with sports facilities
 - ii. Audit all facilities within the region from an ownership, insurance, maintenance and safety standpoint, types of assets, needs and usage. Determine what facilities have



lights or the ability to add lighting to extend activity levels without compromising neighborhood integrity.

- iii. Review all recreational programming within the Region to understand level of programming, population served, accessibility, costs to participate, costs to maintain, risks to maintain, and demand.
- iv. Assess current regulations in relation to parks, recreation, and open space to determine if they are aligned with current and future needs.

3. Assess Feasibility of an Indoor Recreation Facility

- a. Include as part of the Parks, Recreation and Open Space Plan a market study for a multi-sport indoor facility.
- b. Survey athletic organizations to assess utilization, fees, size, and market to determine their vision for a facility, ranging from “base requirements” to a “dream facility”
- c. Determine if other non-profit organizations can assist in providing quality indoor space or possibly partner with the development of the facility. Non-profits previously shared their lack of indoor meeting and space concerns associated with their organizations.

WHY Recreation?

The region wants to provide a better recreation experience for its residents by providing the appropriate recreation program offerings, sports clubs that coordinate together and up-to-date facilities. Success is measured in the following metrics:

- Removal of duplication of fundraising, promotion, registration and scheduling efforts with local club sports.
- Construction of Eagle View Park and Terra Vista Park
- Offering adult recreation sport leagues for basketball, baseball, softball, swimming, and soccer.
- Updating and better maintenance of recreation facilities
- Inventory and creation of a capital improvements plan for all park facilities and assets
- Development of two community events that are organized to serve the region not just one municipality.

ALONE WE CAN DO SO LITTLE; TOGETHER WE CAN DO SO MUCH

Context

The boundary between Dover Borough and Dover Township is not a physical wall. Most activities affecting our citizens socially, economically, educationally, and many more cross municipal boundaries multiple times a day and the municipalities are affected by activities that cross boundaries. As a result, Dover Borough and Dover Township are interdependent; what one does affects the other and vice versa.

Between increasing cost to deliver basic services, loss of volunteerism in the local fire company and other local organizations, recreation sports clubs bursting at their seams, duplication of communication that can cause confusion, lack of qualified personnel, and challenges in procuring financial assistance the two municipalities have compelling reasons to explore inter-municipal cooperation.

The communities have a history of working together including coordinating snow removal, mutual aid agreements for fire services, and regional police services. This new planning effort explored the possibilities of advancing further cooperation efforts by proposing to consider Dover as one united community. Just the way the citizens perceive it. As this region is projected to grow, so do our needs for new and expanded services. Through the passage of time, our citizens have come to expect more from their municipal governments. State and Federal governments continue to require more sophistication, services and reporting. Cooperation and sharing of resources within the Dover region can reduce the burden currently shouldered by the Borough, the Township, and the School District, which will benefit our region's leaders and residents.

Vision

Dover is "Stronger Together" and will meet regularly to discuss how they can better communicate, market, protect and improve the quality of life as a Region.

Goal

1. Remove Duplication and Form Mutually Beneficial Partnerships

Goals and Objectives

1. Remove Duplication and Form Mutually Beneficial Partnerships
 - a. Create a regional collaborative including Dover Borough, Dover Township, and Dover Area School District to meet quarterly to look for ways that the three entities can work together through the

services that are offered and joint communication effort as outlined in the Education Chapter.

- i. Create an annual Community Service Fair to be held at the Senior High School where students are made aware of potential service hour ideas where clubs and organizations can showcase their offerings.
- ii. Create a “Dover Community Calendar” that would display all activities and events within the community in one location.
- b. Athletic groups could agree on ways to work together to coordinate field and facility space, promote their programs, fundraise and fund improvements that are mutually beneficial as outlined in the Recreation Chapter.
- c. Fire Services, Emergency Management and Ambulance should look for ways to fund raise, develop and hire staff, educate the public and share other common goal initiatives.
 - i. Begin to meet quarterly to discuss how to regionalize services.
 - ii. Create joint programming opportunities that include: Safetytown, First Aid and CPR training, and Stop the bleed training.
 - iii. Coordinate a regional junior firefighter and ambulance service program
 - iv. Create a joint training program between the departments
- d. Implement joint-zoning or zoning that compliments each municipality to assist both communities in balancing urban and rural needs in appropriate locations and provide consistency across municipal borders.
 - i. Provide consistent dimensional requirements and use criteria across municipal boundaries
 - ii. Add historic overlay & main street overlay in the Borough’s village district.
 - iii. Utilize historical society to review permits/plans to ensure historic preservation measures are met.
 - iv. Create infill development and adaptive reuse requirements for built parcels.

Pennsylvania Constitution, Section 5 of Article IX

“A municipality by act of its governing body may... cooperate or agree in the exercise of any function, power or responsibility with... one or more other governmental units.....”

- v. Align wellhead protection requirements to be consistent across boundaries.
- vi. Consider how to regulate new uses the current ordinances have not covered such as small homes, solar, agri-business and medicinal marijuana facilities.
- e. Consolidate some public works operations – plowing, street sweeping, etc.
 - i. Look for opportunities to post joint bidding for roadwork to save time and resources.

The number 1 item Emergency Providers identified as a Dover need was Regionalization based on priority, willingness to spend their own money, and willingness to volunteer their time to achieve.

Emergency Providers Roundtable, January 21, 2019

WHY Shared Resources?

Dover can be “Stronger Together” to save resources and use them effectively to maintain or enhance public safety and quality of life. Success is measured in the following metrics:

- Occurrence of quarterly meetings with both communities: public works departments, fire companies and emergency providers, recreation clubs, non-profits and school district to discuss upcoming goals and determine if they would be better to accomplish regionally.
- Establishment of intergovernmental cooperation agreements where necessary to aid in understanding and affirming trust.
- Create one regional community calendar
- Regular round table meetings of multiple organizations to solve community needs.
- Approval of Joint or Complimentary Zoning Ordinance that provides consistency for economic development to occur for the region.
- Calculation of the amount of money to be saved by bidding projects together.

- Issuance of awards to municipal personnel who provide suggestions for beneficial regional efforts.

INVEST IN INFRASTRUCTURE THAT WILL INSPIRE PRIDE

Context

The growth management strategy established within the 2007 plan provided the guidance for the service area extent and projected flow and volume demand for the public sewer and water systems. A review of both systems indicate that both comply with the growth management strategy and ample capacity exists within the wastewater treatment facilities. However, the two sewer authorities are under consent orders from the Department of Environmental Protection associated with inflow and infiltration concerns due to age of the conveyance system. From a water perspective, the Region has several well locations and continues to seek new locations with York Water Company supplying additional capacity to the Region.

The regional transportation system has expanded with additional local roadways and roadway connections between Palomino and Admire Roads through Donwood, Brownstone and Dover Run neighborhoods and the connection of Admire Springs and Ashley Farms. The local roadway system is predominantly curvilinear, which places more stress on the State owned arterial and collector roadways. While the area is in the process of replacing one Township bridge and one County bridge, sixty-six percent of the bridges are in poor condition and have weight restrictions. One Rabbit Transit Route (Route 9) services the community that predominately runs north and south through the region. The pedestrian sidewalk and trail infrastructure contains large gaps in the network outside the Borough as most subdivisions and destinations have pedestrian accommodations within the subdivisions but lack connecting collector improvements.

The region has not updated long-range infrastructure planning documents and does not have a capital improvements plan in place. Approximately a third of the municipal budgets were allocated for infrastructure expense over the past five years. With aging infrastructure and population projected to increase over the next decade the communities are “steering in the dark” and will continue to experience significant infrastructure challenges over the next decade.



Goals and Objectives

1. Create Capital Improvements Plan
 - a. Digitally inventory all the wastewater, water, bridge, roadway, curb, sidewalk, storm water and all known public infrastructure assets.
 - b. Develop a life cycle replacement cost for all public infrastructure assets.
 - c. Rate and rank all infrastructure based on priority to the region.
 - d. Determine what projects should be bundled both from a multiple infrastructure replacement or a regional perspective to allow for better customer experiences and reduce financial obligations.
 - e. Determine annual and 5-year Capital Improvement lists with anticipated budget expenditures.
 - f. Create a financing plan that pursues programs and grants to support the projected infrastructure investments.
2. Tie Economic Development to Infrastructure Planning

Vision

Develop a Capital Improvements Plan that effectively balances growth while maintaining a high quality of life through on-time investment in existing infrastructure.

Goals

1. Create Capital Improvements Plan
2. Tie Economic Development to Infrastructure Planning
3. Provide High Quality Service
4. Maintain Consistency

- a. Provide public services and capital facilities, concurrently with, or prior to, development. The “Concurrency Concept” requires that services and facilities required to serve the development be in place at the time of development (sidewalks installed instead of 6 month waiver) and have sufficient capacity to serve the development without decreasing the level of service below the minimum adopted standards.
 - b. Ensure that the needed public infrastructure is available when growth associated with the future land use plan occurs.
3. Provide High Quality Service
 - a. Establish a preferred level of service for each infrastructure type.
 - b. Establish new processes to increase coordination across municipal boundaries to reduce financial responsibilities to the customers.
 - c. Establish a process of reviewing and adopting a capital improvements plan annually in conjunction with the budget preparation.
 - d. Develop project readiness plans for each project located within the 5-year plan to ease financial support efforts.
 - e. Look for methods to reduce long-term maintenance burden on the Region by requiring green infrastructure and other low maintenance infrastructure.
4. Maintain Consistency
 - a. Develop an Official Map and Ordinance for any proposed public infrastructure improvements that require additional land.
 - b. Update any necessary infrastructure specific planning documents such as the Act 537 Sewage Facilities Plan.

WHY Infrastructure?

One of the primary functions for a municipality is to provide an acceptable level of service for all infrastructure to ensure the health and welfare of its residents. Success is measured in the following metrics:

- A fully developed capital improvements plan that is updated annually
- Preferred level of services are established for all infrastructure types.
- Minimal to zero reactive or emergency infrastructure replacement
- Identified infrastructure facility locations are secured prior to development

- Infrastructure planning documents are updated and current



QUALITY HOUSING FOR ALL IS KEY FOR A STRONG AND SECURE DOVER

Single-family homes still represent the majority of the housing stock within the region with an median sale price of \$162,800 in 2018 according to Realtors Association of York & Adams County (RAYAC). RAYAC data reflects that approximately a third of the homes sold in 2018 were multi-family units and were on the market for an average of 18 days. While the region provides a range of housing types, the housing developments that have been constructed from the previous plan are all one housing type and lack connectivity to areas outside the subdivisions. The lack of housing variety within a subdivision does not allow residents to age within a desired community and leaves the region susceptible to housing trends that favor one dwelling type over another. With the Region projected to add an additional 1,076 housing units over the next decade, the communities should consider further refinement to its zoning ordinance to accommodate more housing types within a subdivision and connectivity provisions. Further, it is projected that the community's population growth will lie predominately in the senior populations thus reinforcing the need for housing type variety and connectivity to allow them to age in place and not leave the region.

Eighty percent of Dover's housing stock over the next ten years will be 50 years or older which will lead to increased maintenance needs and residents moving to newer housing accommodations. An indication of increased maintenance associated with older structures are property and maintenance concerns that were expressed as part of the planning process. Ordinances should be revised to protect the communities interest for property maintenance along with flexibility for redevelopment and infill opportunities within the zoning ordinance. The existing ordinances do not have design criteria to suggest specific forms and materials that could increase the appearance of the neighborhoods, which has left many neighborhoods with redundant housing patterns that have complicated emergency response and decreased value. Dover has a fair amount of homeowner associations and rental units with property owners that live outside the community. Education and support from these two groups will be critical to maintaining existing housing stock and supporting infrastructure.

Vision

Protect existing neighborhoods through effective property and maintenance codes and enforcement, provide better transition areas between neighborhoods, and properly balance housing demands with designs that enhance the community character.

Goals

1. Improved Maintenance and Enforcement
2. Prudent Growth and Development

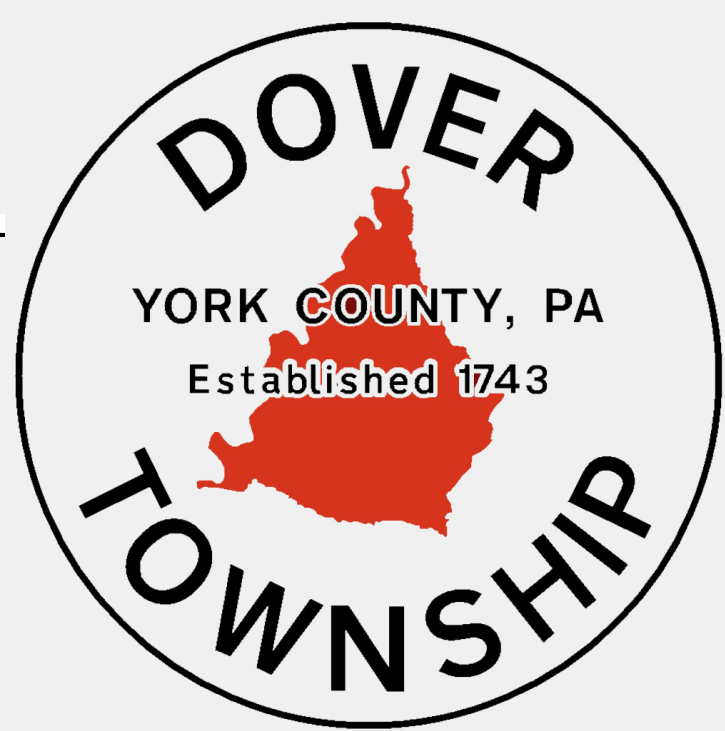
Goals and Objectives

1. Improved Maintenance and Enforcement
 - a. Adopt and enforce strict property maintenance codes and develop guidelines for a rental inspection program.
 - b. Develop a plan to assist HOA's with their responsibilities to keep them operating affectively through sponsored events.
 - c. Develop a plan to strategically acquire dilapidated, flood prone and abandoned properties or refer them to the County Land Bank/ Blighted Property Committee.
 - d. Encourage the upgrade or replacement of existing housing stock through the waiver of permit and/or demolition fees for rehabbing and/or remodeling these structures provided the plans meet ordinance requirements.
2. Prudent Growth and Development
 - a. Inventory and evaluate the community resources to determine the ease of someone could "age in place" including transportation, health care services, and age directed activities. Investigate age-restricted communities and its application to our community.
 - b. Collect and share regional data from Census Bureau, RAYAC, and lenders. Data should be annually evalutated to determine trends that could assist in forecasting future housing needs to compare against existing housing stock.
 - c. Direct residential development using existing approved lots first under current residential zoning. Consider options related to waiver of fees and charges by developing a separate fee structure for existing lots versus newly approved lots.
 - d. Develop design standards that provide neighborhoods that are more distinctive.
 - e. Consider mixed use and Traditional Neighborhood Development District zoning in changes to the zoning and subdivision ordinances.
 - f. Preserve Agriculture and Residential 1 zoned areas north of Canal Road, plan for more Residential 3 zone growth south of Canal and Bull Roads to South Salem Church Road.

WHY Housing?

Safe and secure housing is essential to a community; a variety of housing types and prices assures choices for preference and affordability. Good housing contributes to the preservation of community character and the quality of life for its members. Success is measured in the following metrics:

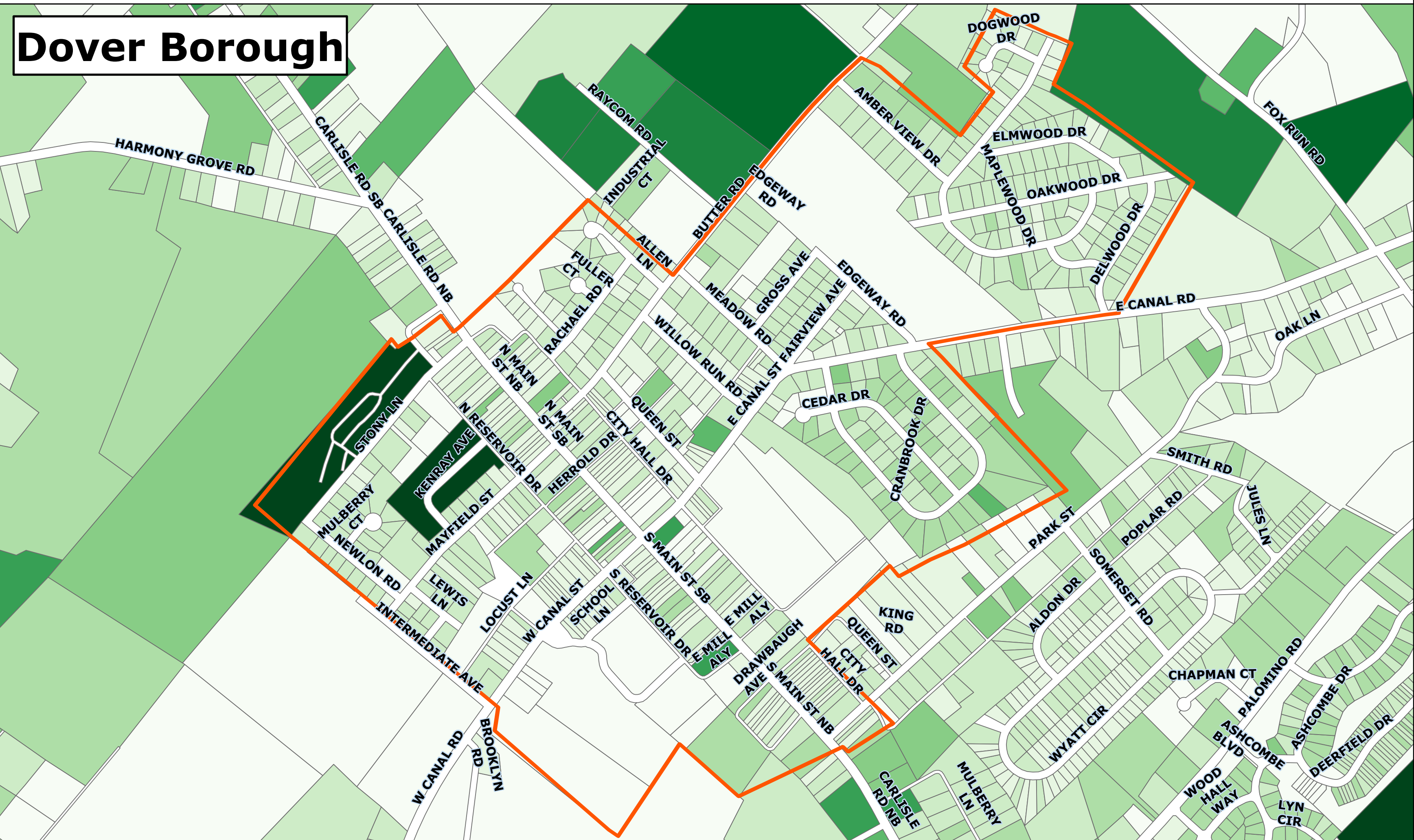
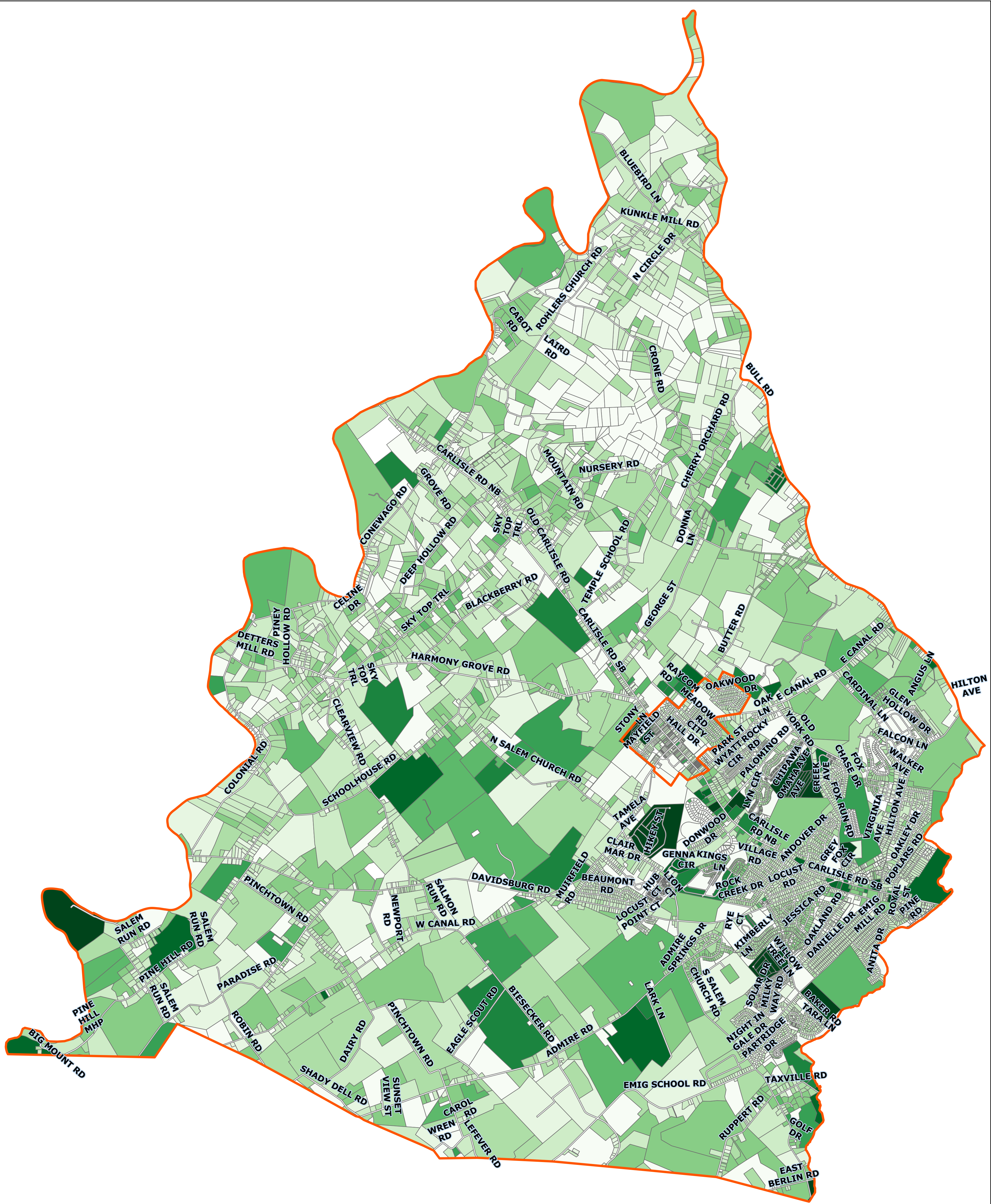
- Remove another 10 homes from within flood prone areas along Pine Road in the Township.
- Removal of blighted properties from the Region
- Strict enforcement of all ordinances with regard to property maintenance and measured through the reduction of violations.
- Homeowners Associations are viable and are actively maintaining their infrastructure
- Zoning ordinances are updated to support design standards and housing type flexibility within subdivisions
- Subdivision standards to require connectivity and are improved and six-month note provisions eliminated.
- Require existing month note properties to install sidewalks as part of the comprehensive plan approval.



Joint Comprehensive Plan
Appraised Value Heat Map

GIS Map Legend

- Dover Township Boundary
- York County Parcels
- APPRAISED TOTAL
- ≤\$50,000.00
- ≤\$100,000.00
- ≤\$150,000.00
- ≤\$200,000.00
- ≤\$300,000.00
- ≤\$400,000.00
- ≤\$500,000.00
- ≤\$800,000.00
- ≤\$1,500,000.00
- ≤\$10,000,000.00

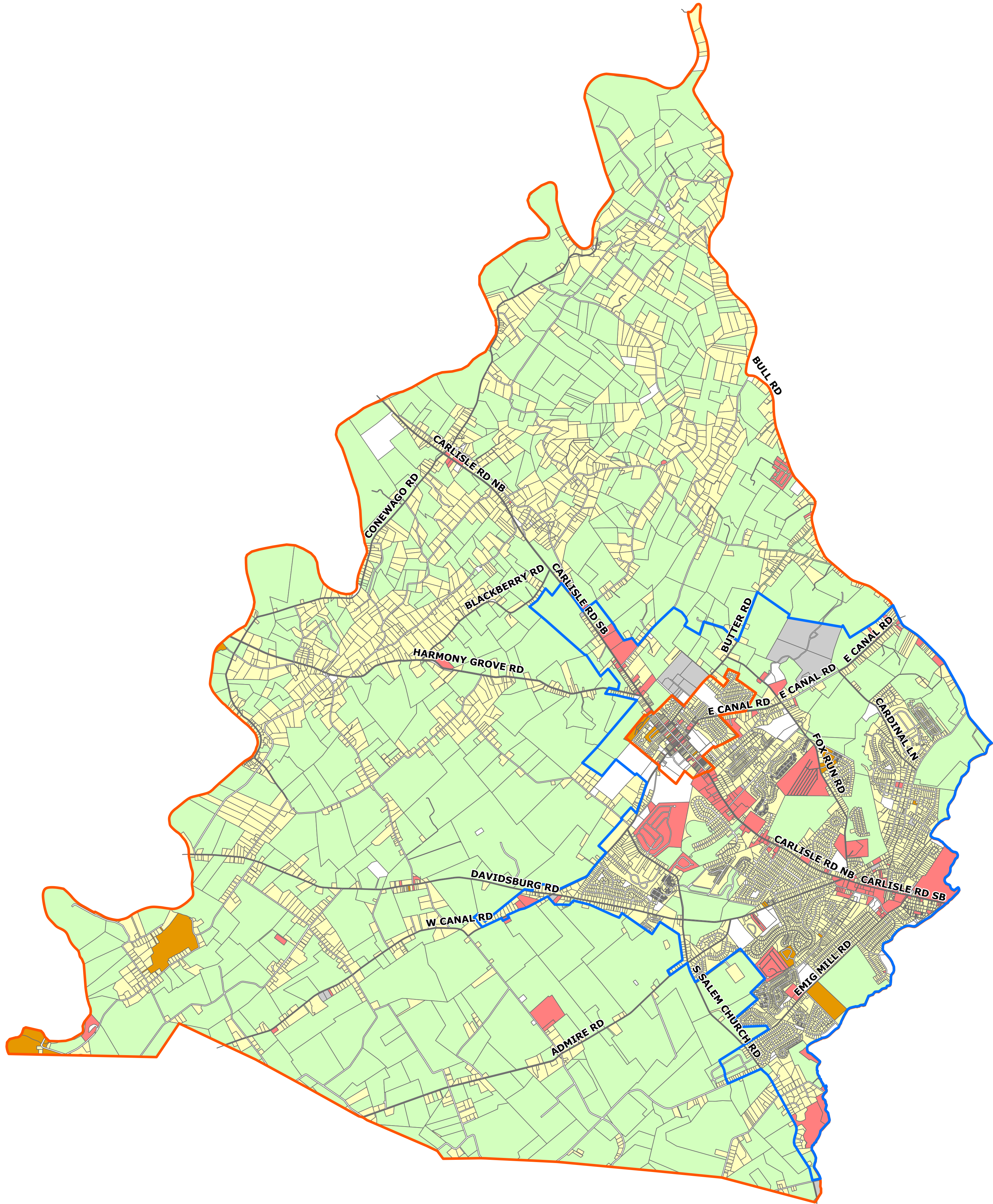




GIS Map Legend

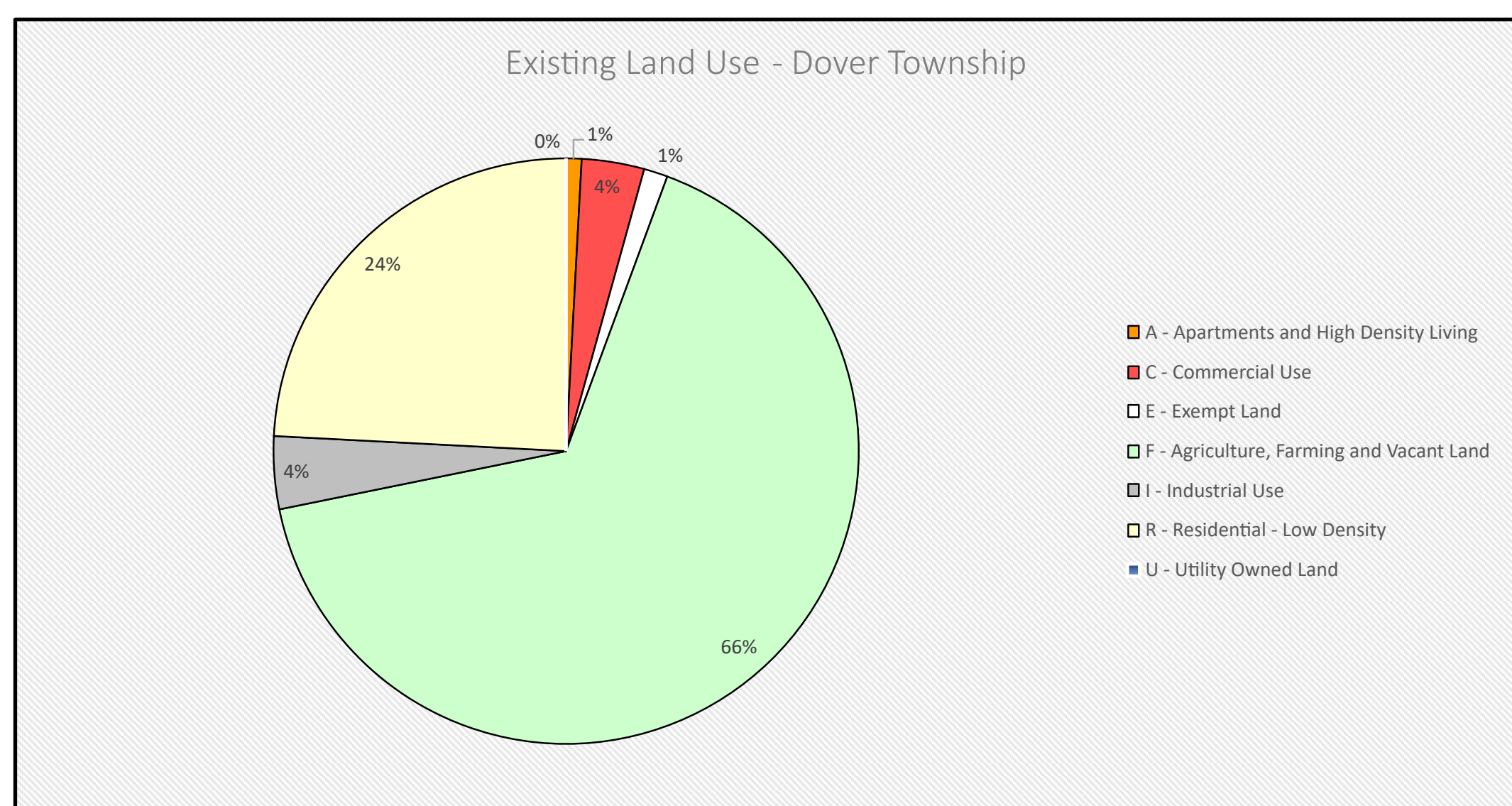
- Municipal Boundary
- York County Parcels
- LANDUSE CODE
 - A - Apartments and High Density Living
 - C - Commercial Use
 - E - Exempt Land
 - F - Agriculture, Farming and Vacant Land
 - I - Industrial Use
 - R - Residential - Low Density
 - U - Utility Owned Land
- Collector Roads
- Designated Growth Area 2008

Joint Comprehensive Plan Existing Land Use Map Dover Township



Comment Box

- 90% of land is comprised of agricultural and low density residential uses
- Minimal housing choices
- The majority of residents are forced to travel outside of Township for work, daily needs and entertainment





GIS Map Legend

- York County Parcels
- LANDUSE CODE
- A - Apartments and High Density Living
 - C - Commercial Use
 - E - Exempt Land
 - F - Agriculture, Farming and Vacant Land
 - I - Industrial Use
 - R - Residential - Low Density
 - U - Utility Owned Land

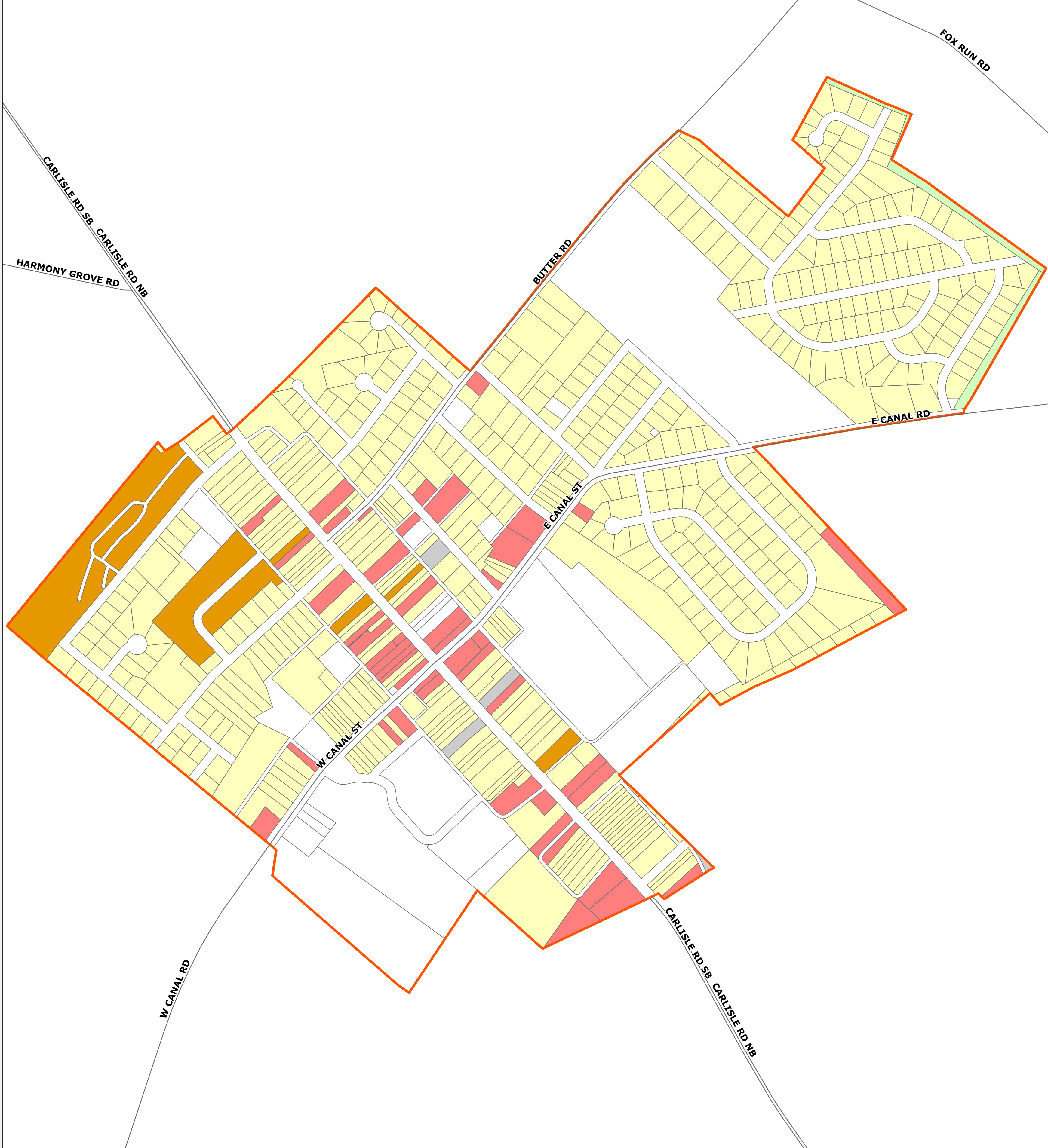
Joint Comprehensive Plan Existing Land Use Map Dover Borough

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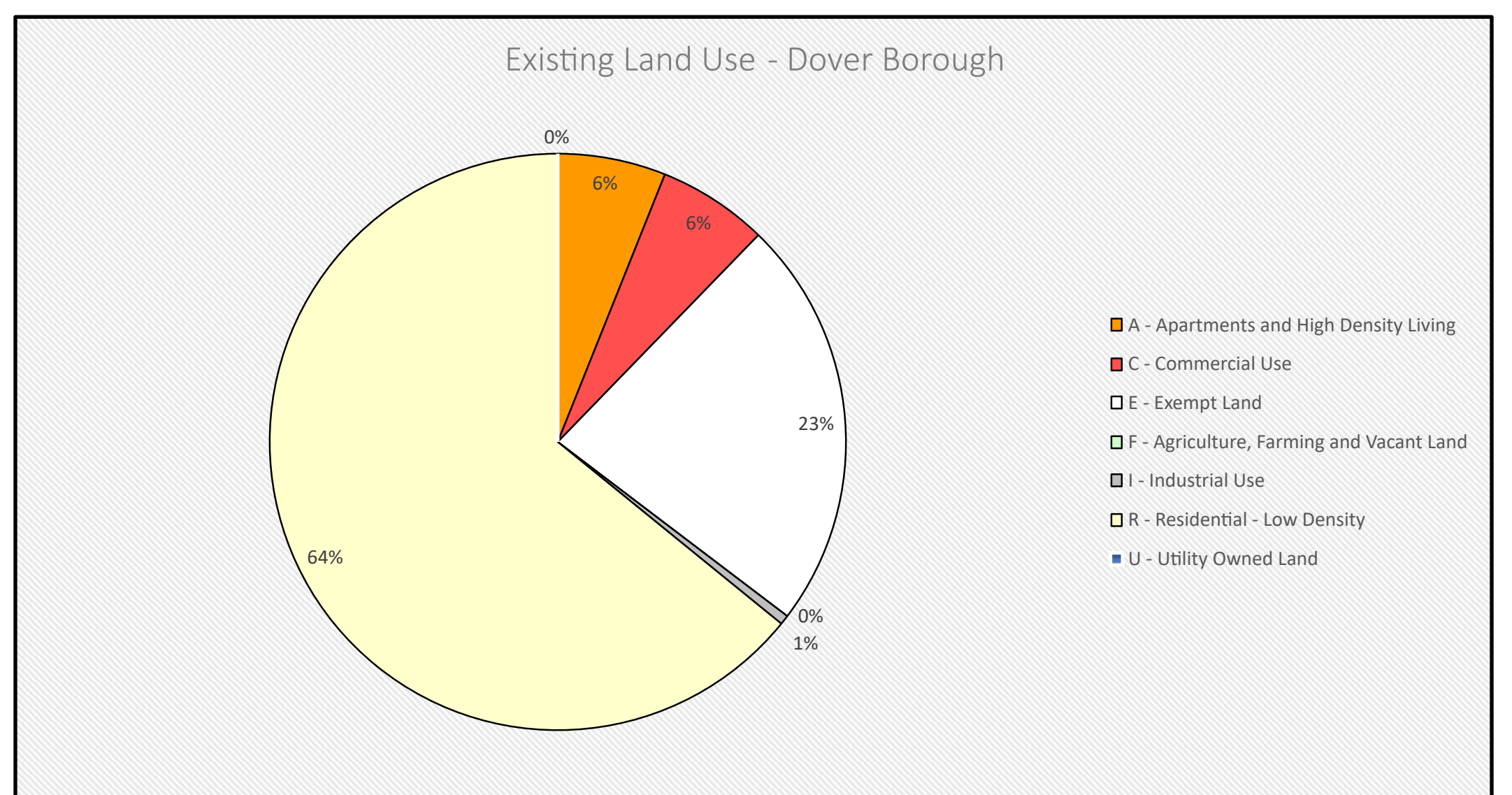
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Nathan W. Stone
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Phone: 717-292-3634
Fax: 717-292-1136
nstone@dovertownship.org



Comment Box

- Significant percentage of exempt land
- 70% of acreage is tied to residential uses (6% high density)
- Low amount of Commercial/Industrial uses, which causes the community to travel outside the Borough for work, daily needs and entertainment



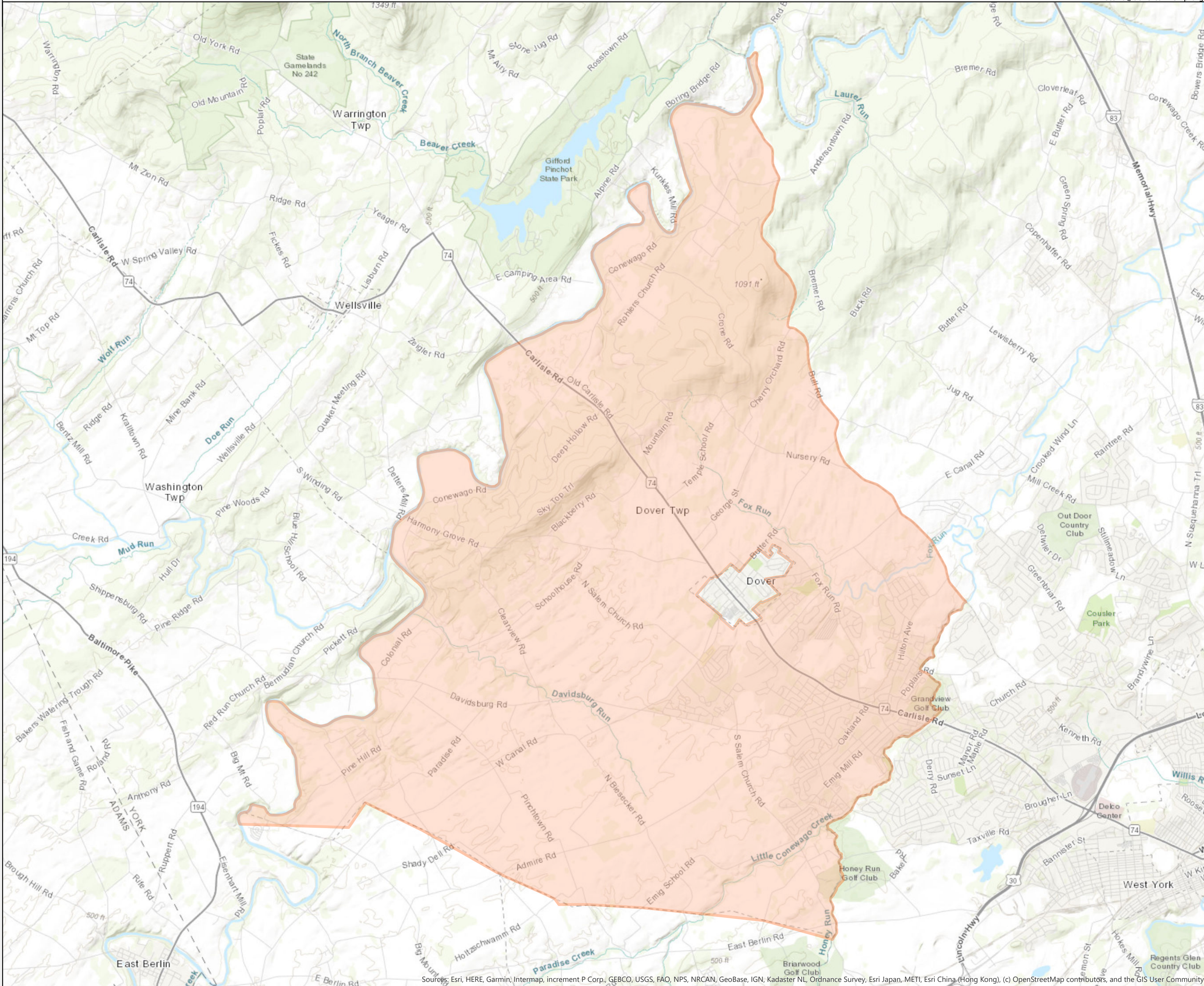


GIS Map Legend

Municipal Boundary

- Dover Borough
- Dover Township

Joint Comprehensive Plan Infographics for Dover Township



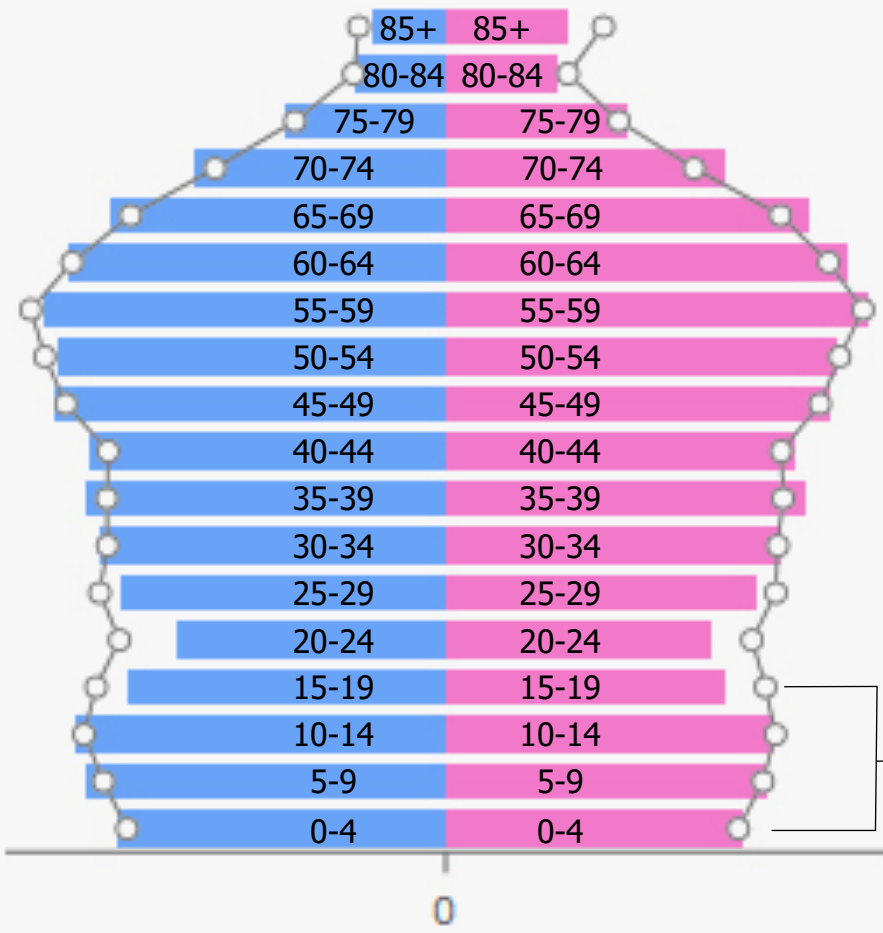
Comment Box

- Just over 20% of Township Household Income earns above \$100k

DOVER TOWNSHIP POPULATION



Age Pyramid ▾ Dover Township



The largest group:
2018 Females Age 55-59

The smallest group:
2018 Males Age 85+

21% Teenage and Children

Dots show comparison to
York County

Households By Income ▾ Dover Township

The largest group: \$50,000 - \$74,999 (24.2%)
The smallest group: \$200,000+ (2.7%)

Indicator ▲	Value	Difference	
<\$15,000	6.9%	-0.4%	
\$15,000 - \$24,999	7.3%	-0.8%	
\$25,000 - \$34,999	8.6%	-0.2%	
\$35,000 - \$49,999	15.5%	+2.7%	
\$50,000 - \$74,999	24.2%	+3.3%	
\$75,000 - \$99,999	13.8%	-0.8%	
\$100,000 - \$149,999	16.6%	-0.4%	
\$150,000 - \$199,999	4.3%	-1.8%	
\$200,000+	2.7%	-1.7%	

Bars show deviation from
York County

Race and Ethnicity ▾ Dover Township

The largest group: White Alone (90.94)
The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Difference	
White Alone	90.94	+4.78	
Black Alone	4.03	-2.20	
American Indian/Alaska Native Alone	0.39	+0.14	
Asian Alone	0.87	-0.59	
Pacific Islander Alone	0.04	0	
Other Race	1.61	-1.68	
Two or More Races	2.13	-0.45	
Hispanic Origin (Any Race)	5.06	-2.81	

Bars show deviation from
York County

Average Household Size ▾ Dover Township

for this area
2.53 which is less than the average for United States

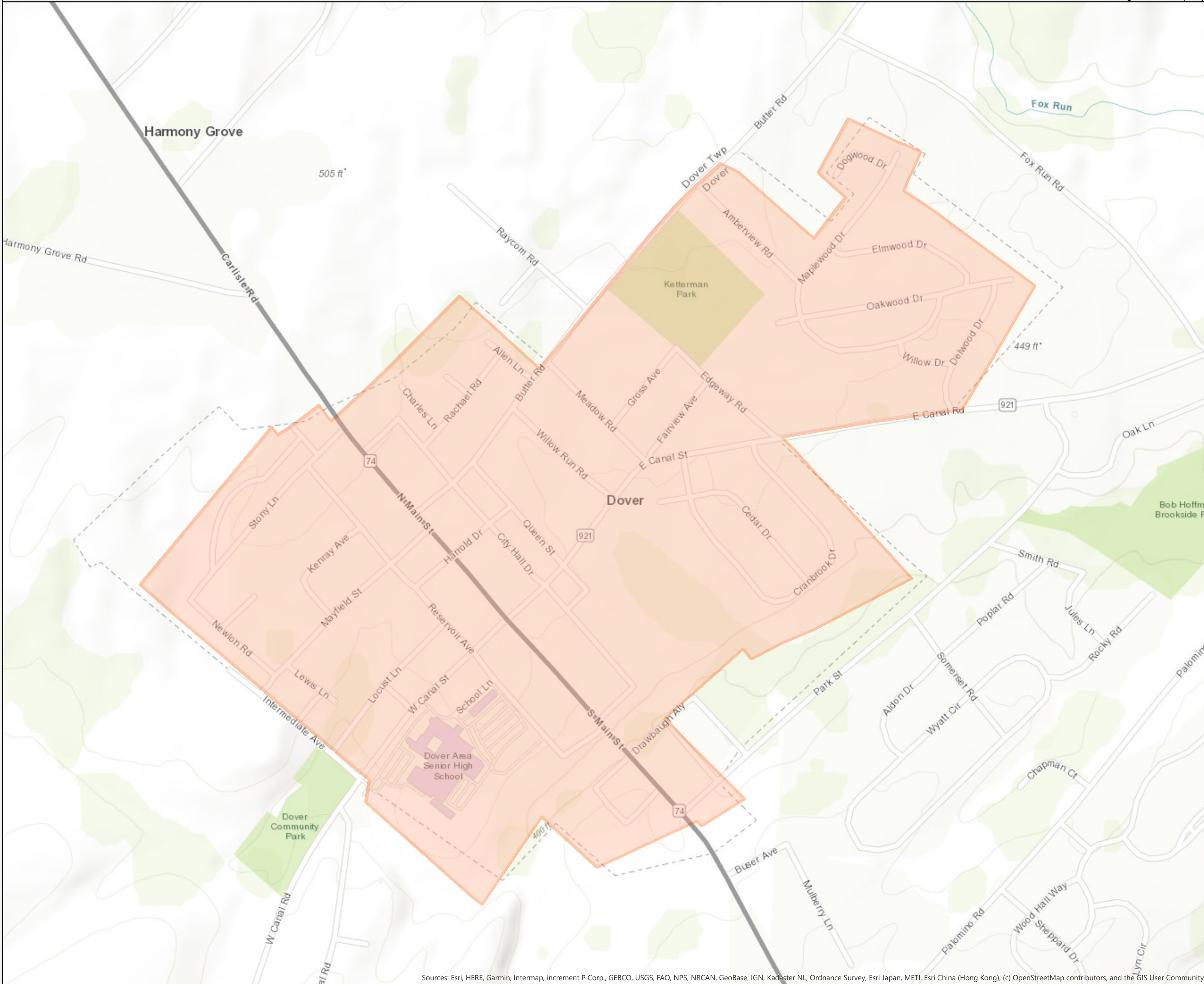
Area	Value ▾	0.00	4.00
United States	2.59		
York County	2.56		
This area	2.53		
Pennsylvania	2.46		



GIS Map Legend

Municipal Boundary
Dover Borough

Joint Comprehensive Plan Infographics for Dover Borough

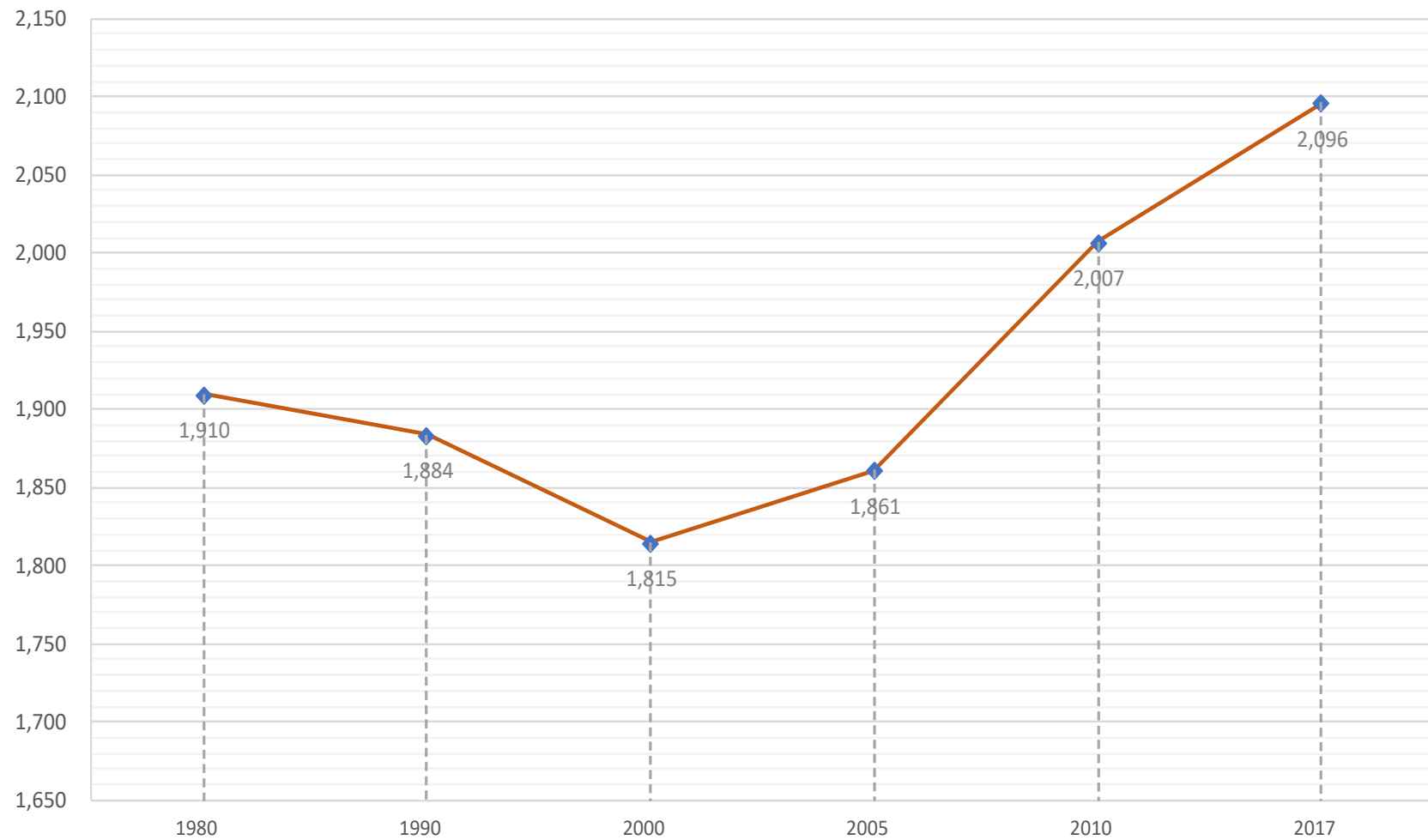


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

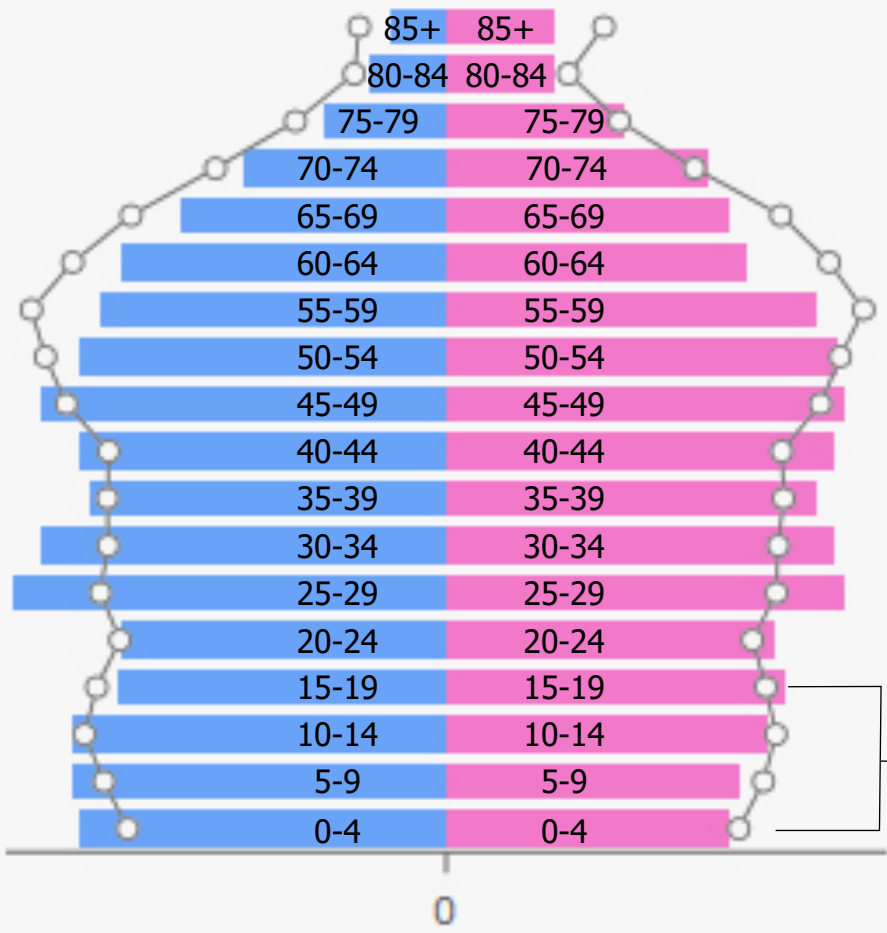
Comment Box

- Just over 15% of Borough Household Income earns above \$100k
- 27% of Borough population is comprised of teenage and children

DOVER BOROUGH POPULATION



Age Pyramid ▼ Dover Borough



The largest group:
2018 Males Age 25-29

The smallest group:
2018 Males Age 85+

27% Teenage and Children

Dots show comparison to
York County

Households By Income ▼ Dover Borough

The largest group: \$50,000 - \$74,999 (23.2%)
The smallest group: \$200,000+ (0.4%)

Indicator ▲	Value	Difference	
<\$15,000	9.8%	+2.5%	
\$15,000 - \$24,999	8.5%	+0.4%	
\$25,000 - \$34,999	9.4%	+0.6%	
\$35,000 - \$49,999	15.6%	+2.8%	
\$50,000 - \$74,999	23.2%	+2.3%	
\$75,000 - \$99,999	16.4%	+1.8%	
\$100,000 - \$149,999	13.9%	-3.1%	
\$150,000 - \$199,999	2.9%	-3.2%	
\$200,000+	0.4%	-4.0%	

Bars show deviation from
York County

Race and Ethnicity ▼ Dover Borough

The largest group: White Alone (92.94)
The smallest group: Pacific Islander Alone (0.00)

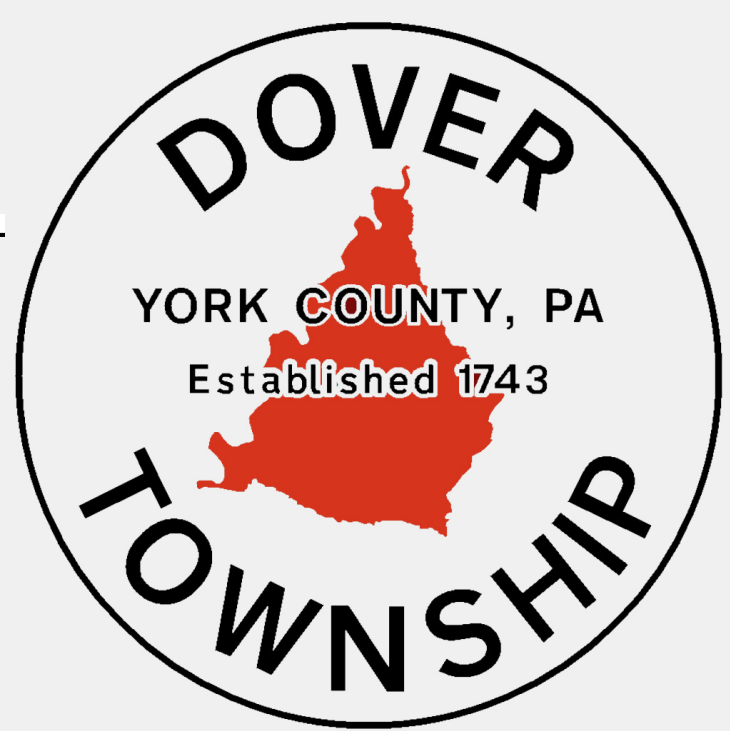
Indicator ▲	Value	Difference	
White Alone	92.94	+6.78	
Black Alone	2.32	-3.91	
American Indian/Alaska Native Alone	0.35	+0.10	
Asian Alone	0.54	-0.92	
Pacific Islander Alone	0.00	-0.04	
Other Race	1.38	-1.91	
Two or More Races	2.47	-0.11	
Hispanic Origin (Any Race)	4.05	-3.82	

Bars show deviation from
York County

Average Household Size ▼ Dover Borough

for this area
2.49 which is less than the average for United States

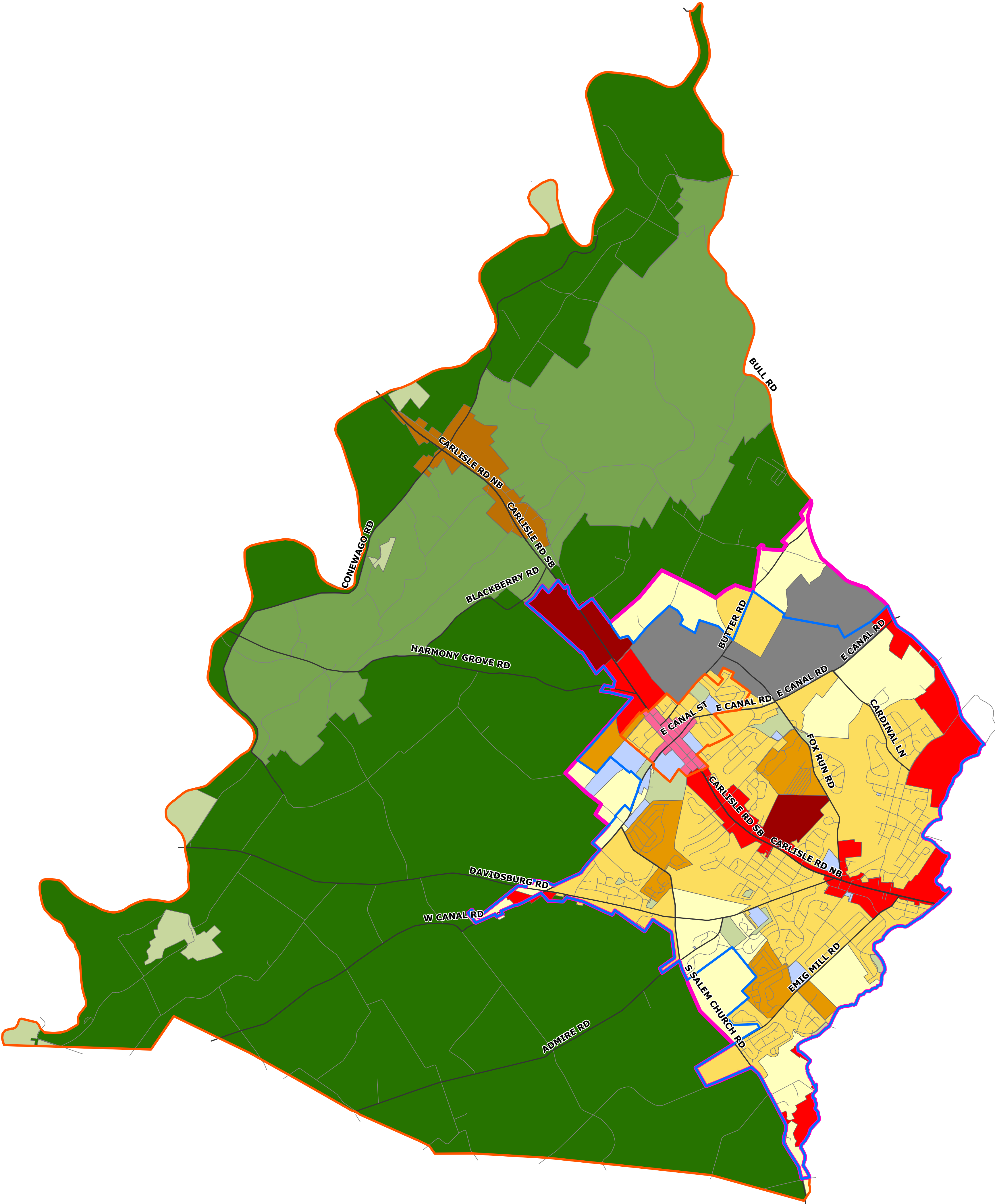
Area	Value ▼	0.00	4.00
United States	2.59		
York County	2.56		
This area	2.49		
Pennsylvania	2.46		



Joint Comprehensive Plan
2030 Future Land Use Map

GIS Map Legend

- Designated Growth Area 2008
- Future Growth Area 2008
- Municipal Boundary
- Collector Roads
- Other Roads
- Future Land Use
- Zoning Label
- Rural Village
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business / Commercial
- Commercial
- Mixed Commercial / Residential
- Industrial / Business Park
- Parks / Open Space / Recreation
- Conservation
- Agriculture
- Institutional / Government



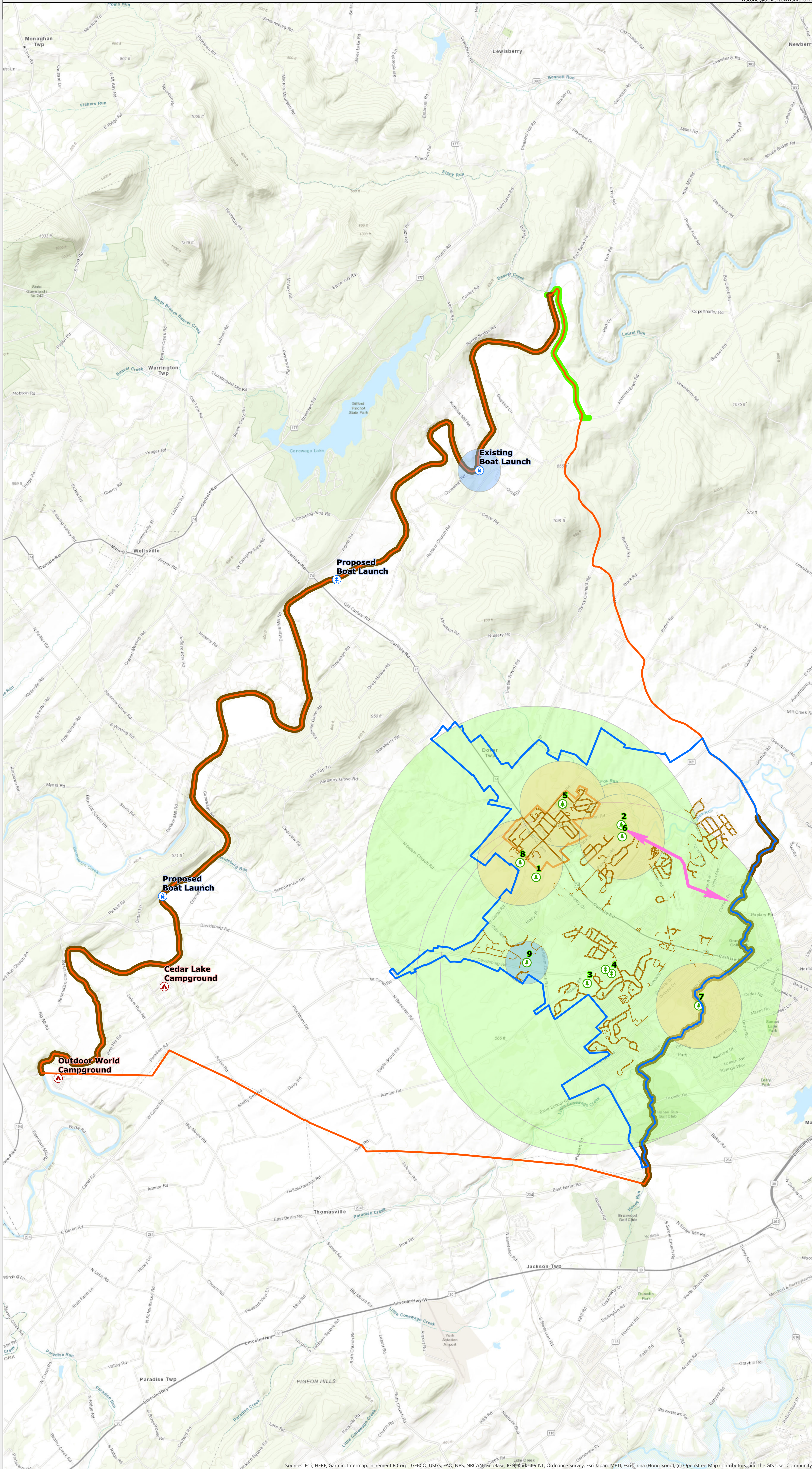


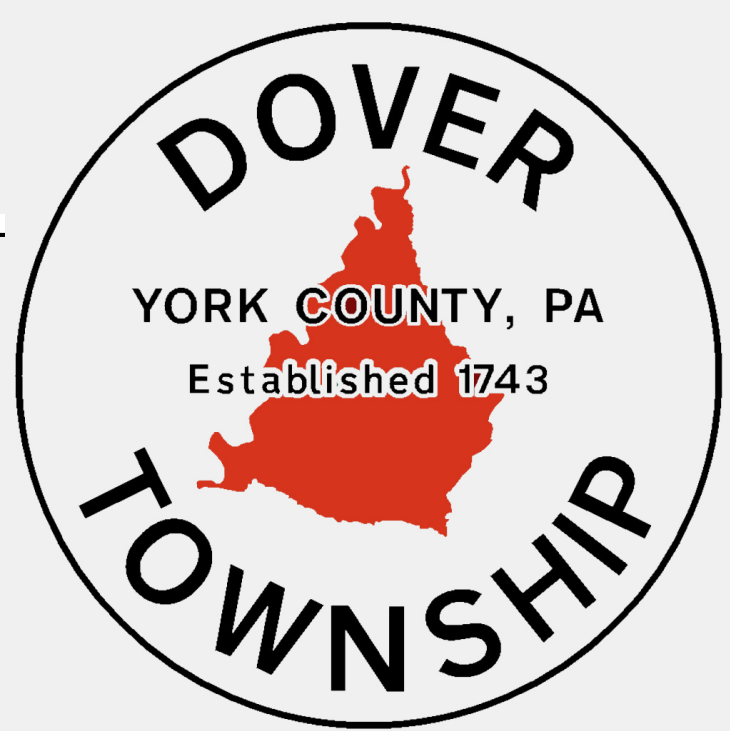
Joint Comprehensive Plan
Parks and Recreation Map

GIS Map Legend

- Proposed Trailways
- Proposed Trolley Trail
- Mason Dixon Trail
- Designated Growth Area 2008
- Type of Public Facility
- Park and/or Rental Facility
- Boat Launch
- Campground
- Sidewalks
- Mini-Park
- Neighborhood Park
- Community Park
- Municipal Boundary

- 1 - Eagle View Park (49 acres)
2 - Brookside Park (21 acres)
3 - Dover Run Rec Land (20 acres)
4 - Lehr Park (18 acres)
5 - Ketterman Park (12 acres)
6 - YMCA (9 acres)
7 - Mayfield Park (8 acres)
8 - Community Park (8 acres)
9 - Edgewood Park (3 acres)

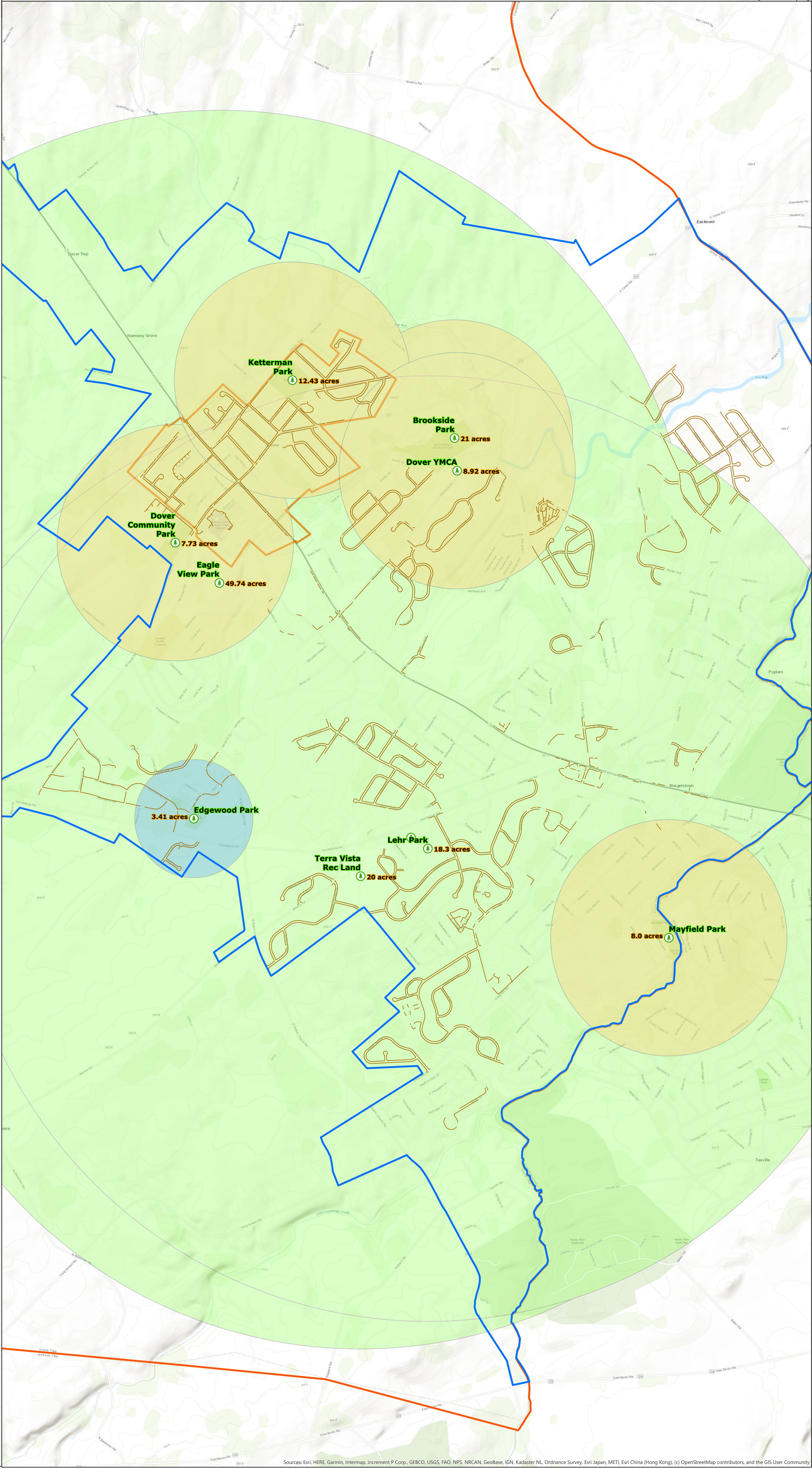


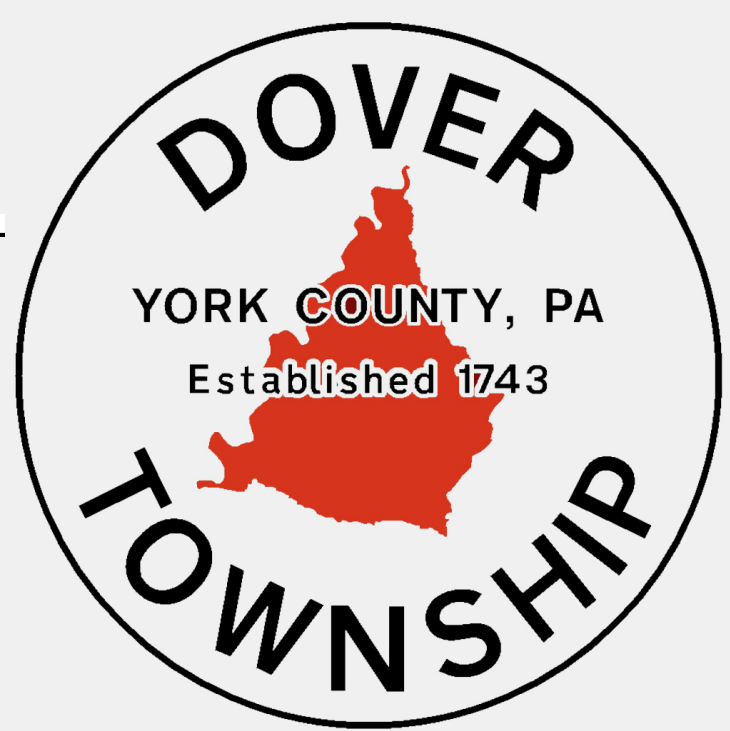


Joint Comprehensive Plan Parks and Recreation Map

GIS Map Legend

- Designated Growth Area 2008
- Public Facilities
- Type of Public Facility
- Park and/or Rental Facility
- Boat Launch
- Campground
- Sidewalks
- BASE
- Dover Township Boundary
- Mini-Park
- Neighborhood Park
- Community Park
- Mason Dixon Trail





GIS Map Legend

- Public Facilities
- Type of Public Facility
- Church
 - Fire, Ambulance, EMS
 - Library
 - Park and/or Rental Facility
 - Police
 - Post Office
 - School
 - Other Public Facility
- BASE
- Dover Township Boundary
 - Sidewalks
 - Designated Growth Area 2008

Joint Comprehensive Plan Public Facilities Map

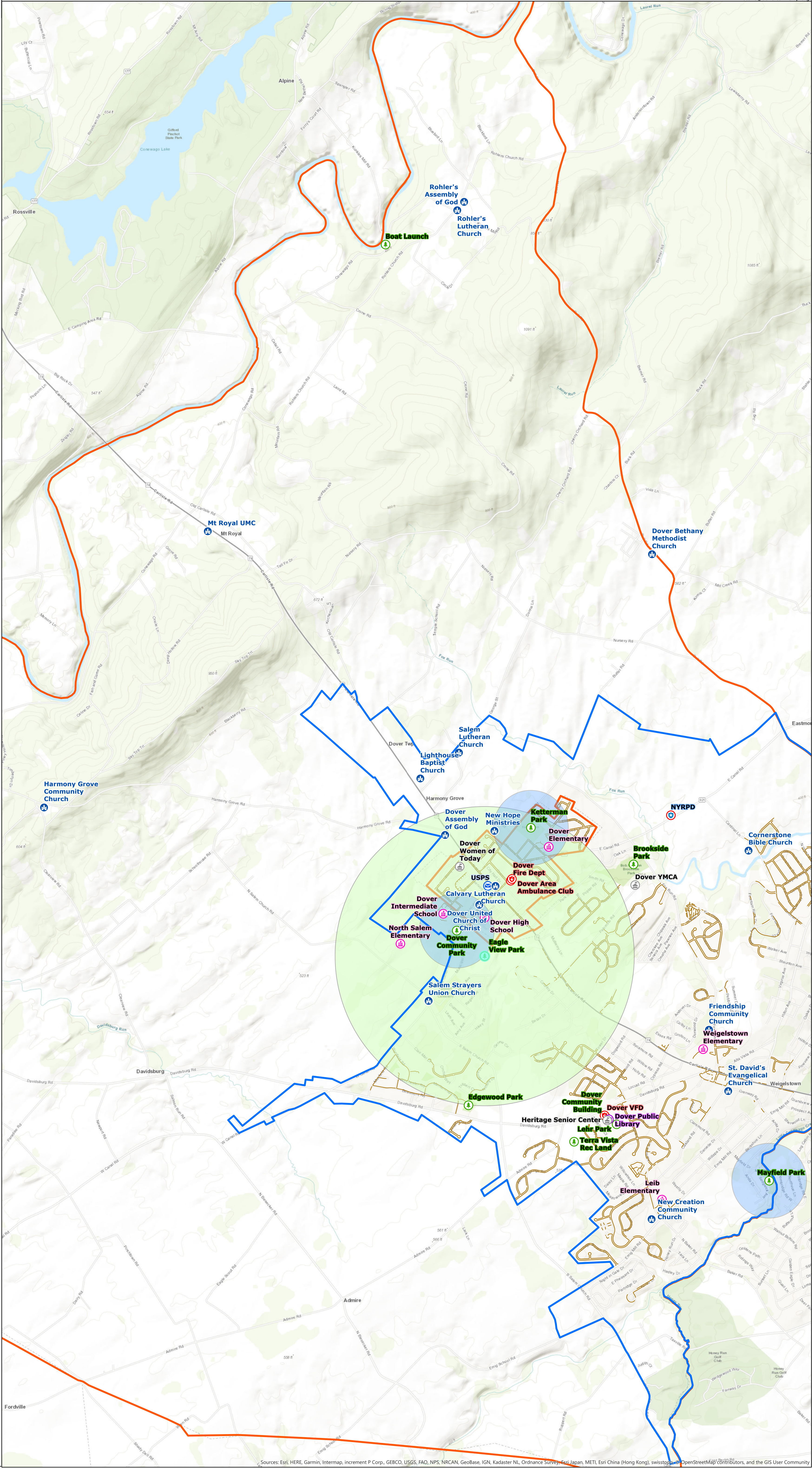
Created For: Tim Staub

Creation Date: 2/8/2019

File Save Location: Desktop\Joint Comp Plan\Maps\Public Facilities Map.pdf

0.000.15 0.3 0.45 0.6 Miles

Nathan W. Stone
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Joint Comprehensive Plan Roadway Classification Map

GIS Map Legend

- +

Proposed Intersection Improvements
- ★

Proposed Traffic Signal Improvements
- Bridges**
- Good Condition - Not Restricted
- Fair Condition - Not Restricted
- Poor Condition - Not Restricted
- Poor Condition - Weight Restricted
- Proposed Improvements
- Roadway Classification**
- CLASSIFICATION**
- Arterial Regional
- Arterial Community
- Collector Community
- Collector Neighborhood
- Local
- Dover Twp Boundary

Completed Projects from Previous Plan

- Davidsburg Rd / Jodi & Tower

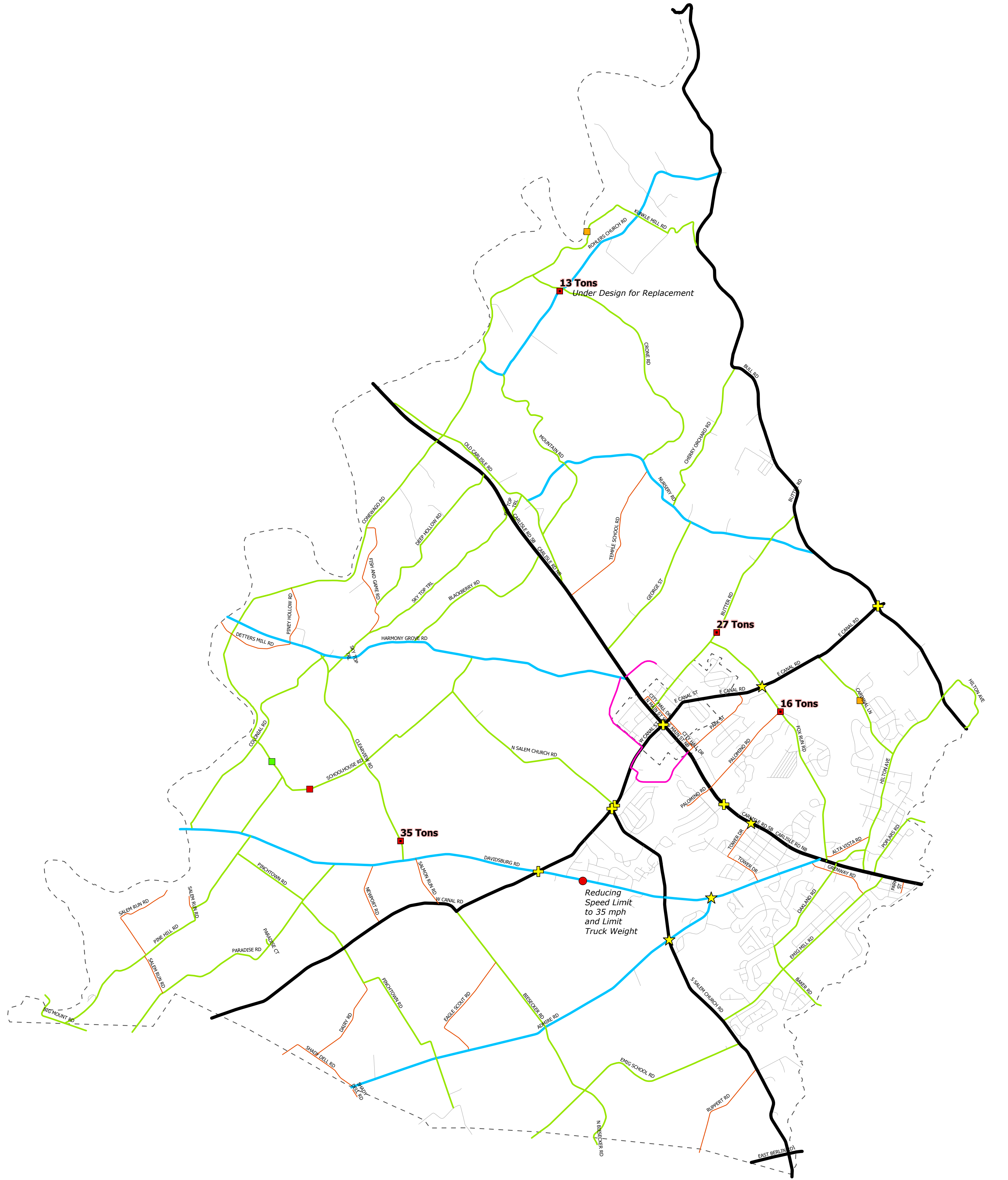
WB Left-Turn Lane
- Davidsburg Rd / Admire Rd

EB Left-Turn Lane
- Carlisle Rd / Davidsburg Rd

Recent Improvements Complete
- Carlisle Rd / Donwood Dr

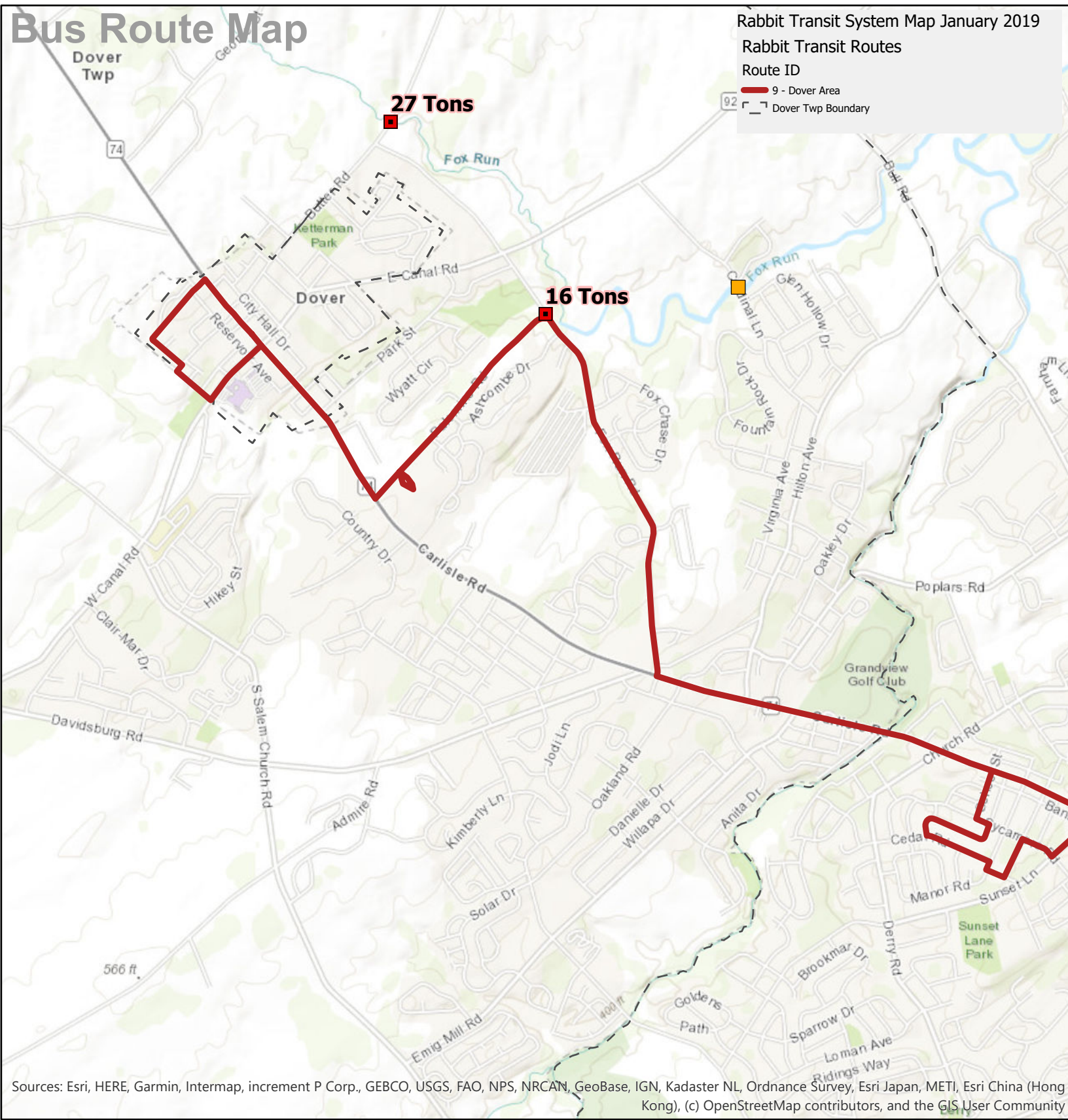
Light at Palomino Ext Addressed This
- Salem Church Rd

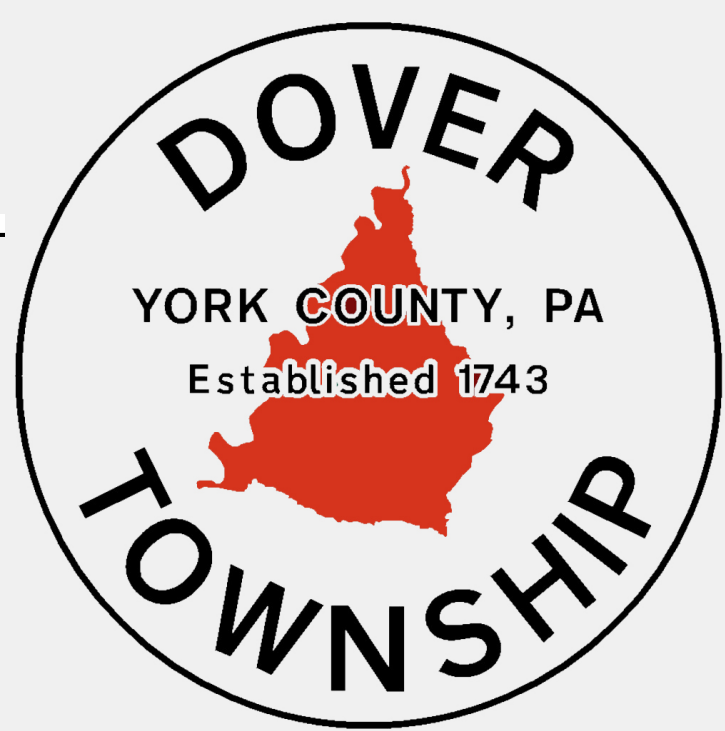
Storm Drainage



- ### Comment Box

 - Predominant curvilinear local roadway system, which places more stress on arterial and collector roadways
 - Nearly 50 miles of State roadway in Dover Region
 - 97% of the Region's workers travel to work est. 10,821 (2000 Census)
 - 1 fixed bus route to the Dover Region
 - 66% of bridges are in poor condition in Dover Region



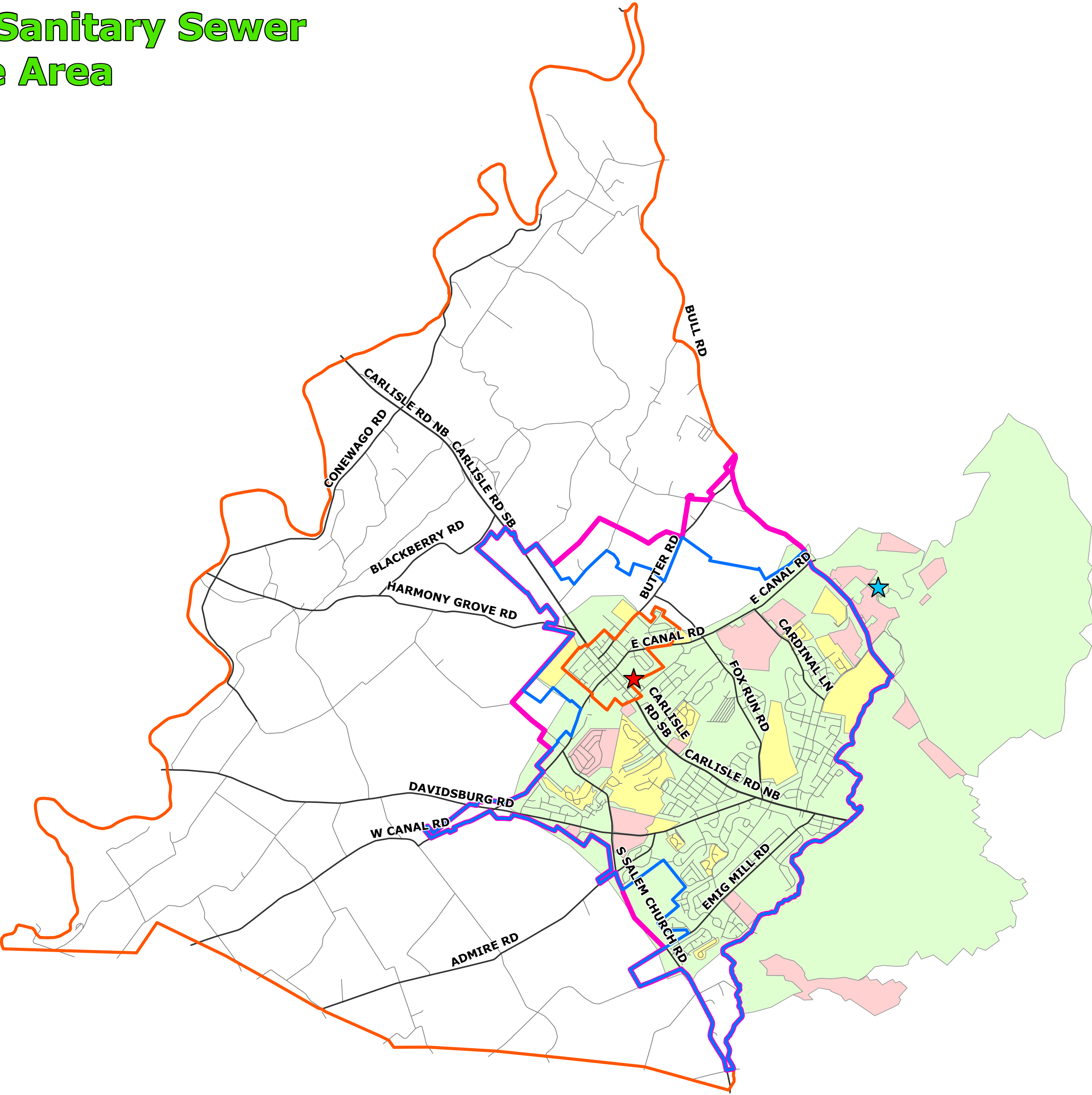


Joint Comprehensive Plan
Sewer and Water Service Areas

Public Sanitary Sewer
Service Area

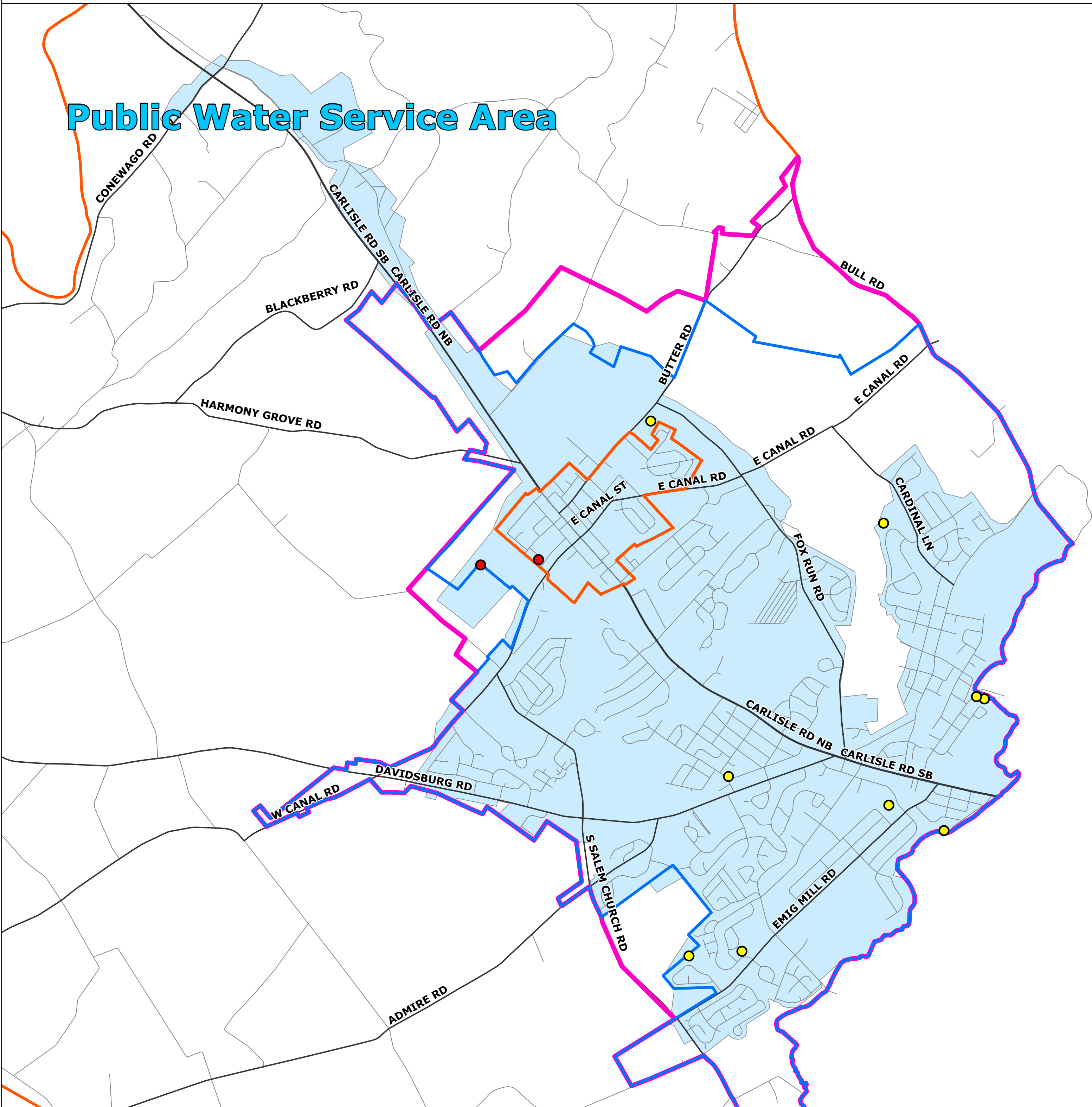
GIS Map Legend

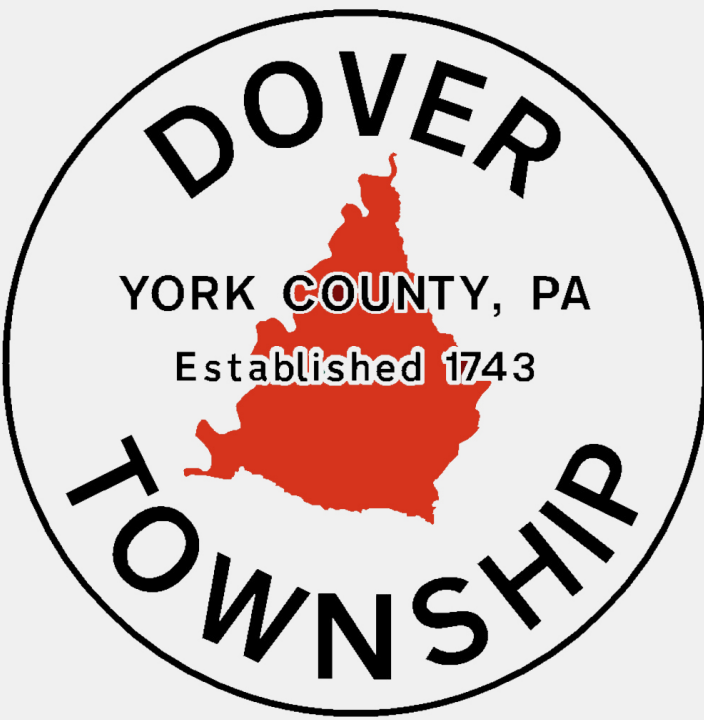
- Designated Growth Area 2008
- Future Growth Area 2008
- Municipal Boundary
- Collector Roads
- Other Roads
- Public Sewer Service Areas
- Service Areas
- Current
- Planned
- Future
- Dover Borough WWTP
- Dover Township WWTP



Public Water Service Area

- Borough Well Locations
- Township Well Locations
- Designated Growth Area 2008
- Future Growth Area 2008
- Municipal Boundary
- Collector Roads
- Other Roads
- Public Water Service Area





GIS Map Legend

- Sidewalks
- Dover Township Boundary
- Park
- School
- 6 Month Sidewalk Note

Dover Township Sidewalks

Created For: Tim Staub
Creation Date: 9/13/2019
File Save Location: Desktop\Joint Comp Plan\Maps\Sidewalks.pdf

05001,0002,0003,0004,000

Feet

N

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E

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Nathan W. Stone

GIS Specialist

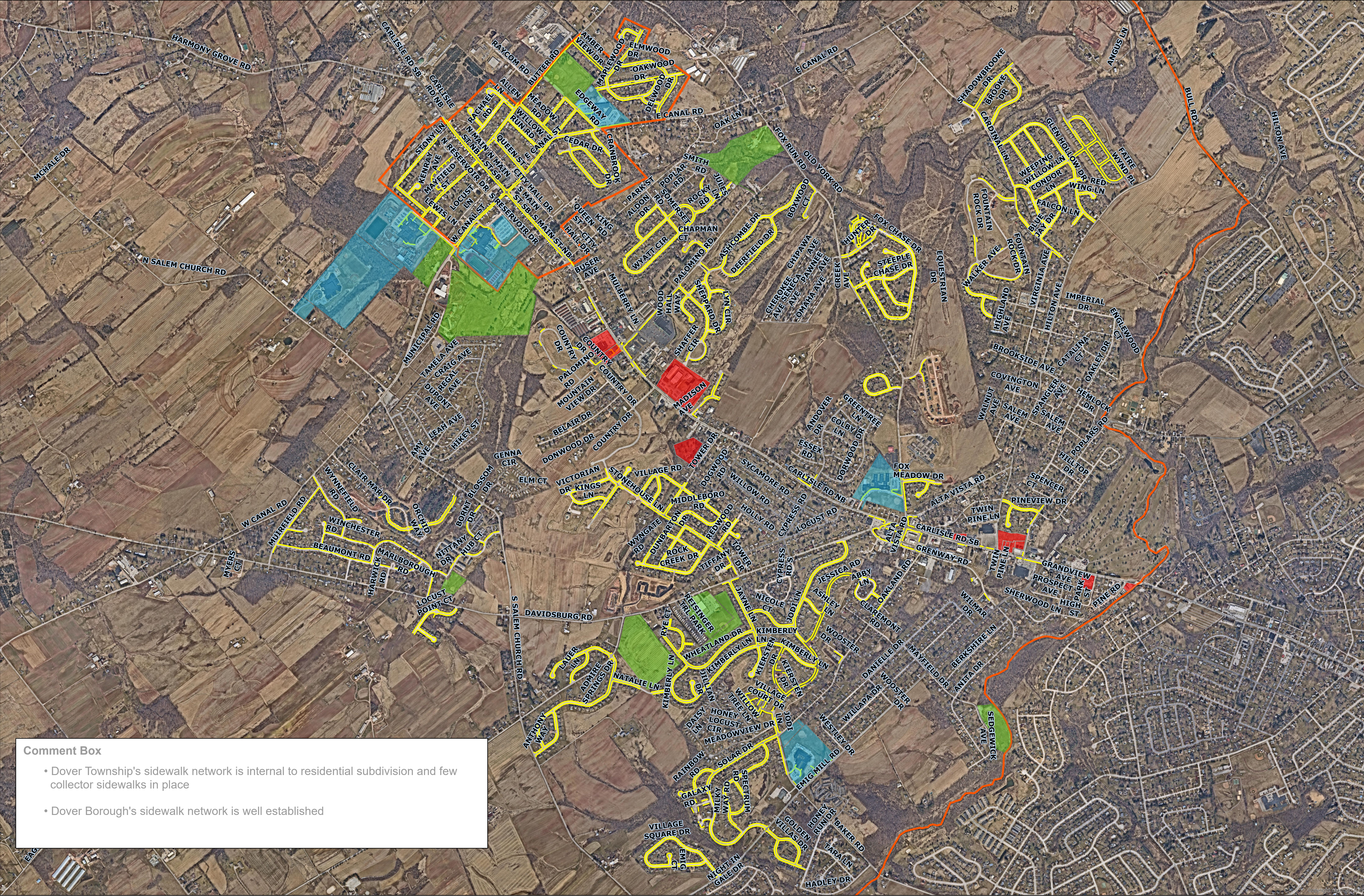
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Comment Box

- Dover Township's sidewalk network is internal to residential subdivision and few collector sidewalks in place
- Dover Borough's sidewalk network is well established