

**BOROUGH OF GETTYSBURG**  
**59 EAST HIGH STREET, GETTYSBURG, PA 17325**  
**COUNCIL WORK SESSION MINUTES**  
**OCTOBER 22, 2018**

President Susan Naugle called the meeting to order at 7:20 PM with the following Councilors present: Vice President Jacob Schindel, Mr. Charles Strauss, Mr. Wesley Heyser, Mr. Christopher Berger, Ms. Patricia Lawson and Mr. John Lawver. Staff present included: Borough Manager Charles Gable; Borough Secretary Sara Stull; Borough Solicitor Harold Eastman; Finance Director Nickie James; Planning Management Assistant Karen Mesher; Interim Public Works Director Robert Harbaugh; and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Annie Frazee, VP Main Street Gettysburg; Chris Glatfelter, Executive Director, Adams County Arts Council; Robin Fitzpatrick, President, Adams Economic Alliance; Carly Marshall, Comprehensive Planner, Adams County Office of Planning and Development; Jennifer Eckerson, PA Interfaith Community Programs; Terri Hamrick, President and Chief Executive Officer, Survivors Inc.; Raymond Gouker, Chief Executive Officer, Community Media; Mike Helsel, Senior Account Executive, Enterprise Fleet Management; George Mauser, Vice Chairman, Straban Township Planning Commission; David Clapsaddle, Straban Township Code Enforcement and Zoning Officer; Sarah Kipp, Chair, Planning Commission, 126 Baltimore Street; Gary Shaffer, Shaffer Design Associates and HARB Chairman, 26 North 4<sup>th</sup> Street; Sue Cipperly, 314 North Stratton Street; Dominic Picarelli, Planning Commission Member, 273 West Street; Nathan Hockley, 132 Buford Avenue; Kurt and Nancy Kramer, 12 Wade Avenue; Representing the press was Jim Hale with the *Gettysburg Times*.

President Susan Naugle announced a public hearing is scheduled for November 5<sup>th</sup> at 6:30 PM to hear comments on the proposed updates to the Borough's Subdivision and Land Development Ordinance (SALDO).

President Susan Naugle announced a public budget workshop meeting is scheduled for November 5<sup>th</sup> at 7:00 PM.

President Susan Naugle announced the Annual Gettysburg Halloween Parade is tomorrow, Tuesday, October 23<sup>rd</sup> at 7:15 PM.

Councilman Charles Strauss announced that an informal town hall meeting is scheduled for Thursday, October 25, 2018 at 7:00 PM. It will be held at the Gettysburg Area Recreation Authority, 545 Long Lane.

President Susan Naugle announced an executive session of the Borough Council was conducted immediately following the adjournment of the October 9, 2018 general monthly business meeting of the Borough Council pursuant to section 708(a)(1) of the Sunshine Act.

President Susan Naugle announced an executive session of the Borough Council will be held immediately following this work session consistent with section 708(a)(1) and section 708(a)(4) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment and appointment, the terms and conditions of employment and the hiring of a prospective public official or employee of the Borough; and (2) to consult with its professional and administrative advisors regarding information and strategy in connection with issues on which identifiable claims or complaints are expected to be filed.



## Public Comments

**Dominic Picarelli, Planning Commission Member, 273 West Street**, said that he opposed to the Planning Commission changes from the recommendation that the Commission split on in April to pass 3-2. It was for a maximum building height of 96 feet, including 12 feet for mechanicals. Mr. Picarelli said that it is not in the best interest of the Borough, and noted that lowering the proposed maximum height is not in keeping with the desire for “Borough-centric” development. He also suggested keeping the transit center at its current location as stated in the ordinance, but with the option to move.

## New Business

### 2019 Budget Workshop

#### Special Presentations – Not-for-Profit Appropriation Requests

**Manager Gable** reported that due to a conflict, no one was available to speak for the Gettysburg Garden Club; but said that they had expressed an interest. He reported that in recent years the club has reimbursed the Borough for the cost of watering the downtown flowers. Manager Gable said that there is a possibility that the Borough may absorb some of the cost by adding flower watering to Borough work duties. He said that the budget draft include adding \$500 to purchase plants to replace some of the weeds in the downtown planters on Lincoln Square.

Council consensus was against giving funds to the Garden Club. Councilwoman Lawson reiterated again as well as other members that watering costs should be covered by Destination Gettysburg, which receives the bulk of the countywide hotel room taxes to promote local tourism.

**Manager Gable** reported that the draft budget includes \$1,000, as in the past, for the Adams County Society for Prevention of Cruelty to Animals; but noted the group requested no specific amount.

Council members agreed that since they no longer provided pickup of stray animals in the Borough, that they should not receive the proposed allocation.

**Terri Hamrick, President and Chief Executive Officer, Survivors Inc.** said that they provide emergency shelter and other resources for victims of domestic violence, sexual assault and human trafficking. She said that services to the Borough residents account for 19 percent of expenditures that are not covered by state and federal funding. Ms. Hamrick said that Survivors requested \$15,000 from the Borough for 2019.

Council consensus was against funding Survivors. Councilman Strauss said that municipalities are not structured to fund human services. Councilman Heyser said again that Survivors has been shorted at the state and federal levels, and members agreed that these human service issues should be addressed at the county level. Councilwoman Lawson commended Survivors for doing a “fantastic job” in the community.

**Jennifer Eckerson, PA Interfaith Community Programs** said that they requested \$5,000 to be used for the Elm Street Program, known as Old Getty Place. The funding was used for neighborhood events, and noted that the funding is not used towards salaries.

**Chris Glatfelter, Executive Director, Adams County Arts Council** said that they requested \$2,000 to support the Star Grant Program; which assists programs such as the Brass Band Festival, Heritage



Festival, Chamber Orchestra, sponsoring community concerts and art classes. She noted that the Arts Council began twenty-five years ago and has served many citizens throughout the years.

**Annie Frazee, VP Main Street Gettysburg** said that they had a very successful and very busy year. She mentioned a few of the highlights for 2018: The Baltimore Street project continues to move forward; continue to administer the Steinwehr Avenue Business Improvement District; A Gettysburg Christmas Festival for December 1 was planned; Support among the community for Main Street is solid; and their relationship with the Borough Staff and Council is very strong. Ms. Frazee noted that for the remainder of 2018, in addition to their regular workload, they will be participating in the ACCF Giving Spree, facilitating the installation of over 180 engraved bricks in Lincoln Square, planning the Steinwehr BID's annual meeting, executing AGCF and hosting a thank you event for our From the Ground Up volunteers. Ms. Frazee said that Main Street Gettysburg requested \$35,000 for 2019.

**Raymond Gouker, Chief Executive Officer, Community Media of South Central Pennsylvania** asked Council to seek more funding as they renegotiate its franchise agreement with Comcast Cable, which is due to expire in 2020. Manager Gable said that the proposed draft budget increases funding from \$2,400 to \$4,800 to enable Community Media to record the Council's monthly workshop meetings, noting that they currently record the monthly business meetings. Manager Gable said that he plans to negotiate a nominal fee to be collected by Comcast and pass it on to Community Media.

**Mike Helsel, Senior Account Executive, Enterprise Fleet Management** explained the program they provide for fleet services. He said that it combines the cost of operating and buying replacements when needed for the Borough's 21 vehicles from the police, parking and public works departments. Mr. Helsel said that costs could be reduced from a yearly average of approximately \$182,000 to about \$151,000. He noted that the reduction would occur over a ten-year period.

#### **CSX Boring Under Tracks – Noise Ordinance Waiver**

**Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.,** reported that CSX will be boring under the railroad tracks at North Stratton Street to allow pipes to pass through as part of the continuing utility work along Stratton Street. He said that the amount of noise will depend on how much rock the boring device encounters. Mr. Clabaugh said that CSX requires that once the job begins, work must continue until it is complete in order to minimize the effects on the railroad tracks. He said that the work will begin on Monday, October 29, and may continue into the night for approximately two nights. Mr. Clabaugh noted that the noise ordinance contains a waiver for such work, so there is no action needed by Borough Council.

Council suggested that staff provide door hangers to neighboring properties to inform them of this work and possible loud noise in the area.

#### **Broadway Islands**

**Manager Gable** reported that some Broadway residents have asked the Borough to keep the Broadway Islands. He said that due to the upcoming work planned for paving and utilities work, an opportunity of gaining federal stormwater regulation compliance credits by reducing paved areas, and a likely lack of Borough funding for maintenance of the islands, has recommended a meeting to discuss and hear comments from the residents.

Council consensus instructed the Borough Manager to schedule a public meeting with property owners to discuss the outcome of the islands.



## Old Business

### Comprehensive Plan – Planning Commission Recommendations

**Council President Naugle** said that the Planning Commission submitted their official recommendations to Borough Council and that the consensus was to approve it. The Central Adams Joint Regional Comprehensive Plan includes the Borough of Gettysburg, Cumberland and Straban Townships. Council objects to the current draft's openness to development in township areas that lack infrastructure, including the potential use of property tax incentives for developers.

George Mauser, Vice Chairman Straban Township Planning Commission and David Clapsaddle, Straban Township Code Enforcement and Zoning Officer, said that the draft is realistic about the likelihood of possible development in the areas of Hunterstown and Greenmount, where the former Boyds Bears Facility was located. Mr. Clapsaddle said that there needs to be some flexibility to react to the changing conditions. Mr. Mauser said that the intentions are good on all sides, but that it's difficult to work out a consensus between all entities.

Councilman Heyser expressed his concern about the plan using tax breaks to give incentives for development in areas that lack infrastructure and the closeness to emergency services. He pointed out that Straban has a history of not levying sufficient property taxes to provide services needed such as police coverage; which leads to Gettysburg and Cumberland police responding to incidents. He noted that Straban Township doesn't reimburse for these services provided by the police departments.

Sarah Kipp, Planning Commission Chair, expressed concern that the plan's proposed use of Clean and Green property tax credits in Straban would then shift the burden onto the Borough's tax payers. It would also encourage housing development along the Mummasburg Road, and may not protect the appearance of the agricultural view.

Carly Marshall, Comprehensive Planner, Adams County Office of Planning and Development, presented Council with the CAJCP Planning Commission Comments (see attached).

### PBS 2017-2 Rezoning – ROR District

Council President Naugle reported that Council received the County review from the Adams County Office of Planning and Development regarding the zoning ordinance amendment (see attached).

Council President Naugle said that the next step for Council is to vote to authorize the advertising of the ordinance at the November 13<sup>th</sup> Council business meeting.

## Public Comment

**Sarah Kipp, Chair Planning Commission, 126 Baltimore Street** said that she is glad that Council will plan to conduct a public meeting with residents to discuss the Broadway Islands.

**Nathan Hockley**, 132 Buford Avenue addressed Council regarding deplorable housing conditions in Gettysburg. He said that a recent needs assessment showed a lack of affordable housing in Adams County, and that he and Harry Hartman, *Gettysburg Times* Publisher both decided to see how people in the area lived. Mr. Hockley said that they learned about an apartment, where a mother and her children lived, with exposed wiring, inadequate heat, mold, and many other problems. They reported this issue to the

Borough to investigate the situation. Mr. Hockley pointed out that many tenants don't speak up, because they are in fear of possible retaliation from landlords.

Council President Naugle thanked Mr. Hockley stating that reporting this to the Borough is the right thing to do, and it will be followed up. Manager Gable reported that beginning in May Council increased the code enforcement officer's hours from 24 to 40 per week.

Council President Naugle dismissed the meeting to an executive session at 10:25 PM. The meeting was dismissed at 11:00 PM.

Respectfully submitted,



Sara L. Stull  
Borough Secretary



# CAJCP Planning Commission Comments

## Gettysburg Borough Planning Commission

### Future Land Use

**DC7.4** Gettysburg Borough should explore various ordinance options which are designed to promote new and re-development in the Downtown Core. Such options could include an increase in maximum building height limits and innovative strategies for parking.

#### PC Recommendation:

- Change "increase in maximum building height" to *"increased density"*
- Add the following text in Economic Development Recommendations:  
*"Gettysburg should perform a study distinguishing areas appropriate for redevelopment, infill development, adaptive reuse, and preservation. Financial incentives should be focused to promote each within the respective areas identified in the study"*

### **NMU14.4 York Street/North Sixth Street/East Middle Street**

#### PC Recommendation:

- Change North Sixth Street to *Sixth Street*

### **Neighborhood Mixed Use: Borough Corridors:**

#### Public Comment:

- Apply the following text to all gateway corridors:  
*"Target corridor for streetscape enhancements to improve visual character on entry into nationally significant Gettysburg and improve continuity between downtown corridors."*

### **Mixed Use: North Fourth Street**

#### PC Recommendation:

- Add recommendations for transitioning between zones/neighborhoods.
- Discourage free-standing residential use. Should be mixed-use buildings/development or higher density residential uses such as single-family attached dwellings.

### **FLU Map**

#### PC Recommendation:

- Object to FLU changes in Cumberland Township area from RL to RR, especially along Mummasburg Road, which in plan is highlighted as Rural Scenic Corridor.

#### ACOPD Response:

Cumberland Township has considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

### **Build Out Analysis**

#### PC Recommendation:

- If Primary DGA can accommodate anticipated growth, Secondary DGA's should be either removed or prioritized as "second." Growth in the Region should be centered around Gettysburg.

#### ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.



## **Agriculture**

### **A3.3 Investigate the demand and feasibility for a Transfer of Development Rights (TDR) Program.**

#### PC Recommendation:

- Remove Secondary Growth Area from TDR recommendation.

#### ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

### **CR1.2: Consider providing tax credits to active members of volunteer fire companies and nonprofit emergency medical service agencies through a volunteer service credit program, as enabled by Act 172 Volunteer Fire Tax Credit Act.**

#### PC Recommendation:

- Amend to add: *Service criteria for tax credit should focus on fulfilling the need for emergency response, and include both minimum functional training requirements to ensure the volunteer functions as an interior firefighter, large apparatus driver or fire police officer or combination thereof, and minimum response criteria measured by quantity of responses per year.*

## **Housing**

### **H1.2 Accommodate at least 75% to 80% of new housing demand within Designated Growth Areas.**

"...The Primary DGA includes sufficient land area to easily accommodate the projected population and housing unit increase..."

#### PC Recommendation:

- Goal should state 'Accommodate at least 75% to 80% of new housing demand within Primary Designated Growth Areas.'

#### ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

### **Goal H3: Ensure that affordable housing opportunities are provided.**

#### PC Recommendation:

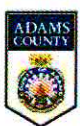
- Insert call-out box with the following text:  
*"Affordable Housing: Housing in which the occupants which earn the area's median household income spend no more than 30% of their income for gross housing costs including utilities. Median household income in Cumberland Township is \$69,485, Straban Township is \$60,083, and in Gettysburg is \$31,158."*

## **Housing**

### **H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of street, sidewalk, transit, and related mobility connections.**

#### Board of Supervisors Recommendation:

- Add "bicycle trails" after "transit".
- Between bullets for "Sidewalks" and "Transit", add the following:
  - Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.





## Transportation

### T1.1 Connect the Spokes.

#### Board of Supervisors Recommendation:

- Add map of potential connection points
- Add a fourth bullet under “Improvements and connections to Camp Letterman Drive”:
  - “Infrastructure for safe bicycling and pedestrian walking”

## Recreation

### R3.3

#### Board of Supervisors Recommendation:

- Add third bullet “*Support the Adams County Bicycle/Pedestrian Plan*”

## Economic Development

### ED1.1 Strengthen cooperation between regional Economic Development Organizations, realtors and municipal officials to attract, retain and expand business opportunities in the Region.

#### PC Recommendation:

- Update ACEDC to Adams Economic Alliance
- Add text recommending collaborating with the Adams Economic Alliance and Advantage Adams to establish target goals and identify available resources.

### ED2 Incentives for Development

#### PC Recommendation:

- Reference Funding Resources page on the County Planning website, and the Adams County Funding Resource Directory. Other tools municipalities can implement without outside funding sources include TIF, LERTA, and Business Improvement Districts.

### ED2.1 Reserve development related financial incentives (TIF, LERTA, etc.) for projects in Designated Growth Areas.

#### PC Recommendation:

- Primary DGA’s only

#### ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

### ED4.1 Direct economic development efforts into the following core areas...

#### PC Recommendation:

- Remove areas that are outside of Primary DGA

#### ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

### U1.1-1.3 Regarding references to interconnection for backup water source.

#### PC Recommendation:

- Above Goal U1, delete “and implementing an interconnection with an out-of-region water supply source to address...” and replace with “recommend that the water supplier biannually evaluate alternatives to meet emergency contingency needs and provide the municipalities with such report.”



# CAJCP Planning Commission Comments

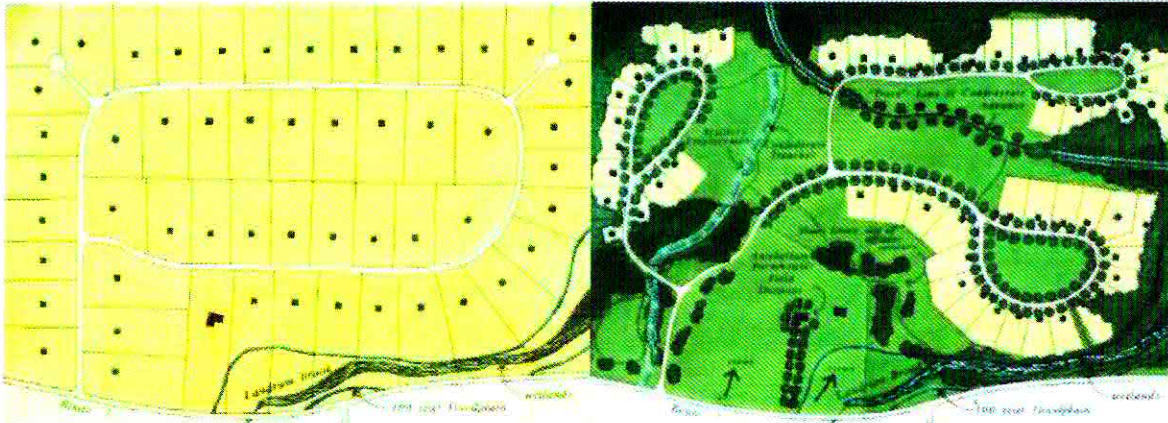
## Cumberland Township Board of Supervisors

### Future Land Use

**AE2.2 Residential density should remain low. A maximum residential density of 1 dwelling unit per 25 acres or less is recommended.**

#### Board of Supervisors Recommendation:

- Add graphic explaining density similar to the one below, but specific to cluster development in Ag Districts.



Both images achieve 55 homes on a 130 acre site using different lot sizes and configurations.

### Future Land Use

**RL3.3 Traditional agricultural uses and practices should be encouraged. Intensive agricultural operations that may impact surrounding low density residential and related rural uses should be discouraged.**

#### Board of Supervisors Recommendation:

- Change text to the following:  
*"Traditional agricultural uses and practices are preferred. While the goal is that concentrated animal operations be located in the Agricultural District, current state laws preclude Concentrated Animal Operations from being prohibited in this zone."*

### Future Land Use

**RR4.4 Nonresidential uses should be those uses that complement residential neighborhoods. Such uses may include schools, parks, municipal services, and similar uses.**

#### Board of Supervisors Recommendation:

- Change "similar uses" to "complimentary uses."

### Future Land Use

**Neighborhood Mixed Use; US Route 15/PA Route 394 Interchange**

#### Board of Supervisors Recommendation:

- Correct "394" to "134"
- Change this area to Mixed-use, not in growth area. Specify that it should target low-impact businesses.

## **Future Land Use**

### **Mixed Use; Emmitsburg Road/Greenmount area**

#### **Board of Supervisors Recommendation:**

- Change this area to Mixed-use, not in growth area. Specify that it should target low-impact businesses.

## **Housing**

### **H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of street, sidewalk, transit, and related mobility connections.**

#### **Board of Supervisors Recommendation:**

- Add “bicycle trails” after “transit”.
- Between bullets for “Sidewalks” and “Transit”, add the following:
  - Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.

## **Transportation**

### **T1.1 Connect the Spokes.**

#### **Board of Supervisors Recommendation:**

- Add a fourth bullet under “Improvements and connections to Camp Letterman Drive”:
  - “Infrastructure for safe bicycling and pedestrian walking”

## **Recreation**

### **R3.3**

#### **Board of Supervisors Recommendation:**

- Add third bullet “Support the Adams County Bicycle/Pedestrian Plan”

## **General**

#### **Board of Supervisors Recommendation:**

- The Comprehensive Plan needs to include an easily accessible list of all acronyms and their definition.

## **General**

#### **Board of Supervisors Recommendation:**

- Where the National Park Service has monuments along state roads, request that they provide safe off-road parking to declutter the streets of parked cars and provide safe vehicle egress (not on roadways where traffic is passing). One has gravel area near monument, but ‘no parking’ signs. Examples; First Shot House on Route 30, Emmitsburg Road across from visitor’s center.

## **General**

#### **Board of Supervisors Recommendation:**

- Review all land use areas to make sure there is consistency on how they are applied.

### **U1.1-1.3 Regarding interconnection for backup water source.**

#### **Supervisors Recommendation:**

- Above Goal U1, delete “and implementing an interconnection with an out-of-region water supply source to address...” and replace with ‘recommend that the water supplier at least biannually evaluate alternatives to meet emergency contingency needs and provide the municipalities with such report.’



# CAJCP Planning Commission Comments

## Straban Township Planning Commission

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### Future Land Use

#### **Industrial Recommendations**

##### PC Recommendation:

- Change the McDermitt's area to Mixed Use.

### Future Land Use

#### **Rural Landscape Recommendations**

##### PC Recommendation:

- Change section of Route 30 outside the designated growth area to "Mixed Use" to remain consistent with existing uses along the corridor, but do not extend growth area.

### Future Land Use

#### **Suburban Residential**

##### PC Recommendation:

- Route 394 conditionally approved plan of Amblebrook (formerly Gettysburg Commons and Discovery Gettysburg) – Not all phases are categorized as residential on the FLU map. Planning Commission deliberating whether to include the additional already approved phase to the map, or leave as is. Do not want it shown in growth area, but the likelihood of the project developing out is increasing and may want it represented somehow on FLU map.



## ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325

Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

**DATE:** October 17, 2018

**TO:** Gettysburg Borough Council  
Gettysburg Borough Planning Commission



**FROM:** Carly Marshall  
Comprehensive Planner

**SUBJECT:** County Review  
Gettysburg Borough Zoning Ordinance Amendment  
ROR District Dimensional Standards  
File# ORD-18-013

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In accordance with Section 609.e. of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended), and following a review of the Adams County Comprehensive Plan and other relevant documents, the Adams County Office of Planning and Development held a staff meeting to review the above-referenced zoning amendment and offers the following comments.

**Summary:** We support the Borough's efforts to maximize density in the limited acreage available for development, or redevelopment within Gettysburg and are pleased to have been able to assist with the process of developing the subject ordinance revisions. We have reviewed the revised zoning text amendments addressing primarily ROR District dimensional standards and incentive-based height extensions. We generally support the revisions included in the current language, particularly those which include HARB and Planning Commission involvement in the Special Exception process for Mixed-Use Building, Extended Height, and offer the following comments for your consideration.

*A. Section 27-8A02 Uses Permitted by Right.* The revised language would disallow several lower-intensity residential uses as by-right uses in the ROR District. We understand the intention of this action is to ensure increased density development in this district, pursuant to the proposed purpose statement in 27-8A01. We encourage the Borough to consider whether they wish to limit the ability of all parcels within the ROR District from developing Single-family housing – particularly Single-family attached dwellings (townhouses). This use could be permitted as a Special Exception as a part of a larger, mixed-use development.



*B. Section 27-1524.2W(2): Increase Height Incentive.* We support the Borough's decision to limit the height permitted by incentive to 72' plus 12' for mechanicals. That said, the height incentive schedule was developed in consideration of an 84' maximum height, although the Borough still has the potential to realize one or two of the desired improvements with the incentive schedule as proposed.

If an amended schedule is considered, we would like to offer a summary of the intention of the incentives listed, as some time has passed since they were initially developed. The Borough should consider how they prioritize the following incentives when discussing the amount of height increase per incentive.

***Internal Parking.*** The basis for inclusion of this incentive was to encourage developers to be creative with parking solutions in a way that reduces the amount of surface parking on a lot. While the provision of parking is often necessary for the success of a project, surface parking can erode a municipality's tax base by reducing buildable area. It was the desire of the Borough that developments in the ROR District serve as an example to future developments throughout the Borough in terms of increasing or maximizing density potential through the use of internal or underground parking.

***Gettysburg Inner Loop.*** There has been significant public support for the extension/completion of the Gettysburg Inner Loop through this zoning district. If a developer installs a portion of the trail as a part of their overall land development process, it will reduce the need for the Borough to expend time and resources on the trail through that property.

***Public Green Space.*** There is a long history of public desire for an area for a permanent farmers market on this site. While public space is generally supported, we did not wish to limit its use to a farmers market. The Borough also expressed desire for a developer to utilize rooftop and building step-back areas for restaurants and/or gathering spaces. The Borough also expressed the desire for developers to utilize creative, multi-purpose stormwater management facilities, encouraging them to maximize density and not erode lot area with single-purpose stormwater management features. This incentive has evolved over several iterations, but in essence a developer must provide a *publicly accessible area* (not including parking), and are provided a broad list of materials or mechanisms by which to implement the incentive.

***Relocation of Transit Services and Public Restrooms.*** This incentive was included because developers interested in the 'Gettysburg Station' site in the past had named the inability to access Carlisle Street as an impediment to success for a development. The local transit service has unofficially expressed their willingness to relocate, particularly to a smaller building, however the current transit station was built with Federal funding. Thus, to move the transit *services* (not the building) to another location, a portion of the funding for the building would have to be repaid. Additional height was proposed as an incentive to help a developer recoup the cost of repaying that funding. The public and Borough Planning Commission expressed the desire to retain the service and the public bathrooms near its current location to maximize accessibility for riders and proximity to the downtown area.

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*B. Section 27-1524.2W(4): Building Step-back Requirements.* These standards were initially developed in consideration of an 84' or 96' building height. At 72' in height, the inclusion of both subsections is redundant and unnecessary, and the Borough may wish to consider eliminating one. We feel both setback techniques have merit, and it is a matter of preference for the Borough to decide which one they would prefer to retain. Subsection (5) relating to the 45 degree angular plan would allow more design flexibility, although if it were to stand alone it may lose some context and the Borough may wish to add further clarity that it should not be interpreted as a build-to line.

cc. Andrew Merkel, Assistant Director