

Technical Studies

Prepared for the West Manchester Township Comprehensive Plan

DRAFT March 7, 2025

Includes Technical Studies as of 2/21/2025 and TS H:Parks
and Open Space as of 3/6/2025

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Population & Demographic Profile

The Population and Demographic Profile examines the resident and workforce populations of West Manchester Township. The profile describes key population characteristics and trends across the topics of race and ethnicity, age, individuals with disabilities, educational attainment and income, households, household type, and household access to a vehicle.

Data was analyzed for a period extending from 2000 to 2020. The primary data source was the US Census Bureau’s decennial censuses; other sources are noted. *OnTheMap*, a product from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics Program, which uses employer payroll tax information to geolocate jobs, provided data for local jobs holders.

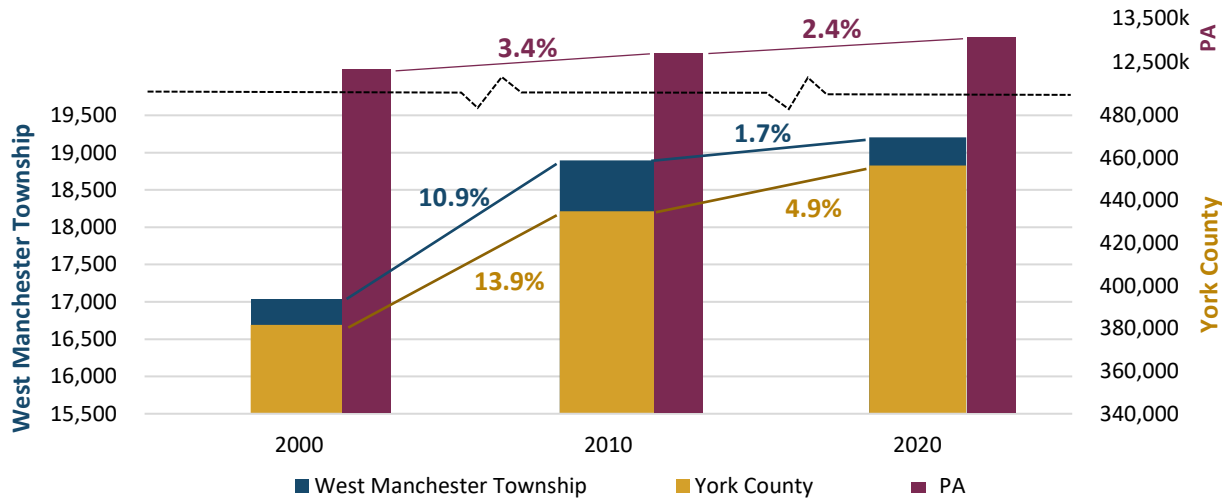
Resident Population

Population Change

The Township’s resident population in 2020 was 19,206, representing 4.2 percent of the County’s 456,438.

The Township’s resident population increased by 2,171 residents (12.7 percent) from 2000 to 2020 (Figure 1). The population increased more significantly from 2000 to 2010 (1,859 or 10.9 percent) than from 2010 to 2020 (312 or 1.7 percent). County and state population growth rates also slowed significantly in the 2010 to 2020 decade.

Figure 1. Population Change and Growth Rates, 2000-2020



Source: US Census Bureau

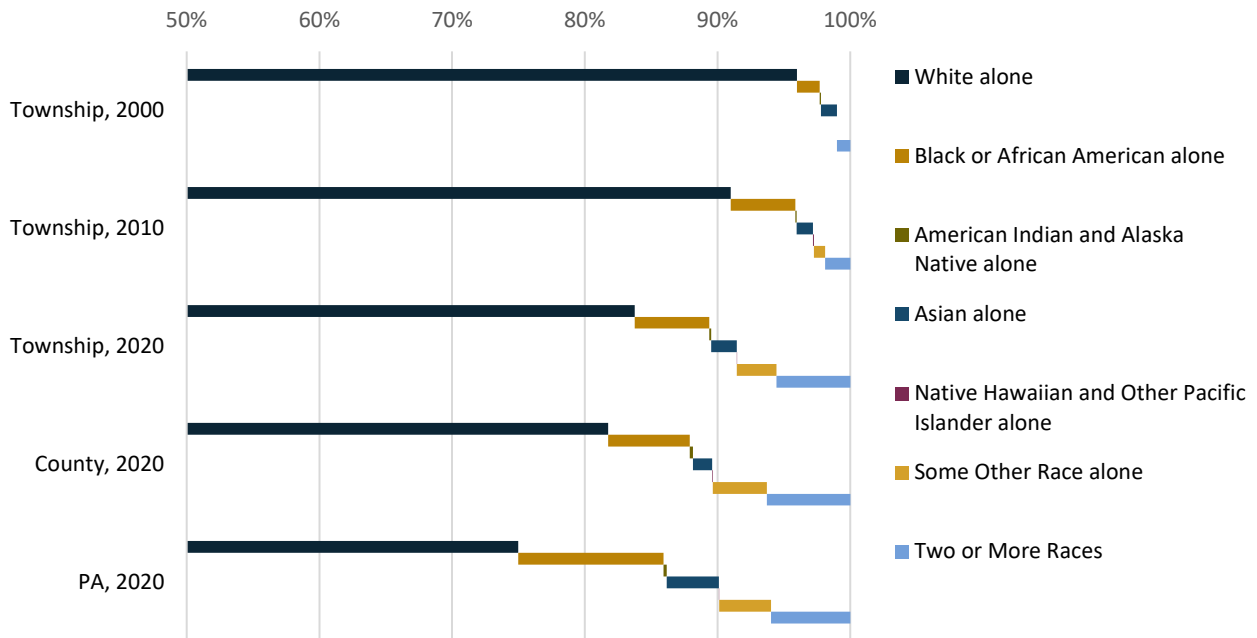
Racial Composition

The Township’s resident population in 2020 was 84 percent white alone, 6 percent black or African American alone, and 6 percent multi-racial; percentages of residents with Asian, American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and other races alone were each less than 3 percent (Figure 2).

The Township’s racial diversity increased significantly from 2000 to 2020 with residents of non-white-alone race increasing from 4 percent of the total population in 2000 to 8 percent in 2010 to 16 percent in 2020.

York County’s population was slightly more diverse than the Township with percentages of Black or African American alone, some other race alone, and two or more races each at least 0.5 percentage points higher. The state’s population was much more diverse, led by larger percentages of Black or African Americans, Asians, and persons of other races.

Figure 2. Racial Composition



Source: US Census Bureau

Ethnic Composition

In 2020, the Township’s population included 1,315 persons (10.4 percent) of Hispanic or Latino ethnicity, higher than both the county (7.7 percent) or the state (8.1 percent)(Figure 3). The Hispanic/Latino population more than doubled since 2010 and growth rates for the county and state were 61 percent and 46 percent, respectively.

The vast majority (84 percent) of Hispanic/Latino residents claim Puerto Rican origin (Figure 4). Residents of Mexican, Cuban, Central American and other origins comprise 1 to 7 percent of the Hispanic/Latino population.

Figure 3. Ethnic Composition, 2000-2020

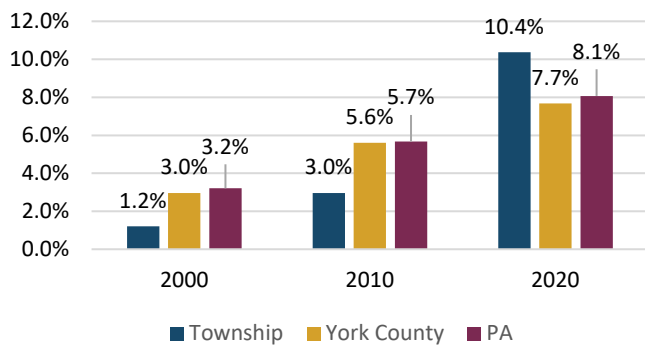
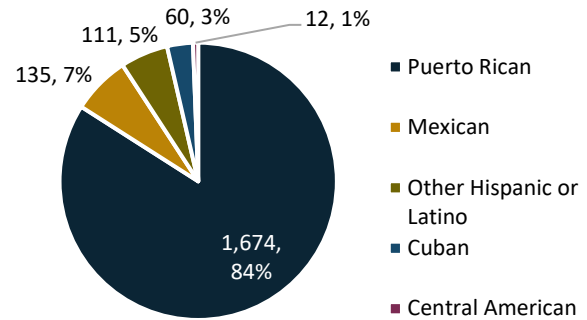


Figure 4. Origin of Hispanic/Latino Township Residents, 2020



Source: US Census Bureau

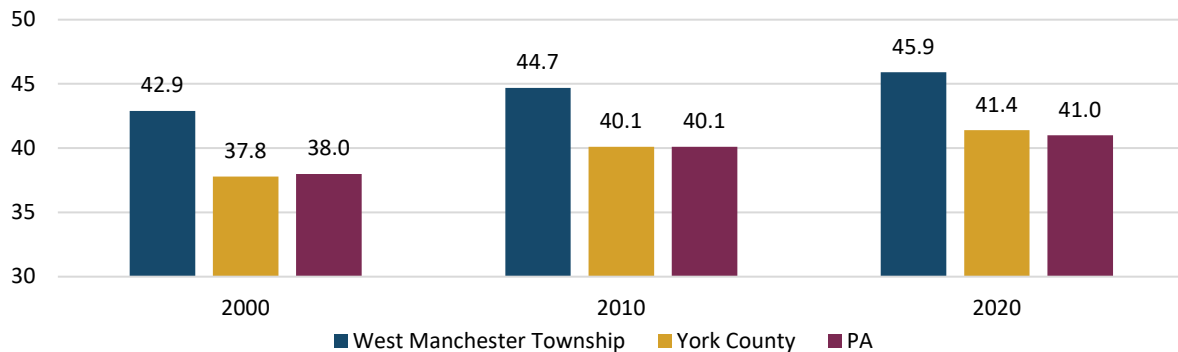
Age

Median Age

The median age of the Township’s resident population was 45.9 years in 2020, four and a half years older than York County and nearly five years older than the state (Figure 5).

The median age rose 3 years over the 2000 to 2020 period, which was slower than the county’s 3.6-year increase and the same as the state’s over the same period.

Figure 5. Median Age, 2000-2020

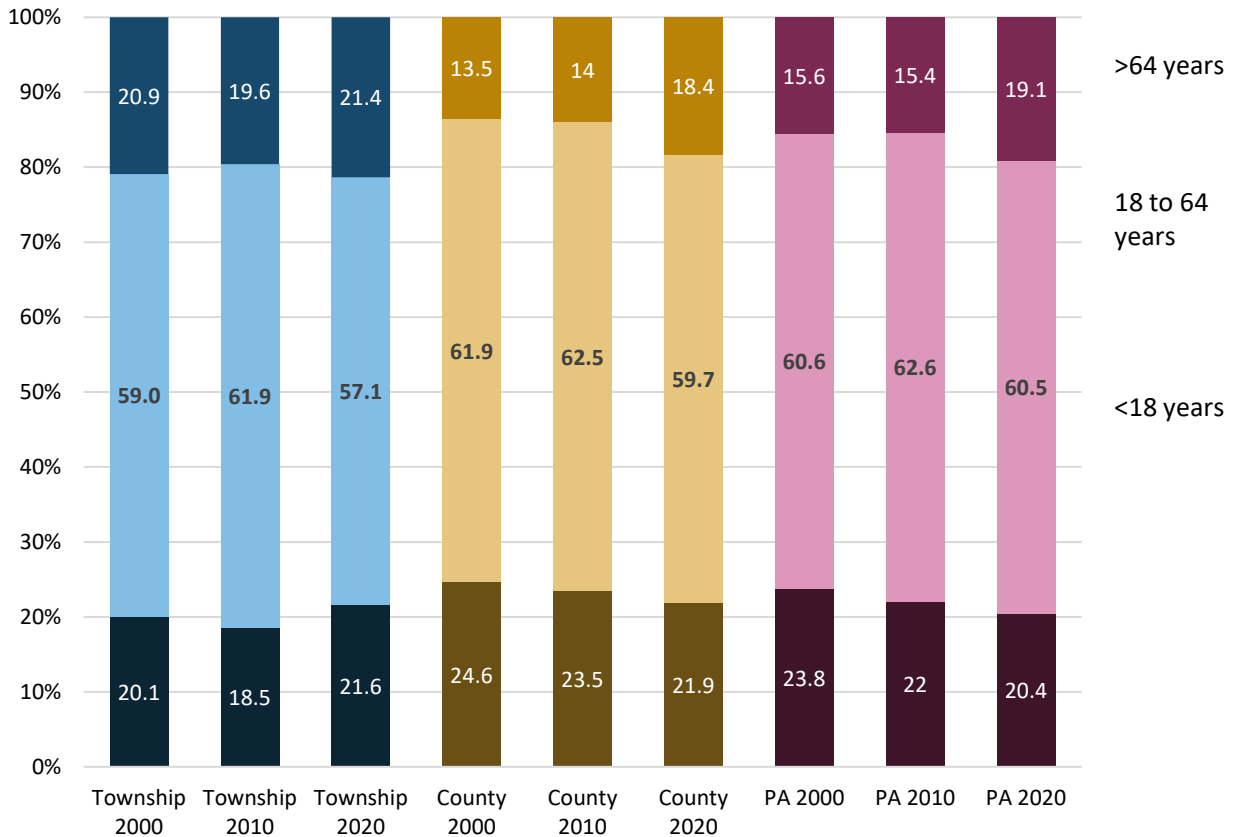


Source: US Census Bureau

Age Distribution

In 2020, 21.6 percent of the Township’s resident population were youth, under 18 years of age (Figure 6). This percentage was higher than in 2000 and 2010. As a percentage of total population, the Township’s youth population was slightly smaller than the county’s (21.9 percent) and larger than the state’s (20.4 percent). While the percentage fluctuated from 2000 to 2020, the Township’s youth population was more stable than county and state percentages of youth under 18 years, which both declined over the same period.

Figure 6. Age Structure



Source: US Census Bureau

In 2020, 21.4 percent of the Township’s resident population were seniors, 65 years and over (Figure 6). This percentage was also higher than in 2000 and 2010. As a percentage of total population, the Township’s senior population was larger than the county’s 18.4 percent senior population and the state’s 19.1 percent senior population. Similar to the youth population, the senior population percentage fluctuated from 2000 to 2020, while the county percentage of seniors consistently increased from 2000 to 2020 and the state percentage increased overall—both by more than three percentage points.

Institutionalized Population

In 2020, there were 665 Township residents (3.5 percent) living in institutions. This percentage was slightly higher than the county rate of 3.1 percent and state rate of 3.2 percent (Table 1).

Table 1. Institutionalized Population, 2020

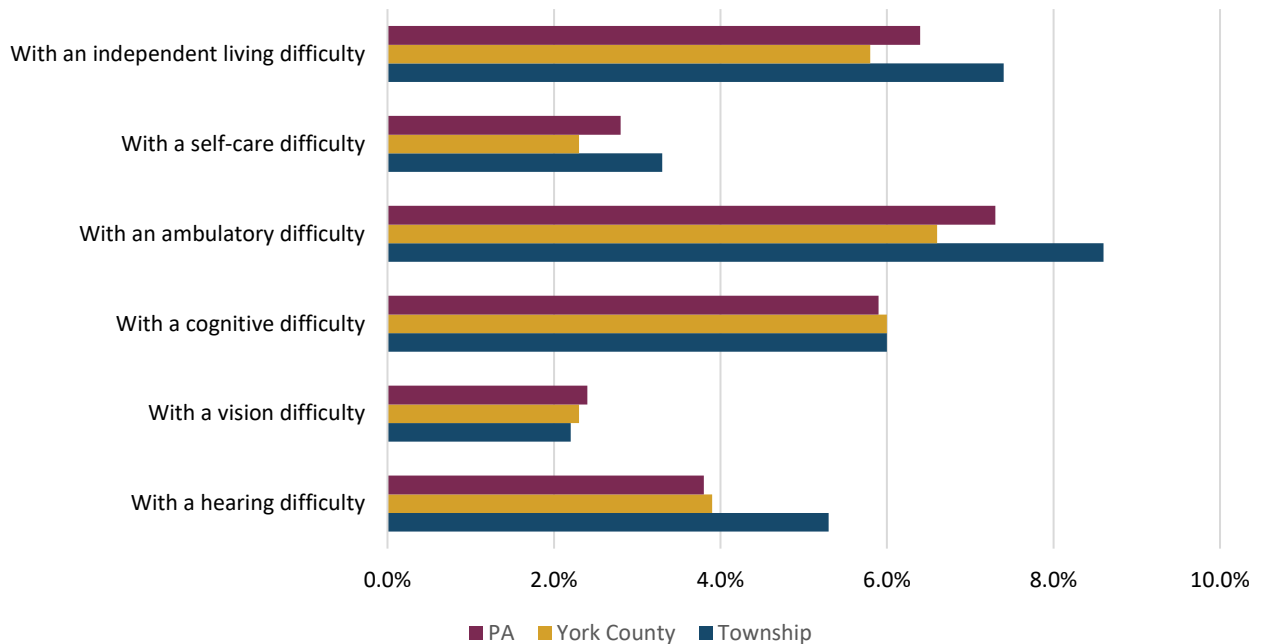
	Total Population	Institutionalized Population	
		#	%
Township	19,206	665	3.5%
York County	456,438	13,997	3.1%
PA	13,002,700	412,056	3.2%

Source: US Census Bureau

Individuals with a Disability

In 2020, 15.2 percent of the Township’s non-institutionalized population lived with at least one disability. The highest rate of disability among Township residents was for individuals with an ambulatory or mobility disability (8.6 percent)(Figure 7). Ambulatory difficulty was also the most common disability among county and state populations.

Figure 7. Individuals with a Disability

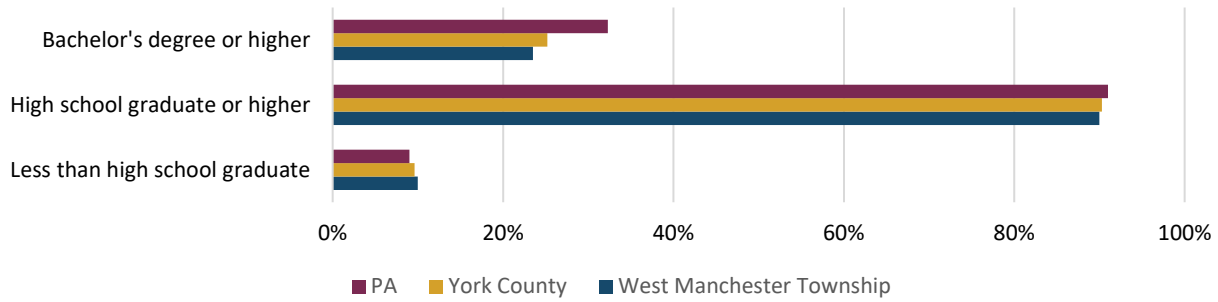


Source: US Census Bureau

Educational Attainment

According to the American Community Survey 5-year Estimates for 2016-2020, the Township’s percentage of residents 25 years and older with a bachelor’s degree or higher population (23.5 percent) trailed the county’s percentage (25.2 percent) and the state’s percentage (32.2 percent)(Figure 8). Percentages of residents with less than a high school degree and with a high school degree or higher were within one percentage point across all three jurisdictions.

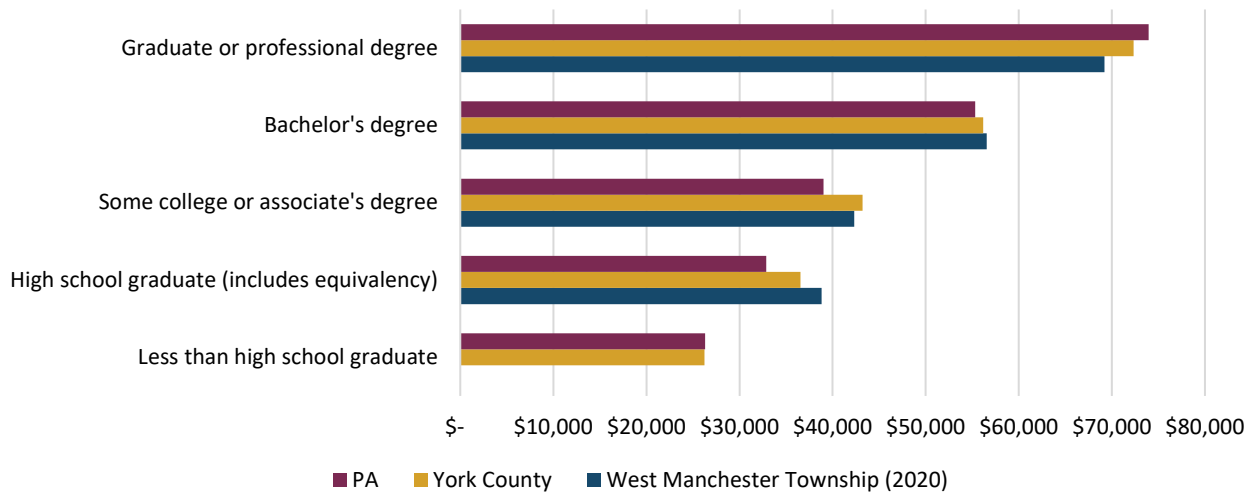
Figure 8. Educational Attainment



Source: US Census Bureau

Figure 9 shows the relationship between educational attainment and median earnings for 12 months prior to the ACS, 2016-2020. Across all three jurisdictions, the residents with the highest educational attainment earned the most. However, the Township residents who were high school graduates or who had a bachelor’s degree earned more on average than county and state residents with the same educational qualifications. York County residents earned the most among individuals with some college or an associate’s degree. Earnings data for Township residents who did not graduate high school were not available.

Figure 9. Median Earnings by Educational Attainment, 2020



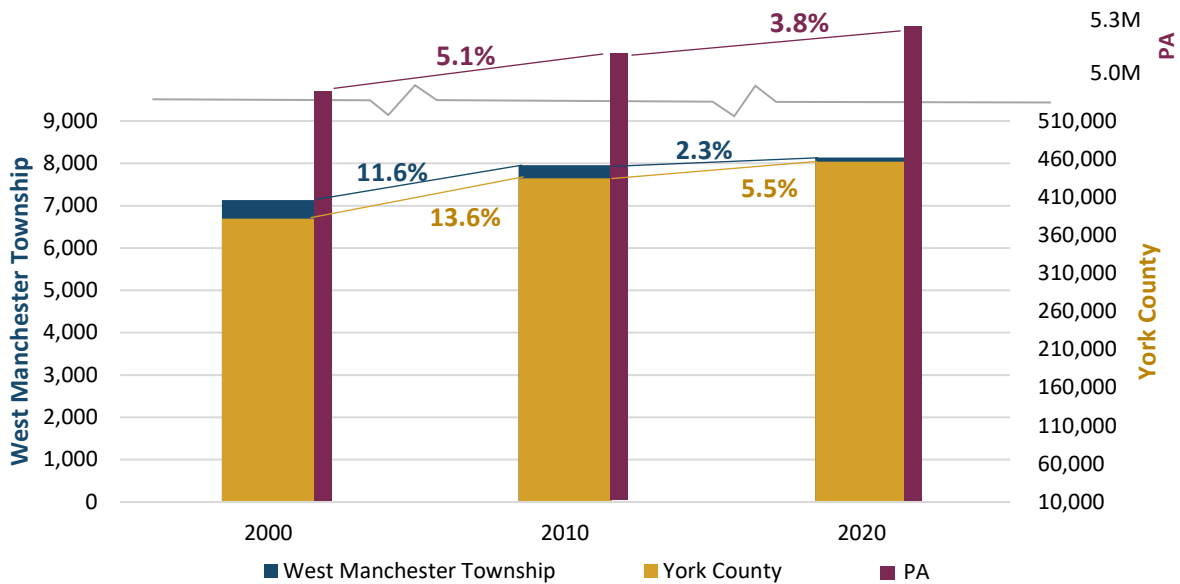
Source: US Census Bureau, 2020 ACS 5-Yr Estimates

Households

The household count in West Manchester Township in 2020 was 8,138, representing 4.6 percent of the County’s 177,553 households. The Township’s household count increased by 1,008 (14.1 percent) from 2000 to 2020—slightly faster than the population growth rate of 12.7 percent.

Like population, households increased more significantly from 2000 to 2010 (828 or 11.6 percent) than from 2010 to 2020 (180 or 2.3 percent)(Figure 10). County and state household growth rates also slowed in the 2010 to 2020 decade.

Figure 10. Household Change, 2000-2020

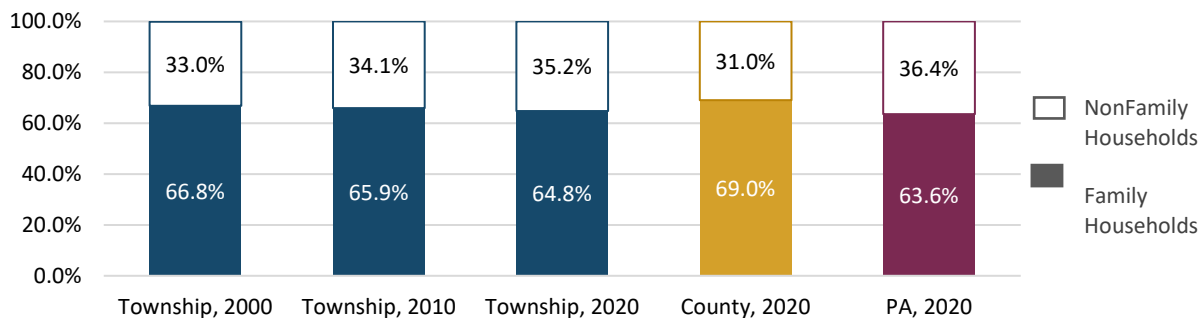


Note: York County scale adjusted to reveal all data. Source: US Census Bureau

Household Type

In 2020, households in West Manchester Township were 65 percent family households of individuals related by birth, marriage, or adoption and 35 percent households of unrelated individuals or individuals living alone (Figure 11). A trend of increasing non-family households has occurred since at least 2000. Family households are more common across York County (69 percent) and slightly less common across the state (64 percent).

Figure 11. Household Type



Source: US Census Bureau

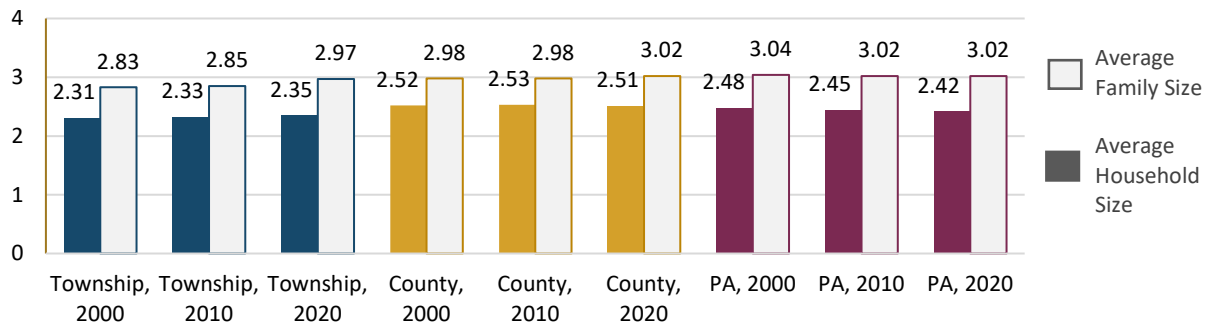
Household & Family Size

A household is a group of people that shares a housing unit regardless of legal relationships. A family household has two or more members related by birth, marriage, or adoption.

In 2020, the average size of households in the Township was 2.35 persons and the average family size was 2.97 persons (Figure 12). These averages were slightly smaller than county and state figures for household and family averages.

Both average household size and average family size in the Township increased from 2000 to 2020. York County’s average household size fluctuated slightly, and its average family size increased from 2010 to 2020. The state’s average household size decreased in both decades, but its average family size only decreased from 2000 to 2010, remaining stable through 2020.

Figure 12. Average Household Size and Average Family Size

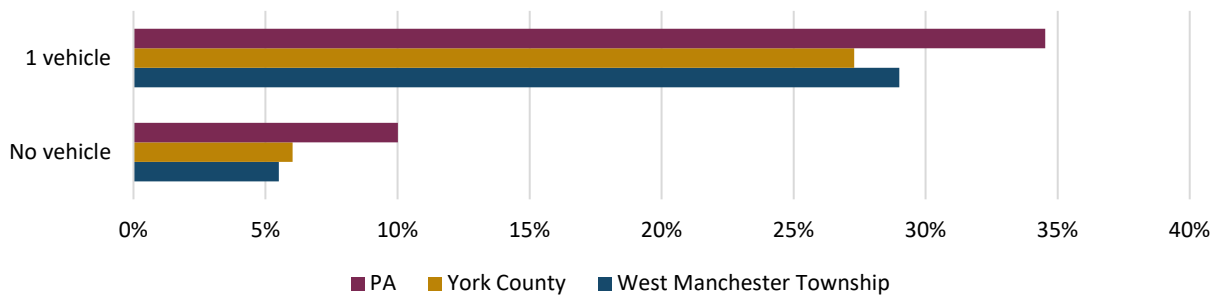


Source: US Census Bureau

Available Vehicles by Household

According to the 2021 ACS, 2,267 households (29.0 percent) in the Township relied on a single vehicle and 430 households (5.5 percent) of 7,818 households had no vehicle (Figure 13). These 2,511 zero- and single car households were predominantly one- and two-person households, yet another 130 households comprised of three or more persons also had one or no vehicles. York County had fewer households (27.3 percent) with one vehicle and a slightly higher percentage of households with no vehicle (6.0 percent) than the Township. The state had higher percentages of households with one or no vehicle—one vehicle, 34.5 percent and no vehicle, 10.0 percent.

Figure 13. Available Vehicles by Household Size



Source: US Census Bureau, 2021 ACS 5-Yr Estimates

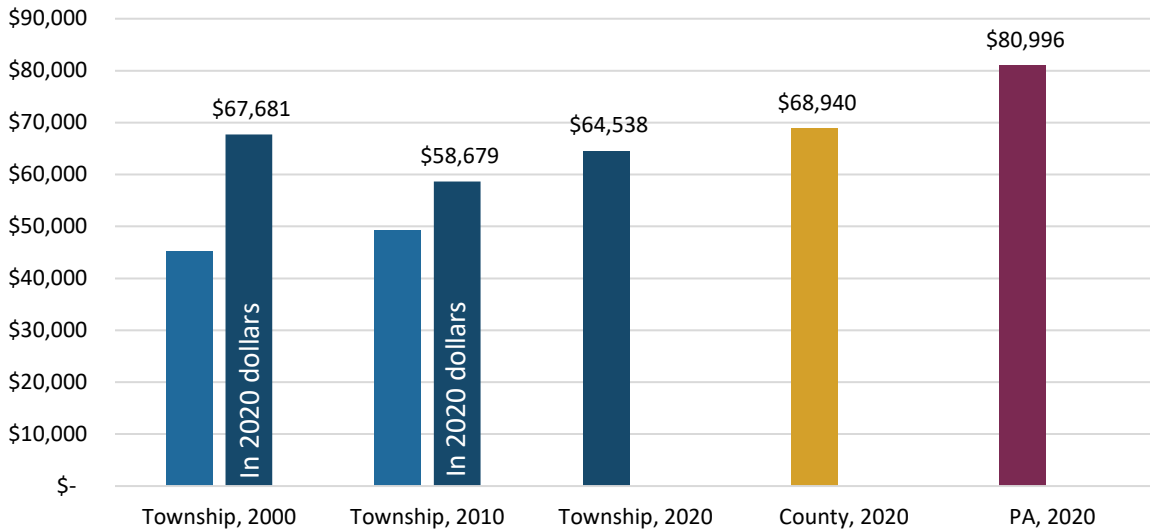
Income & Poverty

Median Household Income

The median household income in the Township in 2020 was \$64,538 (Figure 14). This represented a gain in household income since 2010 when the value was \$49,288 or \$58,679 in 2020 dollars but an overall loss of \$3,143 in buying power since 2000.

The Township’s median household income in 2020 was \$4,402 less than or 93.6 percent of the county’s median (Figure 14). The Township’s median household income was \$16,458 less than or 79.7 percent of the state’s median.

Figure 14. Household Income

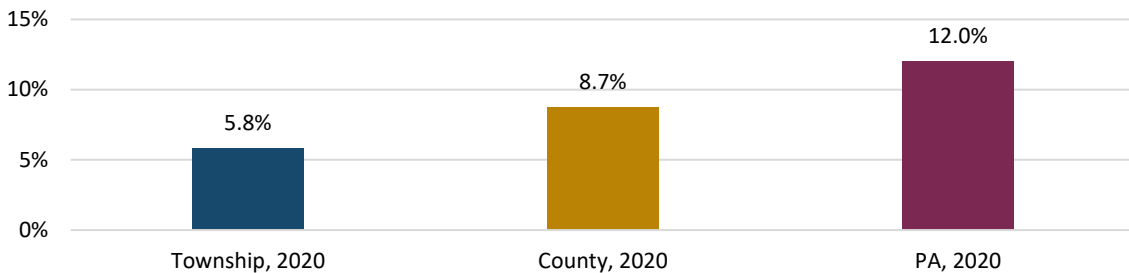


Source: US Census Bureau, ACS 2016-2020 Estimates

Individuals Living below Poverty

In 2020, the Township’s poverty rate was less than that of the county or state. In the Township, 5.8 percent of residents were living below the poverty line (Figure 15). This percentage was much lower than the county’s 8.7 percent and the state’s 12.0 percent.

Figure 15. Individuals Living Below Poverty



Source: US Census Bureau, ACS 2016-2020 Estimates

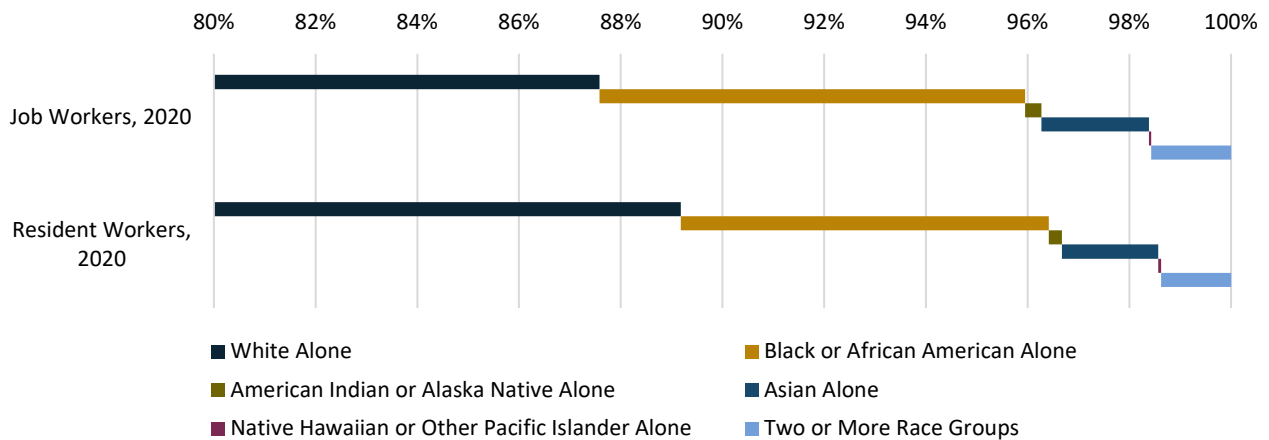
Worker Population

The demographics of persons working at jobs in the Township (job workers) characterizes the workday population—a part of the community who may call on the Township for daytime services and use the Township’s amenities. Comparison of educational attainment and earnings between job workers and resident workers (residents who work at any location) can also yield a high-level assessment of close-to-home workforce opportunities.

Race

Job workers were slightly more diverse than resident workers by a total of 1.6 percent (Figure 16). The percentage of jobs workers who reported their race as Black or African American was 1.1 percent higher than those reported by residents workers. Percentages of job workers reporting American Indian or Alaska Native, Asian, or two or more races were 0.1 percent to 0.2 percent higher than percentages of resident workers.

Figure 16. Race of Job Workers v. Resident Workers, 2020

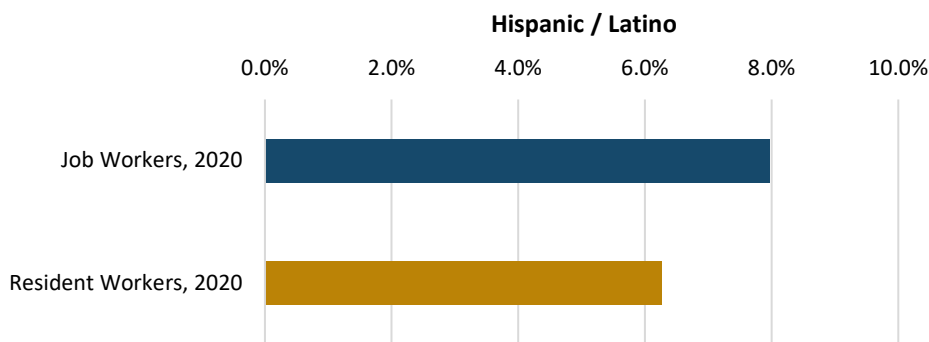


Source: OnTheMap

Ethnicity

Job workers were also more ethnically diverse than resident workers by 1.7 percent (Figure 17).

Figure 17. Ethnicity of Job Workers v. Resident Workers, 2020

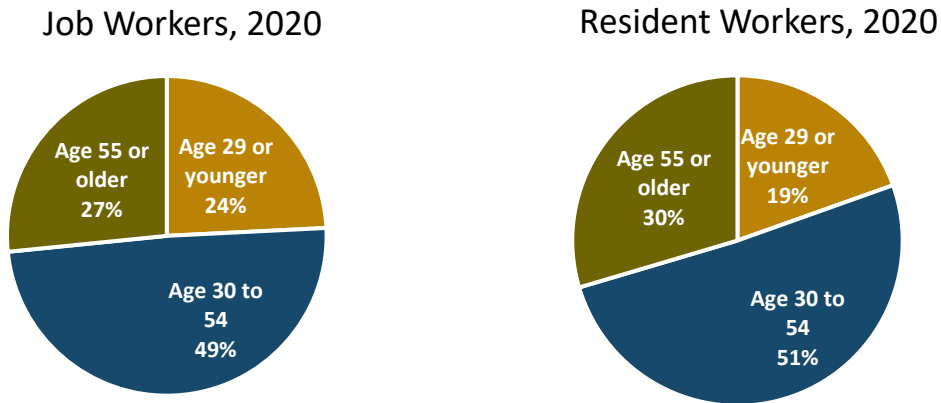


Source: OnTheMap

Age

In 2020, workers at jobs in the Township were younger than resident workers (Figure 18). While the median age of workers was not available, there was a higher percentage of job workers than resident workers age 29 and younger and a lower percentage of job workers than resident workers age 55 and older.

Figure 18. Age Distribution of Job Workers v. Resident Workers, 2020

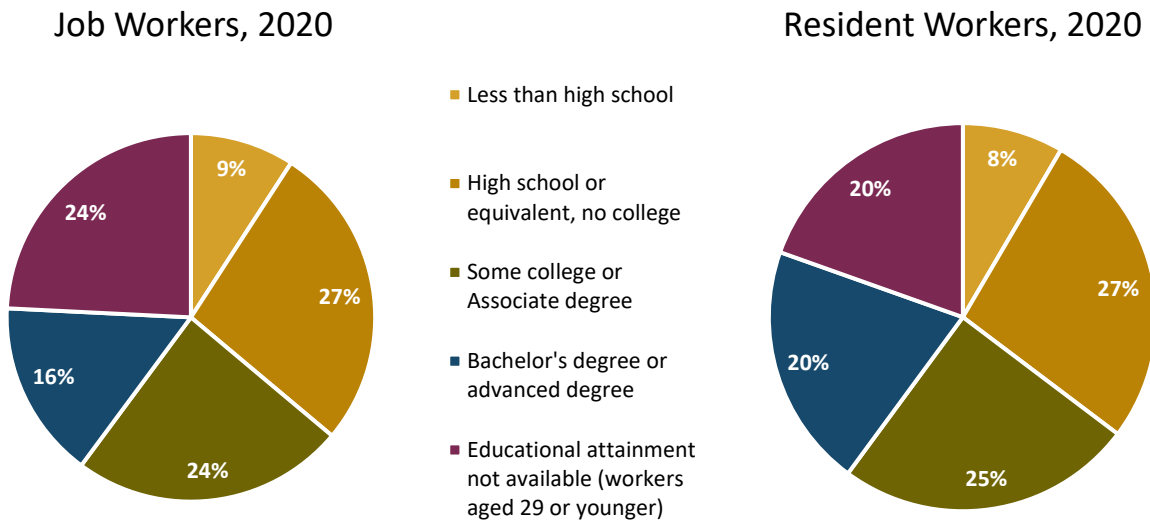


Source: OnTheMap

Educational Attainment

Based on the data available, job workers were slightly less educated than resident workers in 2020 with only the bachelor's degree or advance degree showing the most significant disparity (4 percent) (Figure 19). Educational attainment data was not available for workers age 29 and younger.

Figure 19. Educational Attainment of Job Workers v. Resident Workers, 2020

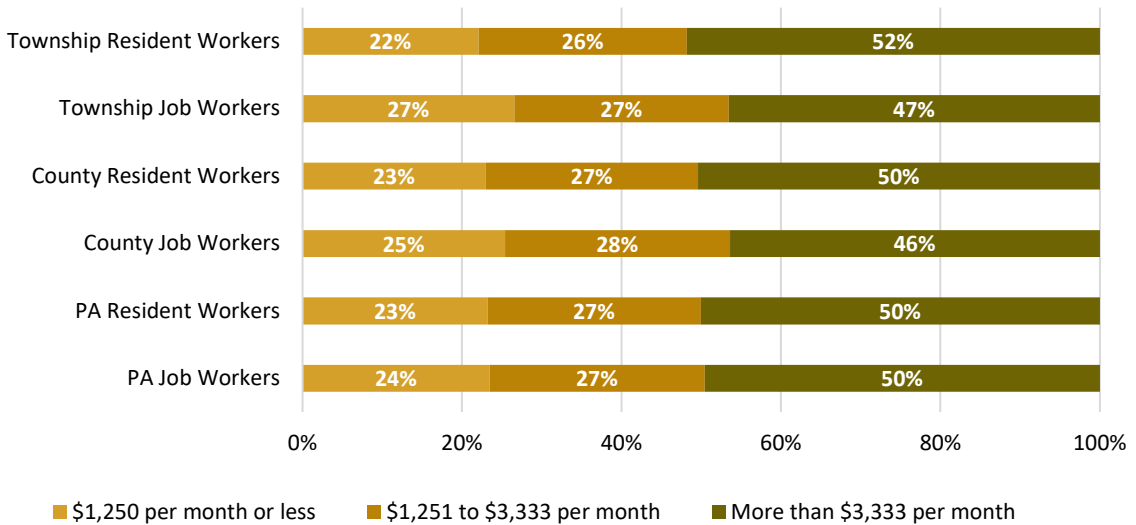


Source: OnTheMap

Monthly Earnings

Township job workers earned slightly less than Township resident workers in 2020 (Figure 20); more job workers than resident workers earned less than \$3,333 per month. The same was true for York County job workers compared to County resident workers. At the state level, monthly earnings levels of job workers and resident workers were equal.

Figure 20. Monthly Earnings of Job Workers v. Resident Workers, 2020



Note: Values may exceed 100 due to rounding.

Source: OnTheMap

Key Population and Demographic Findings

Resident Population and Household Change

1. West Manchester Township was home to 19,206 residents in 8,138 households in 2020.
2. A net increase of 2,171 residents (12.7 percent) and 1,008 households (14.1 percent) over the past two decades demonstrates that West Manchester Township is a desirable place to live.
3. The household growth rate (14.1 percent) slightly outpaced the resident population growth rate (12.7 percent) for the period 2000 to 2020.

Race & Ethnicity

4. Racial diversity among residents of the Township increased significantly from 2000 to 2020 with the total of all residents of non-white-alone races increasing from 4 percent to 16 percent of the total population.
5. At 10.4 percent, the Township has a higher percentage of Hispanic or Latino residents than both the county (7.7 percent) or the state (8.1 percent).
6. The Hispanic/Latino population more than doubled (135 percent) since 2010; growth rates for the county and state were 61 percent and 46 percent, respectively.
7. The Hispanic/Latino population is predominantly of Puerto Rican origin.

Age

8. As a whole, the Township's resident population is about 4 years older (45.9 years) than the populations of the county (41.4 years) and the state (41.0 years).
9. The resident population aged less or more slowly (3.0 years) from 2000 to 2020 than the county's 3.6-year increase in median age and the same as the state's 3.0-year increase.
10. The Township's youth population (under 18 years) comprised 21.6 percent of all residents in 2020—higher than 20.1 percent in 2000 and 18.5 percent in 2010—and is more stable than the county's and state's declining youth populations.
11. The Township's senior population (65 years and over) comprised 21.4 percent of all residents in 2020—compared to 20.9 percent in 2000 and 19.6 percent in 2010— and is more stable than the county's and state's senior population growth rates, which each increased by 4.9 and 3.5 percentage points, respectively.

Persons with A Disability

12. Among Township residents, 15.2 percent lived with at least one disability in 2020; 8.6 percent of the population lived with an ambulatory or mobility disability.

Educational Attainment

13. In 2020, a smaller proportion of Township residents 25 years and older held a bachelor's degree or higher (23.5 percent) than county residents (25.2 percent) or state residents (32.3 percent).
14. Earnings of Township residents were competitive (i.e., within \$5,000 or higher) with earnings of county and state residents with the same educational qualifications for all educational levels except high school graduate (or equivalent).

Household Type & Size

15. The number of nonfamily households increased steadily from 2000 to 2020; 2,867 single householders or unrelated, cohabitating residents comprised 35.2 percent of all households in 2020—up from 33.0 percent in 2000.
16. Both average household size and average family size in the Township increased from 2000 to 2020.
17. Twenty-nine (29.0) percent of Township households relied on a single vehicle and 5.5 percent had no vehicle.

Income & Poverty

18. The median household income in the Township in 2020 was \$64,538. This represented a gain in household income since 2010 but was lower than county (\$68,940) and state (\$80,996) figures.
19. In 2020, the Township's poverty rate (5.8 percent) was less than that of the county (8.7 percent) or state (12.0 percent).

Comparison of Job Workers to Resident Workers, 2020

20. In 2020, workers at jobs in the Township were more racially and ethnically diverse, younger, and slightly less educated than resident workers regardless of work location. Workers at local jobs also earned slightly less than resident workers.

Economic Profile

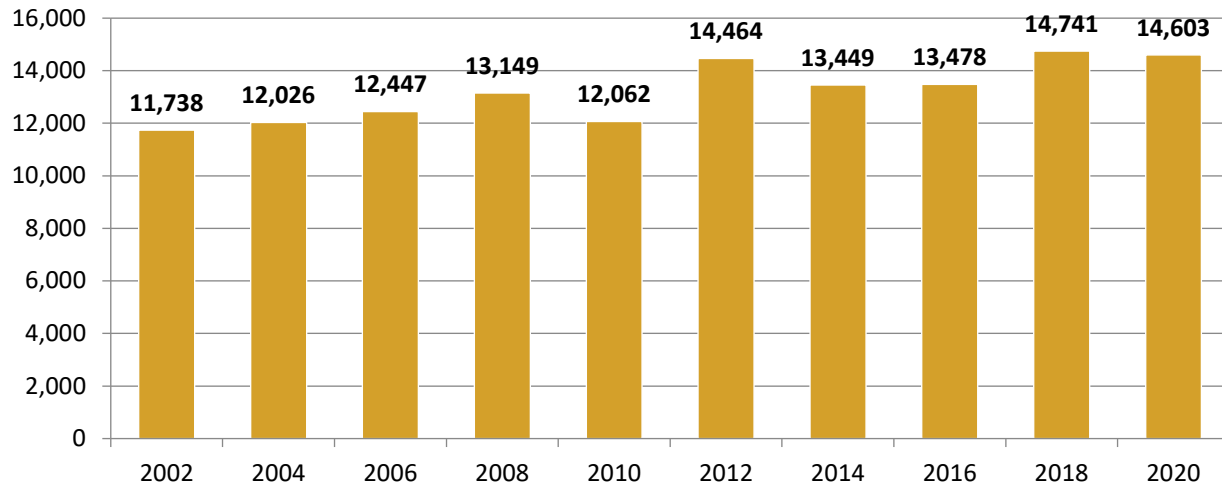
The Economic Profile for West Manchester Township is an examination of employment and industry trends for Township residents and employees. Data has been analyzed for a period extending from 2002 to 2020—both the first and last year such information is available. The data source for this analysis is the *OnTheMap* application from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics Program, which uses employer payroll tax information to geo-locate jobs within a defined area.

Jobs Located in West Manchester

According to the *OnTheMap* application, West Manchester Township reported a total of 14,603 jobs in 2020, adding 2,865 jobs from 2002 to 2020, a growth of 24.4 percent (Figure 1). Jobs growth (2002-2020) outpaced population growth (12.7 percent, 2000-2020), making the Township an even stronger workplace destination.

West Manchester saw a drop of 1,087 workers between 2008 and 2010 as well as 1,015 workers from 2012 to 2014. The state experienced a similar dip in jobs from 2008 to 2010, likely as a result of the Great Recession, with a parallel rebound in 2012.

Figure 1. Jobs Located in West Manchester Township (2002-2020)



Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Detailed in Table 1 below, three industrial sectors experienced robust job growth in West Manchester from 2002 to 2020—the *Manufacturing* sector added 1,449 net new jobs; the *Administration & Support, Waste Management and Remediation* added 641 net new jobs; and the *Health Care and Social Assistance* sector added 439 net new jobs.

Of the sectors that experienced job losses, the contraction of the *Information* sector was the most significant, with a loss of 190 jobs. Between 2002 and 2020, West Manchester Township shed 131 *Other Services (excluding Public Administration)* jobs, while *Finance and Insurance* lost 110 jobs. Other sectors reporting job losses in this period include *Wholesale Trade* (loss of 99 jobs); *Retail Trade* (loss of 84 jobs); *Mining*,

Quarrying, and Oil and Gas Extraction (loss of 46 jobs); Real Estate and Rental and Leasing (loss of 14 jobs); and Agriculture, Forestry, Fishing and Hunting (loss of 7 jobs).

Table 1. Jobs Located in West Manchester Township by Industry Sectors, 2002-2020

	Jobs in 2002	%	Jobs in 2020	%	Change 2002- 2020
All sectors	11,738	100%	14,603	100%	2,865
Agriculture, Forestry, Fishing and Hunting	10	0.09%	3	0.02%	-7
Mining, Quarrying, and Oil and Gas Extraction	140	1.19%	94	0.64%	-46
Utilities	8	0.07%	160	1.10%	152
Construction	362	3.08%	434	2.97%	72
Manufacturing	1,955	16.66%	3,404	23.31%	1,449
Wholesale Trade	538	4.58%	439	3.01%	-99
Retail Trade	2,574	21.93%	2,490	17.05%	-84
Transportation and Warehousing	547	4.66%	888	6.08%	341
Information	332	2.83%	142	0.97%	-190
Finance and Insurance	377	3.21%	267	1.83%	-110
Real Estate and Rental and Leasing	93	0.79%	79	0.54%	-14
Professional, Scientific, and Technical Services	256	2.18%	465	3.18%	209
Management of Companies and Enterprises	21	0.18%	126	0.86%	105
Admin. & Support, Waste Mgmt. & Remed.	910	7.75%	1,551	10.62%	641
Educational Services	497	4.23%	531	3.64%	34
Health Care and Social Assistance	1,274	10.85%	1,713	11.73%	439
Arts, Entertainment, and Recreation	138	1.18%	146	1.00%	8
Accommodation and Food Services	1,187	10.11%	1,277	8.74%	90
Other Services (excluding Public Admin.)	469	4.00%	338	2.31%	-131
Public Administration	50	0.43%	56	0.38%	6

Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

In terms of commuting, the *OnTheMap* application reports that the number and the percentage of workers living and working in West Manchester have decreased from 1,229 (10.5 percent) in 2002 to 1,071 (7.3 percent) in 2020 (Figure 2). The number of individuals commuting from outside of West Manchester has increased from 10,509 workers in 2002 to 13,532 workers in 2020.

Broadly speaking, inbound commuters rely predominantly on state highways to travel into the Township to reach their workplaces; few Township streets and roads are used. Residents who work in the Township and those who commute to other employment destinations use both state and local roadways to access workplaces.

Figure 2. Percentage of West Manchester Residents Working in the Township (2002-2020)



Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Workers from The City of York make up the largest single origin block of the 2020 labor force in West Manchester (1,091 workers, or 7.5 percent of the total), followed by residents of West Manchester Township who consist of 1,071 workers—7.3 percent of all workers in the Township (Table 2). Both locations, as commuting origins, have declined since 2002 by 11.7 percent and 12.9 percent, respectively. Workers commuting from both York Township and Manchester Township have increased significantly, up by about 30 percent each. Workers from all other locations comprised 8,791 workers or 60.2 percent.

Table 2. Top 10 Commuting Origins for West Manchester Workers, 2002-2020

	Jobs in 2002		Jobs in 2020		% Change 2002-2020
	Jobs in 2002	%	Jobs in 2020	%	
City of York	1,235	10.5%	1,091	7.5%	-11.7%
West Manchester Township (York, PA)	1,229	10.5%	1,071	7.3%	-12.9%
Dover Township (York, PA)	929	7.9%	821	5.6%	-11.6%
York Township (York, PA)	492	4.2%	641	4.4%	30.3%
Manchester Township (York, PA)	430	3.7%	561	3.8%	30.5%
Springettsbury Township (York, PA)	474	4.0%	474	3.2%	0.0%
North Codorus Township (York, PA)	286	2.4%	302	2.1%	5.6%
Jackson Township (York, PA)	309	2.6%	299	2.0%	-3.2%
Windsor Township (York, PA)	230	2.0%	277	1.9%	20.4%
Spring Garden Township (York, PA)	236	2.0%	275	1.9%	16.5%
All Other Locations	5,888	50.2%	8,791	60.2%	49.3%

Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Employed Township Residents

According to the *OnTheMap* application, there were a total of 8,788 employed residents of West Manchester in 2020, a decrease of 376 persons (4.1 percent) from 2002 (Table 3). Employment decreased in 9 sectors, while it increased in 11 sectors. The following five sectors represent the top five sectors in which West Manchester residents were employed in 2020: *Health Care & Social Assistance; Manufacturing; Retail Trade; Accommodation and Food Services; and Construction.*

Table 3. Jobs of West Manchester Residents by Industry Sectors, 2002-2020

	Jobs in 2002		Jobs in 2020		Change 2002-2020
		%		%	
All sectors	9,164	100.00%	8,788	100.00%	-376
Agriculture, Forestry, Fishing and Hunting	35	0.38%	17	0.19%	-18
Mining, Quarrying, and Oil and Gas Extraction	43	0.47%	19	0.22%	-24
Utilities	36	0.39%	42	0.48%	6
Construction	461	5.03%	503	5.72%	42
Manufacturing	2,123	23.17%	1,456	16.57%	-667
Wholesale Trade	454	4.95%	352	4.01%	-102
Retail Trade	1,076	11.74%	912	10.38%	-164
Transportation and Warehousing	371	4.05%	458	5.21%	87
Information	152	1.66%	86	0.98%	-66
Finance and Insurance	310	3.38%	283	3.22%	-27
Real Estate and Rental and Leasing	80	0.87%	88	1.00%	8
Professional, Scientific, and Technical Services	319	3.48%	442	5.03%	123
Management of Companies and Enterprises	135	1.47%	231	2.63%	96
Admin. & Support, Waste Mgmt. & Remed.	432	4.71%	447	5.09%	15
Educational Services	600	6.55%	681	7.75%	81
Health Care and Social Assistance	1,134	12.37%	1,494	17.00%	360
Arts, Entertainment, and Recreation	146	1.59%	68	0.77%	-78
Accommodation and Food Services	600	6.55%	507	5.77%	-93
Other Services (excluding Public Admin.)	347	3.79%	349	3.97%	2
Public Administration	310	3.38%	353	4.02%	43

Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

The *OnTheMap* application reports that 1,071 out of the 8,788 employed West Manchester residents (12.2 percent) work inside the Township, meaning that 87.8 percent of employed Township residents commute elsewhere for work (Table 4). In 2002, 86.6 percent of employed Township residents commuted to locations outside of West Manchester for work. In 2020, 14.3 percent of all employed West Manchester residents commuted to the City of York for work, the highest share. West Manchester was the workplace for more than 1,000 residents, though that amount decreased by 12.9 percent since 2002. Springettsbury Township is the employment destination with the third highest number of Township residents at 7.0 percent, though that number also declined. Manchester Township and York Township experienced the largest increases in

Township workers at 38.5 percent and 28.4 percent, respectively. Residents working in all other locations comprised 3,789 workers or 43.1 percent.

Table 4. Top Commuting Destinations for Employed West Manchester Residents, 2002-2020

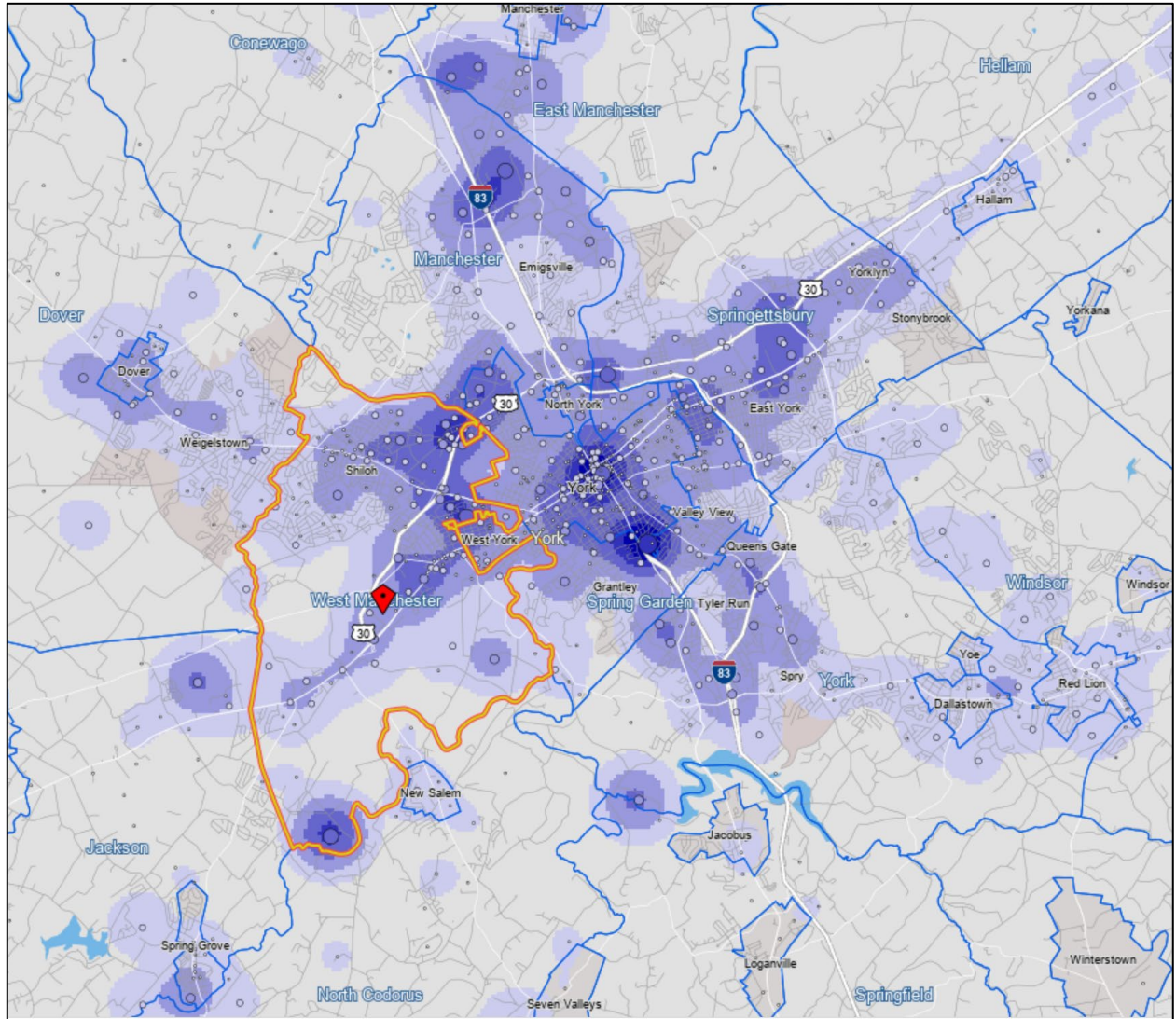
	Jobs in 2002		Jobs in 2020		% Change 2002- 2020
		%		%	
City of York	1,887	20.6%	1,255	14.3%	-33.5%
West Manchester Township (York, PA)	1,229	13.4%	1,071	12.2%	-12.9%
Springettsbury Township (York, PA)	665	7.3%	612	7.0%	-8.0%
Manchester Township (York, PA)	400	4.4%	554	6.3%	38.5%
York Township (York, PA)	398	4.3%	511	5.8%	28.4%
Spring Garden Township (York, PA)	507	5.5%	371	4.2%	-26.8%
East Manchester Township (York, PA)	160	1.7%	212	2.4%	32.5%
Dover Township (York, PA)	197	2.1%	172	2.0%	-12.7%
Harrisburg City (Dauphin, PA)	124	1.4%	127	1.4%	2.4%
Jackson Township (York, PA)	128	1.4%	114	1.3%	-10.9%
All Other Locations	3,469	37.9%	3,789	43.1%	9.2%

Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Figure 3 is a graphic illustration of commuting patterns for employed West Manchester residents. There are several significant employment nodes for out-commuters from West Manchester, including downtown York, the WellSpan York Hospital area, the Emigsville area, and Springettsbury Township.

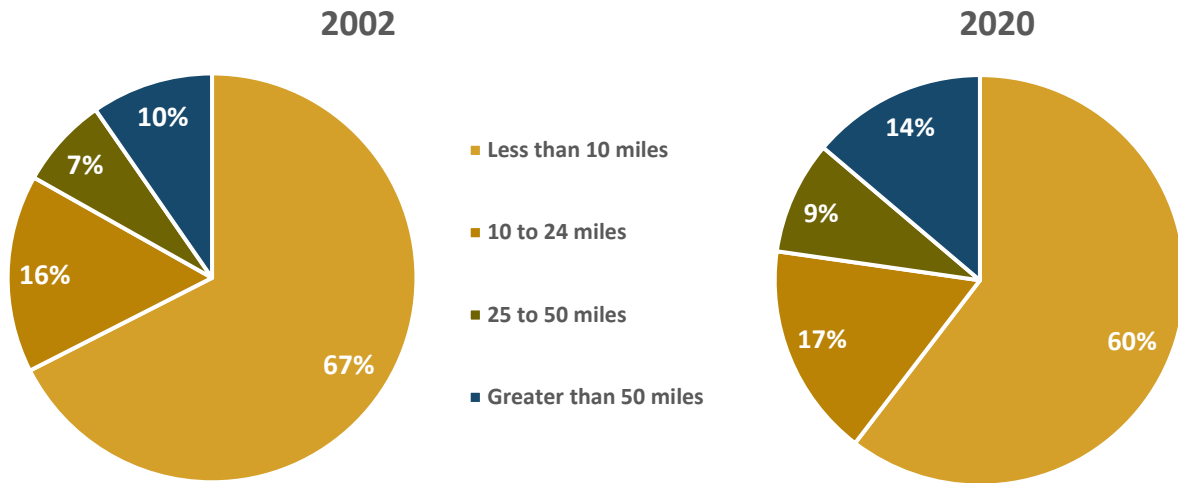
Commuting distances have increased among employed West Manchester residents. In 2002, 67.5 percent of employed West Manchester residents traveled less than 10 miles for work and 9.6 percent lived more than 50 miles from their work locations. In 2020, 60.4 percent of employed West Manchester residents reported commutes of less than 10 miles, while the percentage of West Manchester residents commuting more than 50 miles increased to 13.8 percent (Figure 4).

Figure 3. Map of Commuting Destinations for Employed West Manchester Residents



Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

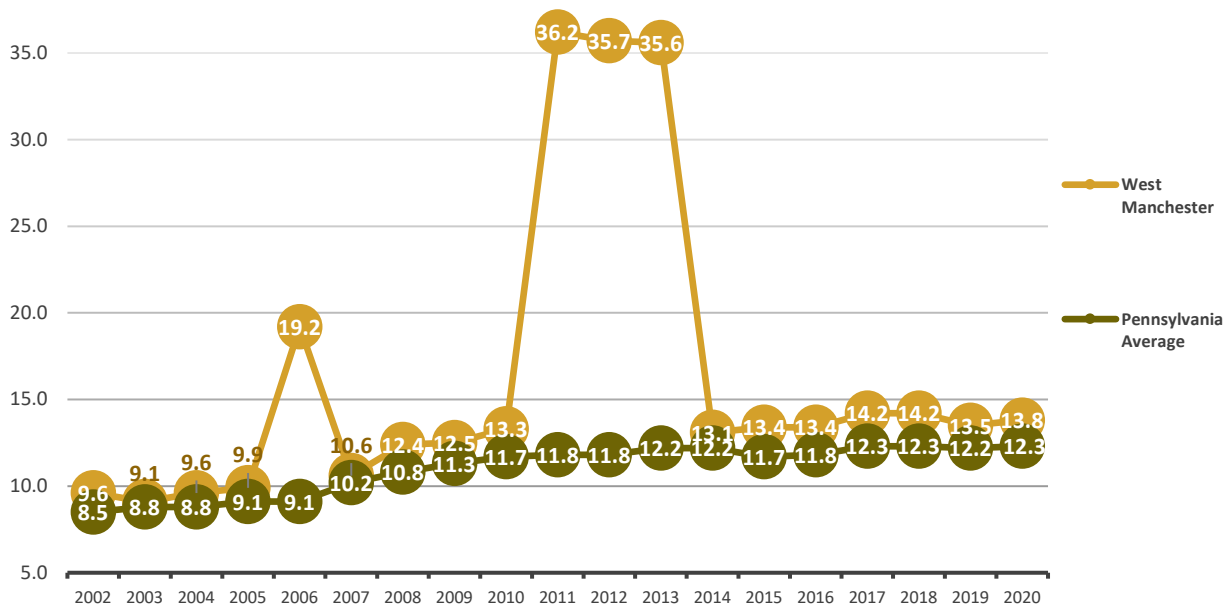
Figure 4. Percentage of Employed West Manchester Residents by Commuting Distances, 2002-2020



Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Figure 5 shows the percentage of employed residents who lived more than 50 miles from their place of employment from 2002 to 2020. Compared to the state average, a higher percentage of employed West Manchester residents commute more than 50 miles (15.8 percent compared to 12.3 percent in 2020)—though from 2011 to 2013 the rates in West Manchester increased to over 35 percent. It's possible these outlying commuting patterns could be a result of employment fluctuations during the Great Recession.

Figure 5. Percentage of Workers that Live More than 50 Miles from Work, 2002-2020



Source: U.S. Census Bureau Center for Economic Studies, Urban Partners

Household Migration

To illustrate the patterns of households moving into (and out of) York County, migration data published by the Internal Revenue Service (IRS) was examined. This dataset is based on year-to-year changes reported on tax returns filed with the IRS, showing migration patterns by state or by county for the entire United States.¹

In-Migration to York County

According to the IRS, the number of households moving into York County increased from 8,092 in 2016 to 10,032 in 2021, with a slight surge occurring in 2017 when nearly 11,400 households relocated to York County. Over 11 percent of households moving into York County are from Lancaster County—which increased from 815 households in 2016 to 1,166 households in 2021 (Table 5).

Table 5. Annual Household In-Migration, 2016-2021

Destination County	2016	%	2017	%	2018	%	2019	%	2020	%	2021	%
Cumberland County	867	10.7%	1,263	11.1%	848	9.9%	863	10.4%	893	9.7%	928	9.3%
Adams County	850	10.5%	1,130	9.9%	801	9.4%	821	9.9%	881	9.6%	860	8.6%
Lancaster County	815	10.1%	1,100	9.6%	862	10.1%	897	10.8%	988	10.8%	1,166	11.6%
Baltimore County, MD	612	7.6%	951	8.3%	627	7.3%	663	8.0%	660	7.2%	735	7.3%
Dauphin County	501	6.2%	678	5.9%	547	6.4%	546	6.6%	545	5.9%	605	6.0%
Carroll County, MD	320	4.0%	446	3.9%	317	3.7%	328	3.9%	321	3.5%	356	3.6%
Harford County, MD	266	3.3%	366	3.2%	255	3.0%	255	3.1%	312	3.4%	322	3.2%
Baltimore City, MD	217	2.7%	291	2.6%	189	2.2%	663	8.0%	207	2.3%	261	2.6%
Anne Arundel County, MD	151	1.9%	194	1.7%	114	1.3%	133	1.6%	136	1.5%	144	1.4%
Lebanon County	85	1.1%	115	1.0%	103	1.2%	93	1.1%	104	1.1%	104	1.0%
Philadelphia County	74	0.9%	121	1.1%	103	1.2%	95	1.1%	118	1.3%	124	1.2%
Franklin County	70	0.9%	103	0.9%	63	0.7%	74	0.9%	81	0.9%	86	0.9%
Allegheny County	69	0.9%	95	0.8%	67	0.8%	53	0.6%	66	0.7%	76	0.8%
Berks County	65	0.8%	84	0.7%	89	1.0%	106	1.3%	100	1.1%	102	1.0%
Montgomery County	63	0.8%	75	0.7%	52	0.6%	41	0.5%	65	0.7%	61	0.6%
Howard County, MD	57	0.7%	65	0.6%	60	0.7%	61	0.7%	67	0.7%	81	0.8%
Chester County	56	0.7%	77	0.7%	70	0.8%	55	0.7%	87	0.9%	78	0.8%
Perry County	47	0.6%	79	0.7%	57	0.7%	54	0.6%	74	0.8%	62	0.6%
Montgomery County, MD	41	0.5%	75	0.7%	52	0.6%	41	0.5%	65	0.7%	51	0.5%
Kings County, NY	41	0.5%	62	0.5%	48	0.6%	45	0.5%	45	0.5%	74	0.7%
All Other Counties	2,825	34.9%	4,030	35.4%	3,208	37.6%	2,441	29.3%	3,375	36.7%	3,756	37.4%
Total In-Migration	8,092		11,400		8,532		8,328		9,190		10,032	

Source: Internal Revenue Service, Urban Partners

¹ In this analysis, the number of returns is used as a proxy for the number of households.

Out-Migration from York County

Cumberland County is the most frequent destination for households moving out of York County (totaling 969 such households in 2021). Most out-migrants relocate within Pennsylvania, but those moving to other states such as Maryland are increasing (Table 6).

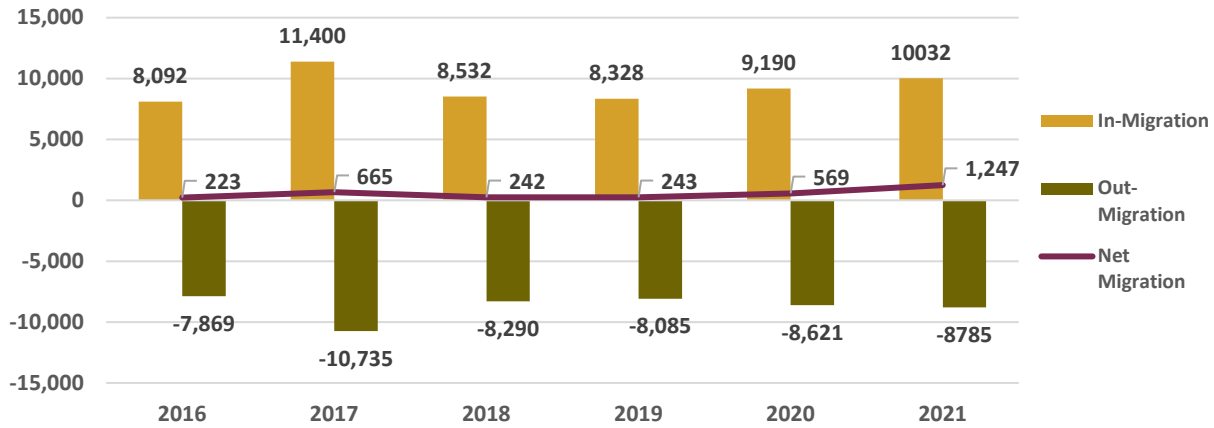
Table 6. Annual Household Out-Migration, 2016-2021

Destination County	2016	%	2017	%	2018	%	2019	%	2020	%	2021	%
Cumberland County	859	10.9%	1,276	11.9%	934	11.3%	913	11.3%	989	11.5%	969	11.0%
Adams County	814	10.3%	1,144	10.7%	927	11.2%	860	10.6%	865	10.0%	837	9.5%
Lancaster County	684	8.7%	938	8.7%	748	9.0%	728	9.0%	779	9.0%	781	8.9%
Dauphin County	478	6.1%	624	5.8%	481	5.8%	458	5.7%	490	5.7%	524	6.0%
Baltimore County, MD	340	4.3%	169	1.6%	335	4.0%	353	4.4%	359	4.2%	316	3.6%
Carroll County, MD	161	2.0%	192	1.8%	168	2.0%	166	2.1%	195	2.3%	178	2.0%
Harford County, MD	134	1.7%	201	1.9%	195	2.4%	176	2.2%	178	2.1%	173	2.0%
Baltimore city, MD	118	1.5%	169	1.6%	161	1.9%	133	1.6%	130	1.5%	115	1.3%
Philadelphia County	116	1.5%	117	1.1%	105	1.3%	110	1.4%	124	1.4%	103	1.2%
Chester County	84	1.1%	86	0.8%	66	0.8%	60	0.7%	63	0.7%	69	0.8%
Franklin County	76	1.0%	91	0.8%	73	0.9%	81	1.0%	80	0.9%	96	1.1%
Sussex County, DE	70	0.9%	118	1.1%	98	1.2%	92	1.1%	92	1.1%	125	1.4%
Berks County	69	0.9%	89	0.8%	67	0.8%	53	0.7%	69	0.8%	53	0.6%
Allegheny County	68	0.9%	92	0.9%	79	1.0%	81	1.0%	70	0.8%	71	0.8%
Anne Arundel County, MD	66	0.8%	107	1.0%	72	0.9%	79	1.0%	67	0.8%	52	0.6%
Perry County	66	0.8%	87	0.8%	58	0.7%	72	0.9%	87	1.0%	79	0.9%
Lebanon County	64	0.8%	107	1.0%	76	0.9%	81	1.0%	80	0.9%	85	1.0%
Montgomery County	53	0.7%	69	0.6%	42	0.5%	55	0.7%	61	0.7%	41	0.5%
Horry County, SC	53	0.7%	80	0.7%	49	0.6%	43	0.5%	66	0.8%	72	0.8%
Orange County, FL	42	0.5%	49	0.5%	35	0.4%	26	0.3%	29	0.3%	41	0.5%
All Other Counties	3,454	43.9%	4,930	45.9%	3,521	42.5%	3,465	42.9%	3,748	43.5%	4,005	45.6%
Total Out-Migration	7,869		10,735		8,290		8,085		8,621		8,785	

Source: Internal Revenue Service, Urban Partners

Figure 6 illustrates the net migration pattern for York County, taking into account the number of households moving into and out of the county. The resulting net migration is illustrated in a bar graph, which shows York County’s net migration increasing from +223 in 2016 to +1,247 in 2021.

Figure 6. Household Net Migration for York County, 2016-2021



Source: Internal Revenue Service, Urban Partners

Key Economic Findings

Job Growth and Sector Changes

1. West Manchester Township experienced a 24.4 percent job growth from 2002 to 2020, adding 2,865 jobs for a total of 14,603 jobs in 2020. Job growth (2002-2020) in numbers and rate outpaced population (+2,171, 12.7 percent; 2000-2020), reflecting the Township as a strong workplace destination.
2. Significant job gains were observed in the Manufacturing sector (+1,449 jobs); Administration & Support, Waste Management and Remediation (+641 jobs); and Health Care and Social Assistance (+439 jobs).
3. The Information sector saw the most significant job loss, with a decrease of 190 jobs, followed by Finance and Insurance (-110). Sectors with smaller losses included Retail Trade; Wholesale Trade; Mining, Quarrying, and Oil and Gas Extraction; Real Estate and Rental and Leasing; and Agriculture, Forestry, Fishing, and Hunting.
4. Manufacturing, supported by Transportation and Warehousing, and Health Care and Social Assistance are strong sectors for West Manchester.
5. Retail and Accommodations and Food Services are poised for growth; see Real Estate Market Assessment.

Employed Residents

6. The number of employed West Manchester residents decreased by 4.1 percent from 2002 to 2020, landing at 8,788 resident workers.
7. Top sectors employing resident workers in 2020 were Health Care and Social Assistance, Manufacturing, Retail Trade, Accommodation and Food Services, and Construction.

8. Most employed residents commute outbound to workplaces, with York County communities holding 8 of the top 10 locations; primary commuting nodes for employed Township residents included downtown York, Wellspan York Hospital, Emigsville, and Springettsbury Township.
9. Only 1,071 out of the 8,788 employed West Manchester residents (12.2 percent) worked within West Manchester in 2020, meaning that 87.8 percent of employed Township residents commuted elsewhere for work.
10. Commuting distances increased among employed West Manchester residents. In 2020, 60.4 percent of employed residents had commutes of less than 10 miles, while those commuting more than 50 miles increased to 13.8 percent.

Commuting Trends

11. Commuters into West Manchester increased from 10,509 in 2002 to 13,532 in 2020.
12. Remote working significantly increased during the pandemic (2020-2023). While many employers have continued to allow remote working, the extent is not known.

Migration Patterns

13. Net household migration for York County increased from +223 in 2016 to +1,247 in 2020, indicating a growing trend of people moving into the county, with Central PA counties as leading counties.

Real Estate Market Assessment

With millions of square feet of retail, office, and industrial space, West Manchester Township is an economic development powerhouse for the Greater York area and York County. Workers are drawn to the Township for jobs and customers are drawn for goods and services from stores not offered anywhere else in the region. As a business-friendly community, the Township is poised to experience continued growth in each of these markets despite their evolving nature. With its proximity to employment and commercial centers combined with its good schools, the Township is also a residential community of choice in the greater York region. Housing stock variety spans a wide range from newer construction single-family homes for purchase to apartments in multi-family complexes for rent.

This Real Estate Market Assessment section examines the supply and availability of the Township's office, retail, industrial market supply (all broadly termed commercial inventory), and its residential offerings. The section also identifies trends and opportunities the Township could potentially leverage toward its community and economic growth objectives.

Office Market

West Manchester Township contains approximately 500,000 square feet of office space, which is just 4.5 percent of the overall commercial inventory (including retail and industrial space). By comparison, York County contains more than 13.2 million square feet of office space, or 10.2 percent of its total commercial supply. Office inventory has remained relatively stable over the past 20 years after experiencing an increase of about 100,000 square feet in the 1990s. The last increase in office space before that occurred in the early 1980s. Office vacancy rate, as of July 2023, is 2.8 percent as compared to 3.4 percent countywide. Over the past five years, average rents have fluctuated between \$9.00 per square foot (\$11.00 per square foot in York County) in late 2020 to \$22.00 per square foot (\$18.00 in the county) in late 2022. By mid-2023, average rents had stabilized at about \$10.00 per square foot in the Township and \$15.00 in the county.

The limited supply of office buildings in the Township is concentrated around the Route 74 interchange with Route 30 in the vicinity of the West Manchester Town Center and UPMC Memorial. Some office options for businesses looking to locate in the Township include smaller buildings with intimate space, larger buildings with traditional and flexible office space, and budget-friendly space. As of July 2023, there are a few advertised commercial buildings in the Township with available office space (Figure 1).

Buildings with available space in the Township are of mid- to late-20th century stock, built between 1953 and 1991. Advertised rents differ significantly as well, ranging from \$5.25 per square foot for shell space at the York Daily Record building to \$23.33 per square foot for a very small space at 2501 Catherine Street. Available space ranges from just 216 square feet at the Catherine Street location to 12,245 square feet at the Daily Record building.

Figure 1. Available Office Space in West Manchester, 7/2023

	<p>Address: 1128 Roosevelt Avenue Year Built: 1953 Total SF: 204,729 Available SF: 3,400 Rent: \$9.00/SF/YR Type: Triple Net (tenant pays for all expenses) Highlights: Office space with large windows providing lots of natural light; owner will finish space to suit tenant needs; ample parking; easy access to Rt 30 and I-83 and high visibility.</p>
	<p>Address: 2501 Catherine Street Year Built: 1960 Total SF: N/A Available SF: 216 Rent: \$23.33/SF/YR Type: Modified Gross (all expenses are included) Highlights: Single office space; building features central air conditioning, shared breakroom and restrooms, and shared parking on-site; located within 2 miles Route 30, and Route 74.</p>
	<p>Address: 1891 Loucks Road Year Built: 1989 Total SF: 97,500 Available SF: 12,245 Rent: \$5.25/SF/YR (base rate for shell) Type: Triple Net (tenant pays for all expenses) Highlights: Open office space within a multi-tenant office and warehouse building; good access to Route 30 and Route 74; good visibility; park like setting; private entrance.</p>
	<p>Address: 2217 Carlisle Road Year Built: 1991 Total SF: 3,000 Available SF: 586 Rent: \$12.27/SF/YR Type: Modified Gross (all expenses are included) Highlights: Friendly, quiet, and professional space; all-inclusive with furnished office, conference room with Smart TV, kitchenette, and on-site parking; close to Town Center.</p>

Source: Rock Commercial Real Estate, Loop Net, CommercialCafe

Nearby in Manchester Township, opposite UPMC Memorial on Roosevelt Avenue is 1665 Roosevelt Avenue, a newer 50,000 square foot office building completed in 2020. There, just over 18,000 square feet of space is available for \$24.00 per square foot, indicating the typical rent for a new Class A office building in the area.

At 1710 Westgate Drive, just to the north and west of UPMC Memorial, new office buildings have been approved by the Township and completed in 2024 (Figure 2). They include a 20,000 square foot single-story and 40,000 square foot two-story building totaling 60,000 square feet of new space. Rents have yet to be determined.

Figure 2. Proposed Office Space in West Manchester Township, 7/2023

	<p>Address: 1710 Westgate Drive Year Built: To be completed in 2024 Total SF: 60,000 Available SF: 60,000 Rent: N/A Term: Negotiable Highlights: Approved 20,000 SF single-story and 40,000 SF two-story buildings; located contiguous to the new UPMC Hospital.</p>
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Source: LoopNet

In communities where office demand is low, communities and the market may look to re-use commercial space. Older commercial structures built up to the 1940s and early 1950s have floorplates, windows, and other design features that offer the potential for conversion to residential units while buildings constructed in the 1960s and later tend to require costly modifications for light and ventilation.

Industrial Market

The largest category of commercial real estate in West Manchester Township is industrial, consisting of 7.2 million square feet of space, or approximately 65.5 percent of the overall commercial inventory (including retail and office space). By comparison, York County contains more than 88.5 million square feet of industrial space, or 68.2 percent of its total commercial supply. The industrial inventory experienced a significant expansion in the late 1990s from just under 5 million square feet to 6.2 million square feet and another notable expansion in the mid 2000s to 7 million square feet. The industrial vacancy rate, as of July 2023, is just 1.5 percent, compared to 3.4 percent countywide. Over the past five years, average industrial rents in the Township have remained relatively stable at about \$5.00 per square foot, similar to York County, however increasing to \$7.00 by early 2023. Industrial rents remain at about \$5.00 per square foot in the county.

Concentrations of industrial buildings in the Township exist in four locations: the area of the South Salem Church Road/West Market Street intersection, the West Market Street/Lincoln Highway area where it intersects with the US Route 30 bypass, the SR 74 interchange with Route 30 in the vicinity of the West Manchester Town Center and the Roosevelt Stone Quarry, and the Hokes Mill Road area near the border with West York Borough.

The highest concentration of industrial properties is located in the West Market Street/Lincoln Highway area where it intersects with the Route 30 bypass, where more than 2 million square feet of space exists (Table 1).

Table 1. Key Industrial Properties in the West Market Street/Route 30 Bypass Interchange Vicinity

Primary Occupant	Address	Year Built	Building SF
A&S Kinard	250, 270, & 310 N. Zarfoss Dr.	1978	211,000
Gordon Recycling Services	215 N. Zarfoss Dr.	1980	150,000
Rabbit Transit	415 N. Zarfoss Dr.	N/A	152,000
Wolf Distributing	515 N. Zarfoss Dr.	1985	313,000
Frasier Campbell Wire & Cable	400 N. Zarfoss Dr.	2021	112,000
The YGS Group	3650 W. Market St.	1978	91,000
Kleen Tech	3500 W. Market St.	1967	35,000
K9 Granola Factory	3400 W. Market St.	1982	340,000
Daniel B. Krieg, Inc.	3331 Gulton Rd.	1967	48,000
Wherley Moving & Storage	3001 W. Market St.	1946	137,000
Voith Hydro, Inc.	760 E. Berlin Rd.	1978	314,000
Weldon Solutions	425 E. Berlin Rd.	2008	39,000
Brookaire Company	581 Manchester Ct.	N/A	38,000
Trane Rental Services	551 Manchester Ct.	N/A	20,000
Kloeckner Metals	500 Manchester Ct.	1974	60,000

Source: Google Maps, CommercialCafe, YCEA, Urban Partners

As Table 1 shows, this part of West Manchester Township is home to more than a dozen companies occupying a variety of industrial spaces. The largest buildings are occupied by such companies as the K9 Granola Factory (340,000 square feet), Voith Hydro, Inc. (314,000 square feet), Wolf Distributing (313,000 square feet), and A&S Kinard (211,000 square feet). The newest facility is Frasier Campbell Wire & Cable on Zarfoss Road across from rabbittransit. The area also has a handful of smaller industrial buildings of less than 50,000 square feet among the larger facilities.

Just to the west of this area is another concentration of industrial properties in the vicinity of the South Salem Church Road/West Market Street intersection, adjacent to the Briarwood Golf Club, where more than 2 million square feet of space exists in just four buildings. This area contains several very large distribution centers (Table 2).

Table 2. Industrial Properties in the South Salem Church Road/West Market Street Intersection Vicinity

Primary Occupant	Address	Year Built	Building SF
Magnesita Refractories	425 S. Salem Church Rd.	N/A	250,000
Mobile Climate Control	400 S. Salem Church Rd.	2022	220,000
FedEx	325 S. Salem Church Rd.	2007	785,000
Goodyear	300 S. Salem Church Rd.	1999	1,000,000

Source: Google Maps, CommercialCafe, YCEA, Urban Partners

The South Salem Church Road area near the intersection with West Market Street is home to West Manchester Township’s largest industrial building, the Goodyear facility at 300 S. Salem Church Road, which occupies 1 million square feet. Across the street is FedEx at 785,000 square feet. The newest facility, completed in 2022, consists of 220,000 square feet occupied by Mobile Climate Control.

The area around the SR 74 interchange with US Route 30 in the vicinity of the West Manchester Town Center and Roosevelt Stone Quarry is a third industrial concentration in the Township, where over 830,000 square feet of space is located (Table 3).

Table 3. Industrial Properties in the W. Manchester Town Center/Roosevelt Stone Quarry Vicinity

Primary Occupant	Address	Year Built	Building SF
York Wallcoverings	2075 Loucks Rd.	1978	175,000
Multi-Tenant	1891 Loucks Rd.	1989	78,000
Columbia Gas of Pennsylvania	1600 Colony Rd.	1984	29,000
Colony Packaging & Machine	1776 Colony Rd.	N/A	39,000
Winter's Performance Products	1580 Trolley Rd.	1982	110,000
D&M Welding Co.	1550 Trolley Rd.	N/A	20,000
Multi-Tenant	1128 Roosevelt Ave.	1960	205,000
Multi-Tenant	1160 Fahs St.	1960	174,000

Source: Google Maps, CommercialCafe, YCEA, Urban Partners

The West Manchester Town Center area is home to several companies occupying a variety of industrial spaces, as well as multi-tenant buildings, constructed in the late 1970s and 1980s. The largest complex is 2075 Loucks Road with 175,000 square feet of space. In the Roosevelt Stone Quarry area along Roosevelt Boulevard are two very large multi-tenant industrial buildings constructed in 1960 that total almost 380,000 square feet of space.

Finally, the area around Hokes Mill Road along the western border of West York Borough just south of W. Market Street is a fourth industrial concentration in the Township consisting of a several smaller buildings (Table 4). The largest building is Lumber & Things at 1850 Lemon St., composing approximately 78,000 square feet. The six other buildings in this area are all under 50,000 square feet, and two are under 20,000 square feet.

Table 4. Industrial Properties in the Hokes Mill Road Vicinity

Primary Occupant	Address	Year Built	Building SF
Vacant	44 Hokes Mill Rd.	1945	17,000
Ronal Tool, Inc.	99 Hokes Mill Rd.	N/A	12,000
Consolidated Scrap Resources	120 Hokes Mill Rd.	1996	39,000
W.R. Meadows of PA	2150 Monroe St.	1970	45,000
Myers Building Product Specialists	2200 Monroe St.	1979	72,000
Distribution International	70 S Gotwalt St.	N/A	21,000
Lumber & Things	1850 Lemon St.	1948	78,000

Source: Google Maps, CommercialCafe, YCEA, Urban Partners

Available industrial space is limited in the Township, considering the amount of total space that exists in the Township. Properties with industrial space available for rent in the Township as of July 2023 (Figure 3). Rents range from \$4.89 to \$9.42 per square foot.

Figure 3. Industrial Space Available in West Manchester Township, as of 7/2023

	<p>Address: 1891 Loucks Road Year Built: 1989 Total SF: 97,500 Available SF: 4,450 Rent: \$9.42/SF/YR Type: Gross (all expenses are included) Highlights: Clean warehouse space with 2 docks and a very large drive-in near office, retail, residential, and convenient to major routes; across the street from Town Center.</p>
	<p>Address: 1160 Fahs Street Year Built: 1960 Total SF: 174,000 Available SF: 25,157 Rent: \$6.75/SF/YR Type: Gross (all expenses are included) Highlights: Industrial unit that features two truck docks, one oversized drive-in door, and professional office space; location just off Rt. 30.</p>
	<p>Address: 1850 Lemon Street Year Built: 1948 Total SF: 76,000 Available SF: 6,950 Rent: \$4.89/SF/YR Type: Gross (all expenses are included) Highlights: Multi tenanted Industrial facility containing warehouse space with two dock doors; additional 1,350 SF of storage space, ideal for a small business needing excess space.</p>

Source: Rock Commercial Real Estate, crexi.com

Retail Market

West Manchester Township contains 3.3 million square feet of retail space, which is approximately 30.0 percent of the overall commercial inventory (including office and industrial space). By comparison, York County contains more than 28.1 million square feet of office space, or 21.6 percent of its total commercial supply. The retail inventory experienced several expansions over the past 50 years, starting in the early 1970s. The largest expansion occurred in 1981 with the opening of the West Manchester Mall, now the West Manchester Town Center. Since then, additional smaller shopping centers have opened in West Manchester Township throughout the 1990s and 2000s, further adding to the retail supply. The retail vacancy rate, as of July 2023, is 4.7 percent, compared to 5.5 percent county-wide. Over the past five years, average retail rents peaked at \$33.00 per square foot in early 2021, declining to about \$15.00 per square foot in late 2021, then peaking again at \$36.00 per square foot in mid-2022. Rents have since returned to approximately \$15.00 per square foot. Currently, average retail rents are about the same for York County.

Major Retail Centers

Retail space is concentrated around the US Route 30/SR 74 interchange, with shopping centers occupying all four corners. Each of those centers contains major national retailers (Table 5).

Table 5. Key Retail Centers in West Manchester Township

Name	Address	Building SF	Key Retailers
West Manchester Town Center	415 Town Center Dr.	723,000	Walmart, Kohl's, At Home, Home Goods, Burlington, Hobby Lobby
Delco Plaza	1107-1295 Carlisle Rd.	395,000	Lowe's, Giant, Sierra, Ross, T.J. Maxx
York Crossing	2500-2250 York Crossing Dr.	230,000	Target, BJ's
Carlisle Commerce Center	2150 White St.	220,000	Weis, Big Lots, Dollar General, Planet Fitness

Source: Google Maps, Crexi.com, Urban Partners

As can be seen in Table 5, West Manchester Township is home to four shopping centers occupying more than 200,000 square feet each. The largest is the West Manchester Town Center with about 723,000 square feet of retail space currently. Delco Plaza is the next largest with more than 395,000 square feet, thanks to Lowes.

Figure 4. Key Retail Centers in West Manchester



Source: Google.com

York Crossing is composed of mainly Target and BJ's at 230,000 square feet, while Carlisle Commerce Center's multitude of stores brings that center's total square footage to a similar 220,000 square feet. In addition to these large shopping centers, several other smaller retail centers with a variety of stores, including Ollie's Bargain Outlet, Carpet & Tile Mart, and various supermarkets such as Weis and Giant, have located in the Township.

West Manchester Town Center

First opened in 1981, the West Manchester Town Center, formerly known as the West Manchester Mall, evolved into a successful regional retail destination in the 1990s. At its peak, the West Manchester Mall hosted four department stores. Over the past decade, however, and in parallel with national trends, the mall has experienced store closures and a decline. Following the boom of e-commerce, consumers have been shopping online, as opposed to brick-and-mortar retail stores, while still seeking in-person dining and entertainment experiences. In addition, several stores moved to the York Galleria and environs on the east side of York.

The mostly-empty mall was purchased in 2012 with a planned renovation that would keep the existing anchor stores and demolish the connecting portion of the mall to create a new outdoor shopping center, which was renamed the West Manchester Town Center. A new through-street with roundabout was added to improve access to the new exterior store entrances. As of 2023, the shopping center has several key retailers, including Walmart, Kohl's, At Home, Burlington, Home Goods, Hobby Lobby, DSW, Petco, and Regal Cinemas.

While the existing stores at the West Manchester Town Center are successful, the shopping center's current owner, Paramount Realty, acknowledges that several portions are underutilized creating the opportunity for additional redevelopment. As a result, the owner is very interested in reinventing the center by creating a walkable live/work/play environment. The vision is to create a true town center on the north side of the retail area with a new street grid, while keeping the retail power center aspect on the south side of the property. New residential uses would potentially include multi-family housing, townhouses, and an assisted living facility. Limited additional retail/service uses are also being considered, including dining, a small grocery store, and a fitness center, as well as hotel and self-storage.

Retail Market Assessment

A retail market assessment of West Manchester Township can characterize the performance of existing retailers in the Township as well as identify retail gaps and opportunities for potential new retailing.

Retail Supply

This assessment is focused chiefly on retail stores engaged in selling merchandise for personal and/or household consumption and on establishments that render services incidental to the sale of these goods. All retail establishments in the area were classified by type of business according to the principal lines of merchandise sold and the usual trade designation. In general, this classification follows the numeric system established for both government and industry practice, the North American Industry Classification System (NAICS). The term "retail store sales" in this analysis excludes automobiles sales and repair facilities, service stations, fuel oil dealers, and non-store retailing. Banks and other financial establishments are also excluded from this assessment because banking activities, deposits, loans, etc., cannot be added to sales volume data for other types of retail establishments.

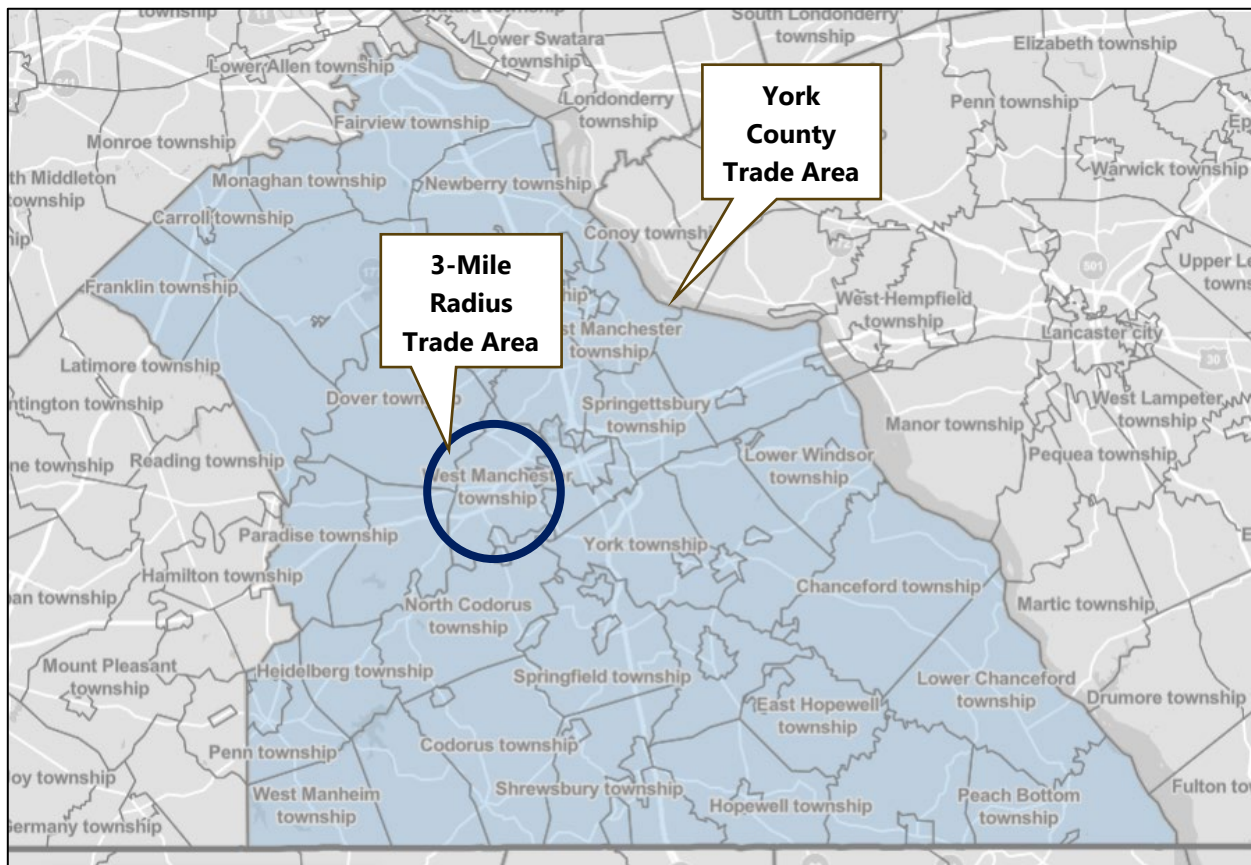
Retail Demand

Consumer shopping patterns vary depending on the types of goods being purchased. For convenience goods purchased frequently, such as groceries, drugs, and prepared foods, shoppers typically make purchases at stores close to their home or place of work. For larger-ticket, rarely purchased items, such as automobiles, electronics, and large appliances, shoppers may travel anywhere within the metropolitan area or beyond to obtain the right item at the right price. For apparel, household furnishings, and other shopping goods, consumers generally establish shopping patterns between these two extremes, trading at a number of shopping areas within a 30-minute commute of their homes.

Retail Trade Areas

To examine the entire range of retailers potentially feasible for West Manchester Township, two trade areas have been identified from where potential customers would likely originate for the types of goods and services most typically available in the Township: York County in its entirety, to assess any opportunities related to larger and more destination-type retailers that the Township is and has been known for; and a smaller 3-mile radius area to identify opportunities for much more locally-serving retailers (Figure 5).

Figure 5. The York County and 3-Mile Radius Trade Areas



Source: U.S. Census, Envionics Analytics, Urban Partners

The York County Trade Area covers the resident consumers of the entire county. With York and environs constituting the largest metropolitan area of the county as well as its central geographic location, it draws customers from throughout the county for its variety of retail and dining options, particularly larger national retailers selling more exclusive and less-commonly purchased items for which customers travel larger distances. With West Manchester Township specifically hosting many of these retailers, a significant proportion of York County residents will travel to the Township to shop.

The much smaller 3-Mile Trade Area just about encompasses the entirety of the Township except for a few of the farthest reaches. Residents within this radius are likely to find most of their daily needs in several categories of goods and services, including supermarkets, convenience stores, pharmacies, and take-out restaurants, and make most of their purchases within this area.

Trade Area Supply and Demand Characteristics

Analysis of retail spending data can reveal the commercial supply and resident demand for all retail goods and services by trade areas. Retail spending data was acquired from Environics Analytics, which obtains its data from the Nielsen Company—one of the national data services used by retail store location and real estate professionals. Table 6 outlines the supply and demand characteristics of the trade areas examined.

According to this information from Environics Analytics in Table 6, stores within the 3-Mile Trade Area sell more than **\$435 million** worth of retail goods annually, while the trade area's population spends approximately **\$408 million** on retail goods annually, creating a retail surplus within that 3-mile area. In the York County Trade Area, stores sell almost **\$5 billion** worth of retail goods annually, while the trade area's population spends approximately **\$5.5 billion** on retail goods annually, yielding a significant retail gap or opportunity.

Table 6. Trade Areas Retail Supply and Demand Characteristics, 2023

	3-Mile Trade Area			York County Trade Area		
	Demand	Supply	Opportunity	Demand	Supply	Opportunity
	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus
Total Retail Sales	408,532,819	435,368,992	(26,836,174)	5,530,387,493	4,961,925,404	568,462,089
Motor Vehicle and Parts Dealers-441	9,346,089	20,111,112	(10,765,023)	126,762,807	156,542,191	(29,779,384)
Automotive Parts/Accsrs, Tire Stores-4413	9,346,089	20,111,112	(10,765,023)	126,762,807	156,542,191	(29,779,384)
Furniture and Home Furnishings Stores-442	13,177,532	14,893,314	(1,715,782)	176,292,159	112,688,712	63,603,447
Furniture Stores-4421	6,815,067	6,303,481	511,586	91,131,726	47,753,446	43,378,280
Home furnishings stores - 4422	6,362,465	8,589,833	(2,227,368)	85,160,433	64,935,266	20,225,167
Floor covering stores - 44221	3,753,928	4,450,153	(696,226)	50,183,757	33,154,999	17,028,757
Other home furnishings stores - 44229	2,608,537	4,139,680	(1,531,143)	34,976,676	31,780,267	3,196,409
Electronics and Appliance Stores-443	9,681,039	8,728,742	952,297	130,861,139	66,004,782	64,856,357
Household Appliances Stores-443141	2,018,285	1,293,814	724,471	27,293,039	11,942,059	15,350,980
Electronics Stores-443142	7,662,754	7,434,928	227,826	103,568,100	54,062,723	49,505,377
Building Material, Garden Equip Stores -444	45,289,637	71,548,920	(26,259,283)	614,985,839	613,848,635	1,137,204
Building Material and Supply Dealers-4441	39,766,301	63,141,414	(23,375,113)	540,446,982	536,012,290	4,434,692
Home Centers-44411	22,378,082	34,764,660	(12,386,577)	303,844,162	350,662,317	(46,818,155)
Paint and Wallpaper Stores-44412	1,339,238	670,212	669,026	18,102,027	6,495,813	11,606,214
Hardware Stores-44413	3,309,160	6,043,674	(2,734,515)	44,970,420	58,365,846	(13,395,426)
Other Building Materials Dealers-44419	12,739,821	21,662,868	(8,923,048)	173,530,373	120,488,314	53,042,059
Lawn, Garden Equipment, Supplies Stores-4442	5,523,336	8,407,506	(2,884,170)	74,538,857	77,836,345	(3,297,488)
Outdoor Power Equipment Stores-44421	1,121,754	3,855,844	(2,734,090)	15,144,892	35,084,529	(19,939,637)
Nursery and Garden Centers-44422	4,401,582	4,551,662	(150,081)	59,393,965	42,751,816	16,642,149
Food and Beverage Stores-445	103,921,696	100,794,324	3,127,371	1,408,531,333	1,363,298,128	45,233,205
Grocery Stores-4451	94,552,546	92,725,465	1,827,080	1,282,078,447	1,216,764,310	65,314,137
Supermarkets, Grocery (Ex Conv) Stores-44511	77,335,753	80,375,190	(3,039,437)	1,047,566,092	967,049,855	80,516,238
Convenience Stores-44512	17,216,793	12,350,275	4,866,517	234,512,355	249,714,455	(15,202,099)
Specialty Food Stores-4452	2,322,913	1,271,236	1,051,678	31,480,812	18,085,772	13,395,039
Meat Markets-44521	696,570	498,839	197,730	9,439,008	9,148,547	290,460
Fish and Seafood Markets-44522	275,304	122,050	153,255	3,730,888	2,590,792	1,140,097
Fruit and Vegetable Markets -44523	497,163	0	497,163	6,739,290	1,618,192	5,121,098
Other Specialty Food Stores-44529	853,876	650,347	203,530	11,571,626	4,728,241	6,843,384
Beer, Wine and Liquor Stores-4453	7,046,237	6,797,623	248,614	94,972,074	128,448,046	(33,475,972)
Health and Personal Care Stores-446	34,457,225	15,146,345	19,310,880	465,847,937	430,669,380	35,178,557
Pharmacies and Drug Stores-44611	29,583,508	11,955,949	17,627,558	399,744,632	393,848,955	5,895,677
Cosmetics, Beauty Supplies, Perfume Stores-44612	2,031,138	1,617,528	413,610	27,463,635	17,495,852	9,967,783
Optical Goods Stores-44613	1,007,642	1,075,261	(67,619)	13,839,987	12,489,243	1,350,743
Other Health and Personal Care Stores-44619	1,834,937	497,607	1,337,330	24,799,683	6,835,330	17,964,352
Clothing and Clothing Accessories Stores-448	29,054,827	9,713,110	19,341,717	394,989,639	163,157,824	231,831,815
Clothing Stores-4481	17,754,697	4,220,517	13,534,180	241,799,034	96,897,266	144,901,768
Men's Clothing Stores-44811	720,854	367,389	353,466	9,705,593	4,115,036	5,590,557
Women's Clothing Stores-44812	3,096,526	742,883	2,353,643	42,101,716	9,097,341	33,004,375
Children's, Infants Clothing Stores-44813	755,518	188,886	566,632	10,785,841	2,293,061	8,492,780
Family Clothing Stores-44814	10,876,351	2,011,116	8,865,235	147,875,659	69,684,814	78,190,845
Clothing Accessories Stores-44815	879,223	116,590	762,633	11,897,203	1,522,034	10,375,169

West Manchester Township Comprehensive Plan

	3-Mile Trade Area			York County Trade Area		
	Demand	Supply	Opportunity	Demand	Supply	Opportunity
	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus
Clothing and Clothing Accessories Stores-448 (cont'd)						
Other Clothing Stores-44819	1,426,225	793,653	632,572	19,433,022	10,184,980	9,248,042
Shoe Stores-4482	4,666,420	2,758,960	1,907,460	63,794,407	29,955,699	33,838,708
Jewelry, Luggage, Leather Goods Stores-4483	6,633,710	2,733,633	3,900,077	89,396,198	36,304,859	53,091,339
Jewelry Stores-44831	4,649,664	2,252,954	2,396,710	62,491,088	30,667,112	31,823,976
Luggage and Leather Goods Stores-44832	1,984,046	480,679	1,503,366	26,905,110	5,637,747	21,267,363
Sporting Goods, Hobby, Book, Music Stores-451	9,475,528	11,674,710	(2,199,182)	128,880,330	110,572,552	18,307,778
Sporting Goods, Hobby, Musical Inst Stores-4511	8,086,173	10,958,013	(2,871,840)	110,063,660	104,708,958	5,354,702
Sporting Goods Stores-45111	5,352,535	7,067,647	(1,715,112)	72,930,700	66,934,758	5,995,942
Hobby, Toys and Games Stores-45112	1,944,663	2,740,887	(796,223)	26,510,706	27,642,192	(1,131,486)
Sew/Needlework/Piece Goods Stores-45113	439,053	589,775	(150,722)	5,847,252	5,244,437	602,814
Musical Instrument and Supplies Stores-45114	349,922	559,704	(209,781)	4,775,002	4,887,571	(112,569)
Book, Periodical and Music Stores-4512	1,389,355	716,697	672,658	18,816,670	5,863,594	12,953,076
Book Stores-451211	1,305,133	397,154	907,978	17,672,450	3,253,600	14,418,850
News Dealers and Newsstands-451212	84,222	319,543	(235,321)	1,144,220	2,609,994	(1,465,775)
General Merchandise Stores-452	76,054,941	110,193,374	(34,138,433)	1,030,625,402	1,106,086,572	(75,461,170)
Department Stores Excl Leased Depts-4521	9,548,823	16,680,504	(7,131,681)	129,532,296	157,338,726	(27,806,430)
Other General Merchandise Stores-4529	66,506,118	93,512,870	(27,006,752)	901,093,106	948,747,846	2,499,100
Warehouse Club and Supercenters-452311	60,299,799	84,652,764	(24,352,964)	817,069,570	864,993,005	(47,923,435)
All Other General Merchandise Stores-452319	6,206,319	8,860,106	(2,653,787)	84,023,536	83,754,841	268,695
Miscellaneous Store Retailers-453	14,418,803	19,022,846	(4,604,043)	193,579,060	179,927,289	13,651,771
Florists-4531	605,909	996,871	(390,961)	8,178,354	8,543,806	(365,452)
Office Supplies, Stationery, Gift Stores-4532	2,735,942	2,563,301	172,641	36,848,271	25,632,479	11,215,792
Office Supplies and Stationery Stores-45321	1,060,619	1,476,902	(416,284)	14,345,481	14,603,233	(257,751)
Gift, Novelty and Souvenir Stores-45322	1,675,323	1,086,399	588,923	22,502,790	11,029,246	11,473,545
Used Merchandise Stores-4533	2,639,483	2,145,168	494,314	35,429,577	21,913,919	13,515,657
Other Miscellaneous Store Retailers-4539	8,437,469	13,317,506	(4,880,037)	113,122,858	123,837,085	(10,714,227)
Pet and Pet Supply Stores-45391	2,155,659	3,445,307	(1,289,649)	28,822,519	32,698,517	(3,875,998)
Art Dealers-45392	1,648,781	46,041	1,602,741	22,127,340	395,844	21,731,496
All Other Miscellaneous Stores-45399	4,633,029	9,826,158	(5,193,129)	62,172,999	90,742,724	(28,569,725)
Foodservice and Drinking Places-722	63,655,502	53,542,195	10,113,307	859,031,848	659,129,339	199,902,509
Drinking Places -Alcoholic Beverages-7224	2,671,303	2,987,913	(316,610)	35,502,536	23,677,771	11,824,765
Full-Service Restaurants-722511	31,003,726	19,460,733	11,542,993	417,788,188	301,797,692	115,990,496
Limited-Service Eating Places-722513	25,417,417	29,730,411	(4,312,993)	343,979,865	293,249,634	50,730,230
Cafeterias, Grill-Bufferets, and Bufferets-722514	647,126	399,161	247,965	8,758,199	10,248,216	(1,490,017)
Snack and Nonalcoholic Beverage Bars-722515	3,915,930	963,977	2,951,954	53,003,060	30,156,026	22,847,034

Source: Environics Analytics, Urban Partners

Retail Gaps/Opportunities

The comparison of retail supply and demand for the trade areas in Table 6 reveals the retail surplus or gap/potential for additional retail stores in each category.

3-Mile Trade Area

The supply of retailing in the 3-Mile Trade Area exceeds demand by more than \$26 million, indicating that the immediate area is oversupplied for its population, and the customer base for most retail goods and services comes from beyond this 3-mile ring. This is to be expected since the Township is a large retail hub for both greater York and the entire county. However, according to the data, the 3-Mile Trade Area does offer many opportunities in specific retail categories that could serve the local populace living within this smaller area, including the Township. Because of the relatively small geographic market served, such retailers could potentially be smaller, local entrepreneurs. These opportunities include:

- Household-Related Category Stores including small Furniture Stores, Household Appliance Stores, and Paint and Wallpaper Stores.
- Specialty Food Stores, including Meat, Fish and Seafood, and Fruit and Vegetable Markets.
- Clothing and Clothing Accessory Stores of all categories, including Men's, Women's, Children's, and Family Clothing as well as Shoe Stores, Jewelry Stores, and Luggage/Leather Goods Stores.
- Dining and Restaurants, including Full-Service Restaurants (with wait service), and Snack and Nonalcoholic Beverage Bars that could include coffee shops and ice cream parlors.

York County Trade Area

Opposite the 3-Mile Trade Area situation, the demand of retailing in the York County Trade Area exceeds supply by more than \$568 million, indicating that the county is technically undersupplied for its population, and the customer base must leave the county to obtain certain retail goods and services currently not available in high enough quantities. Despite the Township's existing retail supply and regional attraction, this demand creates an opportunity for additional national-scale retailers that are able to draw from the county population and potentially supplement the large retailers already present in the Township. These opportunities include:

- Additional "mini-box" stores that could take advantage of the customer base drawn to the "big-box" stores, including Furniture and Home Furnishing Stores, Family Clothing and Clothing Accessory Stores, Sporting Goods Stores, and Book Stores.
- Health-Related Stores including Pharmacies and Drug Stores, and Other Health and Personal Care Stores.
- Miscellaneous Store Retailers including Gift/Novelty/Souvenir Stores and Art Dealers.
- Foodservice establishments including Full-Service Restaurants and Limited-Service Restaurants, both of which could include additional national chains drawing a customer base from the greater county.

Residential (Housing) Market

A real estate market assessment for housing conditions in West Manchester Township was conducted to evaluate residential trends and identify new residential opportunities. Specific housing markets examined include both rental and for-sale housing.

Housing Affordability

For the purposes of this background analysis, housing-related affordability and supply conditions have been examined for West Manchester Township and York County. Recently released 2021 American Community Survey 5-Year Estimates (ACS) were used as the most current and reliable data source.

Household Income & Poverty Characteristics

According to the 2021 ACS, 1,125 Township residents (or 6.0 percent) are living below the poverty level, compared to York County’s poverty rate of 8.7 percent (Table 7).¹

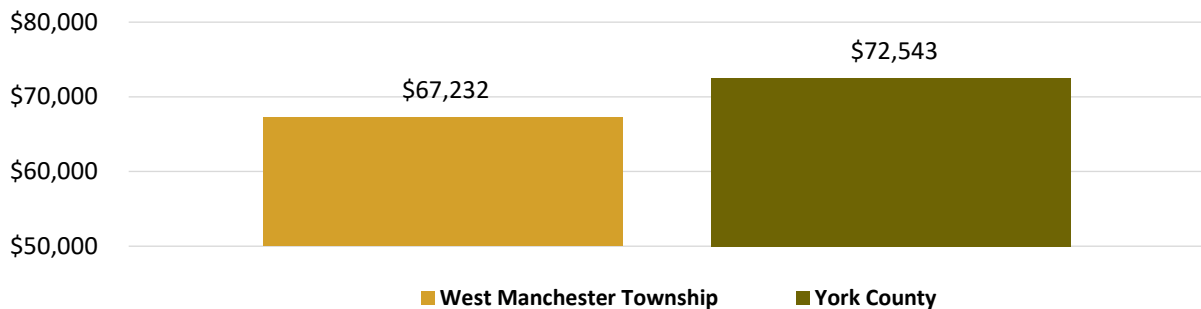
Table 7. Population Living Below Poverty Level, 2021

	West Manchester Township	York County
Population Below Living Poverty Level	1,125	38,673
Population Below Living Poverty Level (%)	6.0%	8.7%

Source: U.S. Census Bureau, Urban Partners

Township households have slightly lower incomes than households in York County. According to the ACS, the median household income for the Township as of 2021 is \$67,232, compared to \$72,543 for the county (Figure 6).

Figure 6. Median Household Income, 2021



Source: U.S. Census Bureau

¹ The Census Bureau determines poverty thresholds by household size. Sample thresholds for households in 2021 were \$13,788 for a single person, and \$17,529 for a 2-person household.

In the Township, 13.8 percent of the households earn less than \$25,000 annually, including 3.7 percent earning less than \$10,000, compared to 13.7 percent earning less than \$25,000 in York County. Over a third (35.2 percent) of all Township households earn more than \$100,000 annually, compared to 32.9 percent for the county. The largest income category in West Manchester is \$50,000 to \$74,999 (20.7 percent) and the \$100,000 to \$149,999 is the largest for the county at 18.8 percent (Figure 7).

Figure 7. Distribution of Median Household Income, 2021



Source: U.S. Census Bureau

The 2021 ACS reports that 20.7 percent of owner-occupant households in the Township pay more than 30 percent of their income toward housing costs and thus are cost-burdened or pay more than 30 percent of their household income toward housing and associated costs, e.g. utilities and insurance. At the same time, 44.1 percent of renter households are cost-burdened (Table 8).

Table 8. Tenure by Percentage of Household Income Spent Toward Housing Costs – West Manchester Township, 2021

	Owner Occupants		Renter Occupants	
		%		%
All Household Income Levels	5,616		2,202	
Less than 20%	3,147	56.0%	645	29.3%
20 to 29%	1,298	23.1%	367	16.7%
30% or more	1,161	20.7%	970	44.1%
Zero or negative income/no cash rent	10	0.2%	220	10.0%

Source: U.S. Census Bureau, Urban Partners

The Township’s owner-occupied households earning less than \$20,000 annually are cost-burdened at 87.2 percent compared to renter-occupied households at 96.0 percent. However, the most cost-burdened households in the Township are renters with annual household incomes of \$35,000 to \$49,999. A total of 374 such renter households reside in the Township and 307 (or 82.1 percent) are cost-burdened. At earnings greater than \$50,000 annually, 25.3 percent of owner-occupied households are housing cost-burdened

compared to 39.1 percent of renters. Households with annual earnings greater than \$75,000 are effectively free of housing cost burdens, particularly among renter-occupants (Table 9).

Table 9. Tenure by Housing Costs as a Percent of Household Income – West Manchester Township, 2021

	Owner Occupants	%	Renter Occupants	%
Households earning less than \$20,000	320		274	
Less than 30% (not cost burdened)	41	12.8%	11	4.0%
30% or more (cost burdened)	279	87.2%	263	96.0%
Households earning \$20,000 to \$34,999	606		319	
Less than 30% (not cost burdened)	312	51.5%	92	28.8%
30% or more (cost burdened)	294	48.5%	227	71.2%
Households earning \$35,000 to \$49,999	536		374	
Less than 30% (not cost burdened)	297	55.4%	67	17.9%
30% or more (cost burdened)	239	44.6%	307	82.1%
Households earning \$50,000 to \$74,999	1,178		443	
Less than 30% (not cost burdened)	880	74.7%	270	60.9%
30% or more (cost burdened)	298	25.3%	173	39.1%
Households earning \$75,000 or more	2,966		572	
Less than 30% (not cost burdened)	2,915	98.3%	572	100.0%
30% or more (cost burdened)	51	1.7%	0	0.0%

Source: U.S. Census Bureau, Urban Partners

Housing Supply

According to the American Community Survey, the total number of housing units in West Manchester Township decreased by 17 units, equivalent to 0.21 percent, from 2011 to 2021. However, the US Census Bureau reported 8,408 housing units counted in the 2020 decennial census and the York County Planning Commission reported an active housing development market from 2011 to 2021 with 80 permits issued for housing construction. Given the timing of the 2021 ACS during the pandemic, this small number and percentage may reflect sampling error or inaccuracy. Still the ACS provides the most complete data on housing units by municipality.

The vacancy rate increased to 4.40 percent with 360 vacant units in 2021, compared to 135 vacant units in 2011 (1.65 percent), an increase in vacant units of 62.50 percent. York County experienced a 4.64 percent increase in total housing units, while its vacancy rate declined from 5.74 percent to 5.36 percent (Table 10).

Table 10. Total Housing Units and Occupancy Status, 2011-2021

	2011		2021		Change 2011-2021	% Change 2011-2021
	ACS	%	ACS	%		
West Manchester Twp.: Total Units	8,195	-	8,178	-	-17	-0.2%
Occupied Units	8,060	98.4%	7,818	95.6%	-242	-3.1%
Vacant Units	135	1.7%	360	4.4%	225	62.5%
York County: Total Units	177,771	-	186,414	-	8,643	4.6%
Occupied Units	167,568	94.3%	176,428	94.6%	8,860	5.0%
Vacant Units	10,203	5.7%	9,986	5.4%	-217	-2.2%

Source: U.S. Census Bureau, Urban Partners

The 2021 ACS specifies that in the Township, 35.8 percent of the vacant units were “available for rent,” compared to only 15.4 percent for York County. Vacant units that were “for sale only” constituted 2.5 percent in the Township, compared to only 13.7 percent in the County. “Other vacant” units in the Township accounted for 49.4 percent of all vacant units, compared to 56.9 percent for the County as a whole² (Table 11).

Table 11. Vacancy Status, 2021

	West Manchester Township		York County	
		%		%
Total	360		9,986	
For rent	129	35.8%	1,541	15.4%
Rented, not occupied	0	0.0%	385	3.7%
For sale only	9	2.5%	1,370	13.7%
Sold, not occupied	0	0.0%	354	3.5%
For seasonal use	44	12.2%	602	6.0%
For migrant workers	0	0.0%	46	0.5%
Other vacant	178	49.4%	5,688	57.0%

Source: U.S. Census Bureau

Table 12 describes changes in tenure, or owner/renter characteristics. The net total number of occupied housing units decreased by 242 units, or -3.0 percent, from 2011 to 2021, consisting of a reduction of 606 owner-occupied homes and an increase of 364 renter-occupied homes. As a result, the homeownership rate decreased from 77.2 percent in 2011 to 71.8 percent in 2021. By comparison, York County’s net total number of occupied housing units increased by 8,860, gaining 4,820 owner-occupied units and 4,040 rental units.

² “Other Vacant” units includes: foreclosed properties; units vacant due to the owners’ preferences and/or personal situation (owner does not want to rent/sell, owner is staying with family, owner is in assisted living, etc.); units vacant due to legal issues or disputes; unoccupiable properties (abandoned/condemned); units needing repairs before they can be sold or rented, and units being repaired; and units used for storage of household furniture.

Table 12. Housing Tenure, 2011-2021

	2011		2021		Change 2011-2021	% Change 2011-2021
	ACS	%	ACS	%		
West Manchester Twp.: Occ. Units	8,060	-	7,818	-	-242	-3.0%
Owner-Occupied Units	6,222	77.2%	5,616	71.8%	-606	-9.7%
Renter-Occupied Units	1,838	22.8%	2,202	28.2%	364	19.8%
York County: Occ. Units	167,568	-	176,428	-	8,860	5.3%
Owner-Occupied Units	127,640	76.2%	132,460	75.1%	4,820	3.8%
Renter-Occupied Units	39,928	23.8%	43,968	24.9%	4,040	10.1%

Source: U.S. Census Bureau, Urban Partners

A detailed breakdown of the age of housing stock is shown in Table 13. The majority of the Township’s housing stock was built in the second half of the twentieth century, with only 7.2 percent built prior to 1939 compared to 19 percent, in York County. A growth spurt occurred in the 1950s in both the Township and county, when 14.8 percent and 10.5 percent of their housing stock was constructed, respectively, and again in the 1990s. Since 2000 the Township has had 11.0 percent of its housing stock constructed, compared to 18.2 percent in York County.

Table 13. Age of Housing Stock, 2021

	West Manchester Township	York County
Built 2020 or later	0.0%	0.3%
Built 2010 to 2019	0.7%	4.3%
Built 2000 to 2009	10.3%	13.6%
Built 1990 to 1999	19.1%	14.4%
Built 1980 to 1989	16.8%	11.1%
Built 1970 to 1979	11.1%	13.5%
Built 1960 to 1969	12.0%	8.2%
Built 1950 to 1959	14.8%	10.5%
Built 1940 to 1949	7.8%	5.0%
Built 1939 or earlier	7.2%	19.0%

Source: U.S. Census Bureau, Urban Partners

According to the ACS, the majority of homes (82.4 percent) in the Township are one-unit structures, both attached and detached types (Table 14). The highest percentage of non-single units (5.5 percent) are in structures with 5 to 9 units, followed by 3- or 4-unit buildings (3.7 percent). York County has a slightly lower percentage of units (80.7 percent) in one-unit structures as compared to the Township. However, unlike in West Manchester, the county has 4.6 percent of its housing units in the form of mobile homes (Table 14).

Table 14. Units in Structure, 2021

	West Manchester Township		York County
1 Unit, detached	5,553	67.9%	63.7%
1 Unit, attached	1,189	14.5%	17.0%
2 Units	55	0.7%	3.1%
3 or 4 Units	305	3.7%	3.3%
5 to 9 Units	453	5.5%	2.8%
10 to 19 Units	138	1.7%	2.4%
20 to 49 Units	109	1.3%	1.1%
50 or more Units	267	3.3%	1.9%
Mobile home	109	1.3%	4.6%
Boat, RV, van, etc.	0	0.0%	0.1%

Source: U.S. Census Bureau, Urban Partners

There are four income-restricted communities in West Manchester Township that total 274 units (Table 15). Two of the four communities, Parkview At Manchester Heights and Gateway Apartments, are subsidized by Low Income Housing Tax Credits (LIHTC). LIHTC complexes are restricted to residents with incomes not to exceed 60 percent of the area median income (AMI). These facilities also accept Housing Choice vouchers, formerly known as Section 8. The other two communities are public housing operated by the U.S. Department of Housing and Urban Development (HUD). Cloverfield-Kingston house, accounting for 102 units, is a HUD Multifamily property, and Springfield, accounting for 75 units, is HUD Public Housing. Collectively, these income-restricted units represent approximately 27 percent of multi-family rental supply.

Table 15. Income-Restricted Communities, 2023

	Name	Address	Type	Total Units	Earliest Expiration Date
1	Cloverfield-Kingston House	1500 Rodney Rd	HUD Multifamily	102	2033
2	Springfield	1930 Kenneth Rd	HUD Public Housing	75	N/A
3	Parkview At Manchester Heights	1900 Barley Rd	LIHTC	64	2029
4	Gateway Apartments	1261 W Market St	LIHTC	33	2035

Source: HUD, PolicyMap, Urban Partners

Figure 8. Examples of Income-Restricted Housing in West Manchester Township



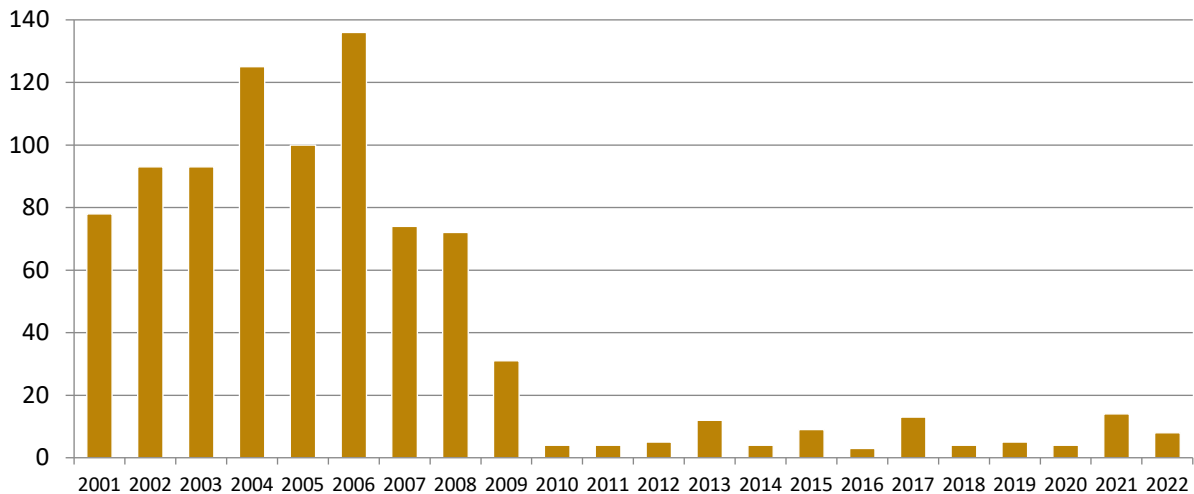
Source: Enterprise Residential, Apartments.com

Home Building Activity

Residential Building Permits

Shown below in Figure 9 are the U.S. Department of Housing and Urban Development’s data on the number of authorized residential building permits in the Township. From 2001 to 2022, the Township issued a total of 891 permits. The pace of permitting prior to the Great Recession (2000 to 2007) was approximately 100 units per year. During the Great Recession and the subsequent years of recovery (2008 to 2011), the Township authorized an average of 28 permits and as few as 4 building permits (in 2010 and 2011). The Township has been permitting approximately 7 units per year since 2011, a much slower pace than a decade ago.

Figure 9. Building Permits Issued in West Manchester Township, 2001-2022

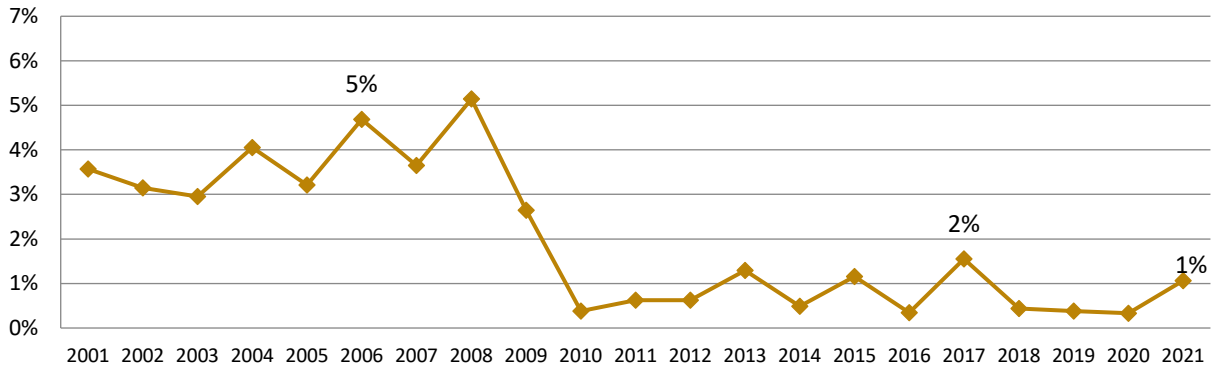


Source: HUD State of the Cities Data Systems (SOCDS), Urban Partners

Comparison of West Manchester’s Permitting Activity to York County’s

Figure 10 shows West Manchester’s share of the building permits issued in York County. In 2021, building permits issued in the Township represented just 0.6 percent of all residential permits issued in the county, compared to the 1.9 percent average for 2001 to 2021. 2008 marked a high point of 5 percent of the county’s share.

Figure 10. West Manchester Township’s Share of All Building Permits in York County, 2001-2021



Source: HUD State of the Cities Data Systems (SOCDS), Urban Partners

For-Sale Housing Market

To understand the for-sale housing market in West Manchester Township, market conditions for single-family detached homes, single-family attached homes, including duplexes, triplexes, quadruplexes, and townhomes, and condominiums, where the unit is owned but the land is not, were examined. Pricing information for recently sold homes in the Township for a five-year period starting in July 2018 and ending in June 2023 was obtained from RealQuest, a comprehensive real estate database service.

The homeownership market in the Township is active with median sales price during the 5-year study period at \$190,000, or \$120.07 per square foot (SF). Single-family detached homes represented the largest segment of sales (1,197 units, or 77.3 percent of all sales during this period). 260 condominium units were sold during this period, representing 16.8 percent of transactions, with a median sale price of \$151,000, or \$95.83 per SF. Townhomes and multi-unit homes, duplexes, triplexes, & quadruplexes, represented 3.0 percent and 2.9 percent of transactions respectively (Table 16).

Table 16. Breakdown of Existing Home Sales in West Manchester Township (2018-2023)

	# of Transactions	% of Transactions	Median Sales Price	Median Price Per SF
Single Family Detached	1,197	77.3%	\$210,000	\$127.55
Duplexes, Triplexes, & Quadruplexes	45	2.9%	\$130,000	\$97.50
Townhomes	46	3.0%	\$151,000	\$96.19
Condominiums	260	16.8%	\$151,000	\$95.83
Total	1,548	100.0%	\$190,000	\$120.07

Source: RealQuest, Urban Partners

Single-Family Detached Homes

Table 17 summarizes the sales transactions for single-family detached homes. A total of 1,197 such sales were recorded, with a median sale price of \$210,000, or \$127.55 per SF. The majority of transactions (972) consisted of homeowner-to-homeowner transactions, which had a median sales price of \$215,000, or \$127.55 per SF. Table 17 also shows the 108 transactions where homeowners sold their single-family detached homes to investors. Typically, these transactions are associated with home builders flipping houses and investors acquiring homes to be leased to tenants. These homes had a median sale price of \$160,450, or \$129.17 per SF. Investor-to-homeowner is another popular type of sale, typically after a home is flipped by an investor and sold to a new owner. There were 84 of these sales with a median sales price of \$202,500, or \$128.50 per SF. Other types of less common single-family sales include lender sales, investor-to-investor sales, sales by custom builders, and sales from a public entity.

Table 17. Single-Family Detached Home Sales in West Manchester Township (2018-2023)

Type of Transaction	# of Sales	Median Sales Price	Price Range	Median Square Footage	Median Price Per SF
Homeowner-to-Homeowner	972	\$215,000	\$55,000 to \$1,110,000	1,680	\$127.55
Homeowner-to-Investor	108	\$160,450	\$45,500 to \$1,200,000	1,288	\$129.17
Investor-to-Homeowner	84	\$202,500	\$45,000 to \$460,000	1,353	\$128.50
Lender Sale	14	\$165,500	\$45,000 to \$440,000	1,859	\$86.76
Investor-to-Investor	11	\$155,000	\$55,000 to \$180,000	1,110	\$127.09
Custom Builder Sale	6	\$315,795	\$160,000 to \$344,490	2,416	\$128.35
Civic Sale	2	\$161,500	\$125,000 to \$198,000	1,035	\$163.82
Total	1,197	\$210,000	\$45,000 to \$1,200,000	1,632	\$127.55

Source: RealQuest, Urban Partners

Duplexes and Triplexes

Duplexes and triplexes accounted for 45 transactions in the Township during the five-year period, with a median sales price of \$130,000 and median price per SF of \$97.50 (see Table 20). Prices ranged greatly from \$15,000 to \$787,050. There were no quadplex transactions in the Township during this period.

Table 18. Duplex and Triplex Transactions in West Manchester Township (2018-2023)

Type of Transaction	# of Sales	Median Sales Price	Price Range	Median Square Footage	Median Price Per SF
Homeowner-to-Homeowner	19	\$121,000	\$94,900 to \$170,000	1,364	\$96.80
Homeowner-to-Investor	19	\$190,000	\$58,187 to \$270,000	1,548	\$120.05
Investor-to-Homeowner	3	\$137,000	\$120,000 to \$159,000	1,200	\$114.17
Investor-to-Investor	2	\$448,525	\$110,000 to \$787,050	2,274	\$163.42
Lender Sale	2	\$15,500	\$15,000 to \$16,000	3,418	\$8.00
Total	45	\$130,000	\$15,000 to \$787,050	1,408	\$97.50

Source: RealQuest, Urban Partners

Figure 11. Condominium and Townhouse Examples in West Manchester Township



Source: Zillow

Source: Trulia

Townhomes

From 2018 to 2023, there were 46 townhome sales in the Township with a median sale price of \$151,000, or \$96.19 per SF. Table 19 below summarizes these sales, sorted by seller and buyer types. The most expensive townhome sold during the 5-year study period was a 2,092 SF townhome that sold for \$222,000.

Table 19. Townhome Transactions in West Manchester (2018-2023)

Type of Transaction	# of Sales	Median Sales Price	Price Range	Median Square Footage	Median Price Per SF
Homeowner-to-Homeowner	36	\$158,500	\$92,000 to \$222,000	1,436	\$100.08
Homeowner-to-Investor	1	\$175,000	\$175,000	1,443	\$121.28
Investor-to-Homeowner	3	\$155,000	\$129,900 to \$200,000	1,372	\$112.97
Investor-to-Investor	5	\$84,000	\$59,900 to \$110,000	1,184	\$65.28
Civic Sale	1	\$110,000	\$110,000	1,792	\$61.38
Total	46	\$151,000	\$59,900 to \$222,000	1,426	\$96.19

Source: RealQuest, Urban Partners

Condominiums

From 2018 to 2023, there were 260 condominium sales in the Township with a median sale price of \$151,000, or \$95.83 per SF. Table 18 below summarizes these sales, sorted by seller and buyer types. The most expensive condominium type during this period was \$510,000, while the lowest was \$54,000. Figure 11 provides an example of a condominium complex in the Township.

Table 20. Condominium Transactions in West Manchester Township (2018-2023)

Type of Transaction	# of Sales	Median Sales Price	Price Range	Median Square Footage	Median Price Per SF
Homeowner-to-Homeowner	201	\$151,000	\$54,000 to \$510,000	1,638	\$96.20
Homeowner-to-Investor	50	\$150,950	\$67,000 to \$190,000	1,630	\$93.21
Investor-to-Homeowner	6	\$166,450	\$119,900 to \$210,000	1,534	\$105.67
Investor-to-Investor	3	\$170,000	\$143,000 to \$181,000	1,888	\$86.69
Total	260	\$151,000	\$54,000 to \$510,000	1,632	\$95.83

Source: RealQuest, Urban Partners

Rental Housing Market

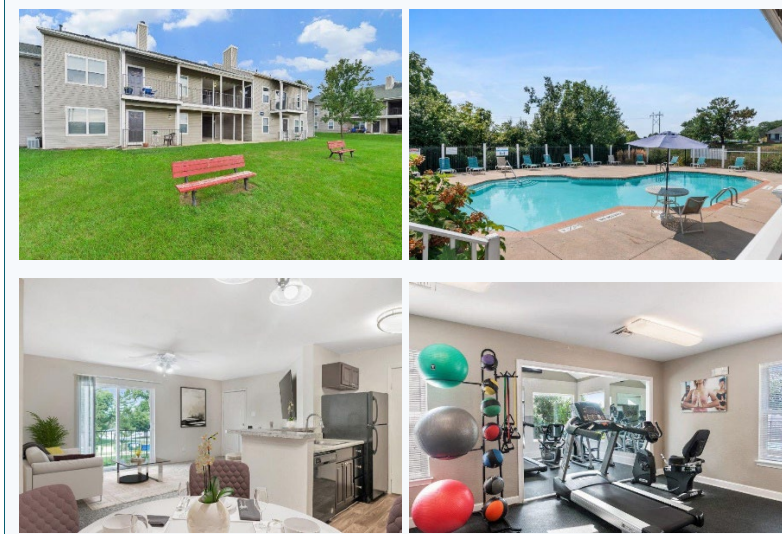
To understand the Township’s rental housing market, an inventory and analysis of key housing characteristics throughout the Township was conducted. The focus for this market is the predominant form of rental housing in the Township: multi-family housing complexes as well as individual units, mostly existing as single-family detached homes.

Multi-Family Rental Housing Complexes

West Manchester Township has a limited supply of market-rate multi-family rental housing complexes totaling just 732 units. Figure 12 describes these developments in terms of apartment and building amenities, size, and age as a representation of the variety of multi-family units available in the area.

Figure 12. Rental Housing Complexes in West Manchester Township

		<p>Yorktowne Pointe Townhomes 1700 Yorktowne Drive</p> <p>Total Units: 144 Built: 1982 Type: 2-Story Townhomes</p> <p>Key Unit Amenities:</p> <ul style="list-style-type: none"> • Renovated kitchens • Washer/dryer hookup • Hardwood floors • Patio • Walk-in closets <p>Key Community Amenities:</p> <ul style="list-style-type: none"> • Pool • Playground • Tennis Court • Extra storage



The Greens at Westgate
1800 Kenneth Road

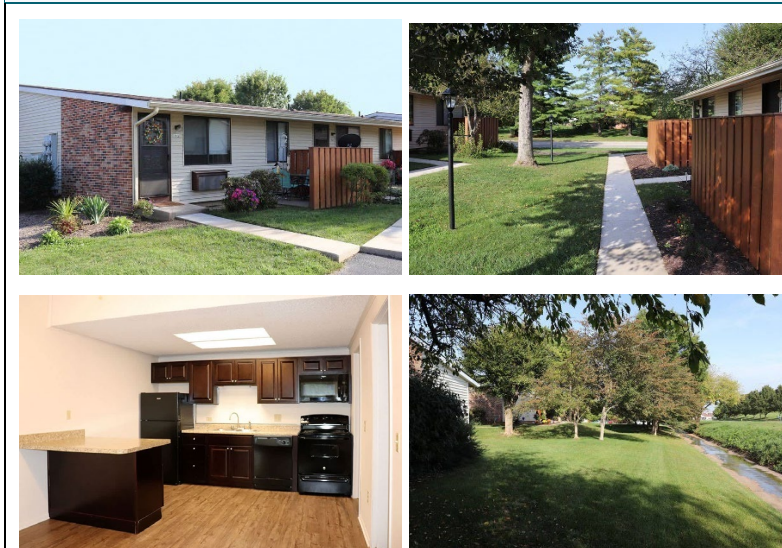
Total Units: 200
Built: 1988
Type: 2-Story Mid-Rise

Key Unit Amenities:

- In-unit washer/dryers
- Fireplace
- Walk-in closets
- Patio or balcony

Key Community Amenities:

- Pool
- Fitness center
- Clubhouse
- Lounge
- Extra storage



Sunset Ridge Apartments
1695 Kenneth Road

Total Units: 63
Built: 1989
Type: 1-Story Low-Rise

Key Unit Amenities:

- Renovated kitchens
- Washer/dryer hookup
- Carpet/vinyl floors
- Patio
- Walk-in closets

Key Community Amenities:

- Laundry facility
- Open space and walking paths
- Extra storage



Rolling Hills Apartments
1701 Taxville Road

Total Units: 184
Built: 1975
Type: 2-Story Low-Rise

Key Unit Amenities:

- Renovated kitchens
- In-unit washer/dryers
- Carpet/vinyl floors
- Walk-in closets
- Patio/deck

Key Community Amenities:

- Extra storage
- Pet play area
- Grill area



Lincoln Ridge Apartments
1 Lark Circle

Total Units: 141
Built: 1966
Type: 2-Story Low-Rise

Key Unit Amenities:

- Updated kitchens
- Carpet
- Walk-in closets
- Patio/balcony

Key Community Amenities:

- Fitness Center
- Picnic Area
- Pet Play Area
- Laundry Facilities
- Gazebo

Source: Apartments.com, Apartmentfinder.com, Apartmentguide.com, individual complexes

In Table 21, rental rate and occupancy information is summarized for all the above identified market-rate apartment complexes in West Manchester Township.

Table 21. Market-Rate Rental Characteristics for Multi-Family Complexes in West Manchester Township, July 2023

Name	Address	Type	Price	Size/SF	\$/SF	Availability	
						(8/23)	(8/23+)
Yorktowne Pointe	1700 Yorktowne Dr.	2 BR	\$1,550-\$1,770	912	\$1.70 to \$1.94	2	0
The Greens at Westgate	1800 Kenneth Rd.	1 BR	\$1,250-\$1,410	674	\$1.85 to \$2.09	0	4
		2 BR	\$1,440-\$1,575	926	\$1.56 to \$1.70	2	5
		3 BR	\$1,805-\$1,920	1,122	\$1.61 to \$1.71	1	1
Sunset Ridge Apartments	1695 Kenneth Rd.	1 BR	N/A	575	N/A	0	0
		2 BR	N/A	870	N/A	0	0
Rolling Hills Apartments	1701 Taxville Rd.	1 BR	\$1,170-\$1,345	650	\$1.80 to \$2.07	0	1
		2 BR	\$1,300-\$1,640	700-1,000	\$1.64 to \$1.86	0	1
		3 BR	\$1,545-\$1,720	1,000	\$1.55 to \$1.72	0	0
Lincoln Ridge Apartments	1 Lark Circle	Studio	\$934-\$1,034	310-375	\$2.76 to \$3.01	0	1
		1 BR	\$1,074-\$1,124	545	\$1.97 to \$2.06	1	0
		2 BR	\$1,184-\$1,389	650-1,100	\$1.82 to \$2.14	0	0

Source: Apartments.com, Apartmentfinder.com, Apartmentguide.com, Rent.com, individual complexes, Urban Partners

Age of Complexes

The multi-family developments in West Manchester Township were constructed in the 1960s, '70s, and '80s. Complexes include Lincoln Ridge Apartments (1966), Rolling Hills Apartments (1975), Yorktowne Pointe Townhomes (1982), The Greens at Westgate (1988), and Sunset Ridge Apartments (1989). No significant new apartment complexes have been built in West Manchester in more than 30 years.

Number of Units

The largest market-rate multi-family complex in West Manchester Township is the 200-unit Greens at Westgate. The next largest development is Rolling Hills Apartments, with 184 units, followed Yorktowne Pointe Townhomes at 144 and Lincoln Ridge with a similar 141 units. The smallest complex is Sunset Ridge Apartments with 63 units.

Rents

Rents at West Manchester Township multi-family apartment complexes examined in Table 21, for which rents were available, cover a variety of price-points, ranging from \$1.55 to \$3.01 per square foot. The upper end of this scale can be found at Lincoln Ridge Apartments, the oldest complex in the Township, with studio, one-bedroom, and two-bedroom apartments. These are some of the smallest units among the complexes examined, which generally explains the higher rents per square foot (though not higher rent values). Limited amenities there include a fitness center, picnic area, and laundry facilities. Rents at Lincoln Ridge Apartments have the following ranges:

- Studio units: \$934-\$1,034 per month (\$2.76 to \$3.01 per SF)
- One-bedroom units: \$1,074-\$1,124 month (\$1.97 to \$2.06 per SF)
- Two-bedroom units: \$1,184-\$1,389 per month (\$1.82 to \$2.14 per SF)

The highest actual rents are those at The Greens at Westgate, where rents range from \$1,250 for a one-bedroom unit to \$1,950 per month for three bedrooms. These rents also appear to be dictated by unit size, which, ranging from 674 SF to 1,122 SF, are the largest among those examined in West Manchester. Amenities, however, could also be a factor regarding higher rents at The Greens, which offers a pool, clubhouse, fitness center, and lounge.

Availability

West Manchester Township appears to have a very competitive multi-family rental housing market in terms of availability. Two of the five representative complexes identified in Table 21 had no available units for the upcoming month at the time of this research (July 2023). A total of just six of the 732 total units were available to rent beginning August 1, representing an overall vacancy rate of 0.8 percent, however additional vacancies exist for move-in dates beyond August. A healthy rental market has a vacancy rate of around 5 percent. In terms of unit types available in the Township, there are 0 studio units, 1 one-bedroom unit, 4 two-bedroom units, and 1 three-bedroom unit.

Individual Houses and Apartments

Aside from larger multi-family complexes, additional market-rate rental housing units in West Manchester Township are found in standalone homes, townhomes, and apartments. As of July 2023, there were 10 rentals available (Table 22).

Table 22. Summary of Available Houses and Apartments for Rent in West Manchester Township, July 2023

Address	Type	Rent	SF	Rent/SF	BR	BA
1404 Wheatfield Dr.	Detached House	\$2,550	1,835	\$1.39	3	2.5
2136 Church Rd.	Detached House	\$950	750	\$1.27	1	1.0
4 Manor Ct.	Detached House	\$1,595	984	\$1.62	3	1.5
2373 Walnut Bottom Rd.	Townhouse	\$1,500	1,600	\$0.94	3	2.5
1245 Saddleback Rd.	Detached House	\$2,595	2,200	\$1.18	3	2.0
2326 Carlisle Rd.	Townhouse	\$1,095	1,700	\$0.64	2	1.0
1923 W. Market St.	Apartment	\$950	1,000	\$0.95	2	1.0
2103 W. Market St.	Apartment	\$895	900	\$0.99	1	1.0
2020 W. Philadelphia St.	Apartment	\$1,095	816	\$1.34	1	1.0
2255 Indian Rock Dam Rd.	Detached House	\$1,250	1,800	\$0.69	3	1.0

Source: Zillow.com, Urban Partners

Advertised individual rental units include one- to three-bedroom homes. Detached houses and townhouses tend to have relatively similar amenities, including in-home washer/dryers, porches or patios, and off-street parking. The highest monthly rent commanded among available rental units of this type is \$2,595 per month for a 2,200 SF three-bedroom home, or \$1.18 per square foot. Rents for other three-bedroom homes range from \$1,250 to \$2,550, or \$0.69 to \$1.39 per square foot. The two-bedroom homes rent for \$950 and \$1,095 per month, or \$0.95 and \$0.64 per square foot, respectively. The available one-bedroom units also range from \$950 and \$1,095 per month, or \$0.99 to \$1.34 per square foot.

Figure 13. Sample Available Houses and Apartments for Rent in West Manchester, July 2023



Source: Zillow.com, Apartments.com

Key Real Estate Market Findings

Office Market

1. West Manchester Township has about 500,000 square feet of office space; 4.5 percent of its overall commercial inventory.
2. Office inventory has remained relatively stable over the past 20 years, with the vacancy rate at 2.8 percent as of July 2023.
3. Average office rents fluctuated between \$9.00 and \$22.00 per square foot over the past five years.
4. Office buildings are concentrated around the Route 74 interchange with Route 30, offering various space options.
5. While the current vacancy rate is low, the outlook for the office market generally is dim.
6. Medical offices remain in demand while many non-medical employers are still sorting out office needs for a hybrid workforce.
7. Based on age, older office buildings in the Township may be suitable for conversion to residential use.

Industrial Market

8. West Manchester Township has 7.2 million square feet of industrial space; 65.5 percent of its overall commercial inventory.
9. Industrial inventory experienced significant growth in the late 2000s and the late 1990s, with a vacancy rate of 1.5 percent as of July 2023.
10. Average industrial rents remained stable at about \$5.00 per square foot over the past five years.
11. Industrial buildings are concentrated in several areas, including the West Market Street/Lincoln Highway and Route 74 interchange locations.
12. Economic trends suggest a continued strong market for industrial space.

Retail Market

13. The Township contains 3.3 million square feet of retail space; approximately 30.0 percent of its overall commercial inventory.
14. Retail market experienced expansions over the past 50 years and had a vacancy rate of 4.7 percent as of July 2023.
15. Average retail rents ranged from \$15.00 and \$36.00 per square foot over the past five years.
16. Major retail centers are concentrated around the Route 30/Route 74 interchange, including West Manchester Town Center and other shopping centers.
17. The West Manchester Town Center has evolved from its original indoor mall configuration to host major retailers like Walmart, Kohl's, At Home, and more. The owner, Paramount Realty, has envisioned redevelopment the northern portion of the Town Center property, creating a live/work/play environment with residential, entertainment, and additional retail/service options.

Retail Market Assessment

18. The trade area analysis for the Township shows a retail surplus within the 3-Mile Trade Area. Opportunities for additional retailing include specialty foods, clothing, household-related category stores, and dining establishments within the 3-Mile Trade Area.

19. The York County Trade Area has a retail demand that exceeds supply, presenting opportunities for additional mini-box stores, health-related stores, and foodservice establishments.

Residential Housing Market

Housing Affordability and Household Income

20. Median household income in the Township is \$67,232, lower than the county's \$72,543.
21. Nearly 14 percent (13.8 percent) of households in the Township report less than \$25,000 annually.
22. Six (6.0) percent of Township residents live below the poverty level, compared to the county's 8.7 percent.
23. More than 20 percent (20.7) percent of owner-occupied households and 44.1 percent of renter households are cost-burdened, paying over 30 percent of income towards housing costs.

Housing Supply and Vacancy

24. Housing units in the Township were estimated at 8,178 in 2021, a decrease of 0.2 percent from 2011, while the vacancy rate increased to 4.4 percent.
25. The homeownership rate decreased from 77.2 percent in 2011 to 71.8 percent in 2021, in contrast to the county's rate which increased by 3.8 percent.
26. The majority of housing stock in the Township (73.8 percent) was built in the second half of the 20th century.
27. 11.0 percent of housing stock has been constructed since 2000, compared to 18.2 percent in York County.
28. Low vacancy rates and limited construction activity suggest a tight housing market for the foreseeable future.
29. Housing options for seniors, single-story, low-maintenance living, and for middle-income households in neighborhood or campus settings are in demand in Central PA.

Home Building Activity

30. Residential building permit activity in the Township declined dramatically from 60+ permits per year prior to the Great Recession to around 7 units per year since 2011. The Township is nearly built out within areas zoned for residential use; however, certain built areas could potentially support infill housing development. Recent challenges to construction have been attributed to workforce and material supply shortages.

For-Sale and Rental Housing Markets

31. The median sale price of homes during the 5-year study period in the Township was \$190,000.
32. Single-family detached homes constituted 77.3 percent of all sales, with a median sale price of \$210,000.
33. Condominiums represented 16.8 percent of sales with a median price of \$151,000, while townhomes made up 3.0 percent of transactions, also at a median price of \$151,000.
34. The Township's rental market primarily consists of multi-family housing complexes supplemented by standalone homes, townhomes, and apartments.
35. Market-rate, multi-family rental housing complexes is limited (732 units), all built before 1990.
36. Rents at multi-family apartment complexes range from \$1.55 to \$3.01 per square foot.
37. The vacancy rate for multi-family complexes is 0.8 percent, much lower than a healthy 5 percent rate.
38. New apartment complex construction could provide competition for a higher-end product, encouraging existing apartment owners to update older units and complexes.

Land Use & Development Capacity Assessment

This assessment characterizes land use conditions in 2023 and potential locations for future community and economic development. It explores how land was used in 2023, what land use changes have occurred since 2005, when land use was inventoried by the Township, and how much development capacity remains under the current Township Zoning Ordinance and Map.

General Landscape Patterns

Lot and street patterns in West Manchester Township define three broad landscape patterns in the Township: urban, suburban, and rural.

The Urban Pattern

Areas of the Township that adjoin the City of York and West York Borough reflect an urban landscape comprised of rectilinear blocks and a gridded street and alley network. The oldest blocks in this area, from Orange Street south to West College Avenue and from the municipal border between Diamond Street and Clinton Street west to Scott Street, are approximately 500-550 feet long and 320 feet deep and oriented east-west to extend the grid. Blocks fronting on SR 462/West Market Street are slightly deeper, 470 to 500 feet. Residential lots in this area are typically less than 0.25 acres and some are less than 0.10 acres.

Lots and blocks immediately to the north and west have slightly larger dimensions and a north-south alignment. Blocks are 800 to 1,100 feet long and 300 to 400 feet deep. Lot sizes average approximately 0.25 acres. Industrial uses occupy lands south of SR 462/West Market Street and single-family and multi-family residences extend from SR 462/West Market Street to Bannister Street.

Lots along the York Railway line and Codorus Creek are larger and irregular in shape.

The Suburban Pattern

Lands north and west of the urban area reflect a suburban landscape that has been developed at a lower density and oriented primarily to automobile access. Streets and roadways are not gridded but are still interconnected. State highways and local roads, including US Route 30/West Market Street, SR 74/Carlisle Avenue, SR 234/East Berlin Road, and SR 238/Church Road, as well as Taxville Road, Sunset Lane, Derry Road, Loucks Road, and Brougher Lane, organize this area and provide access to various neighborhoods and business districts.

Residential lots range from 0.25 acres to 0.35 acres and are commonly, but not exclusively, rectilinear. Commercial, institutional, and industrial lots are larger and irregular in shape.

Three active quarries divide the intensively developed northern suburban area from the less intensive suburban development along the US Route 30 corridor.

The Rural Pattern

South of SR 116/Hanover Road, Wolfs Church Road, Woodberry Road, and West College Avenue, the landscape is predominantly rural. It has large expanses of agriculture, very low-density residential properties, and conservation lands. The only exception to the rural pattern is the small village of Bair Station along Sunnyside Road and Stovertown Road and the BAE industrial site.

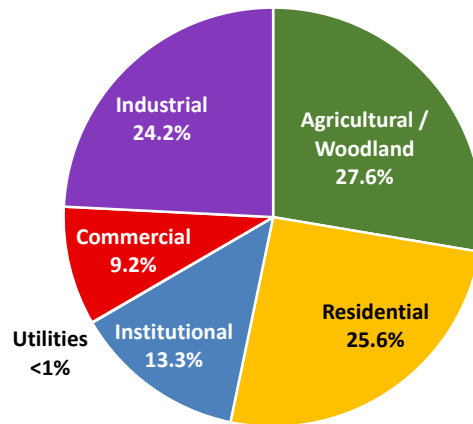
It should be noted that these large landscape patterns are not entirely homogenous. They include residential, commercial, and industrial uses developed prior to the Township’s Zoning Ordinance and York County’s Growth Management Plan. This includes historical use patterns transitioning to new ones, e.g., rural residential uses along state highways evolving into commercial areas. Both examples are consistent with land use policies in effect at the time of development.

Land Use/Land Cover Condition & Distribution

Data from the York County Assessment Office was collected in April 2023 for this land use and land cover analysis. Table 1 presents the coverage of generalized land use and land cover types and the change in these coverages since 2005. Figure 1 illustrates the distribution of generalized land use and land cover types. Figure 2 displays this data as a map of land use patterns.

In 2023, the three largest land use/ land cover types, agricultural/woodland, residential, and industrial, each occupy about a quarter of the Township’s total area and together comprise 77.5 percent of lands in the Township.

Figure 1. Land Use/Land Cover Distribution, 2023



Source: York County GIS

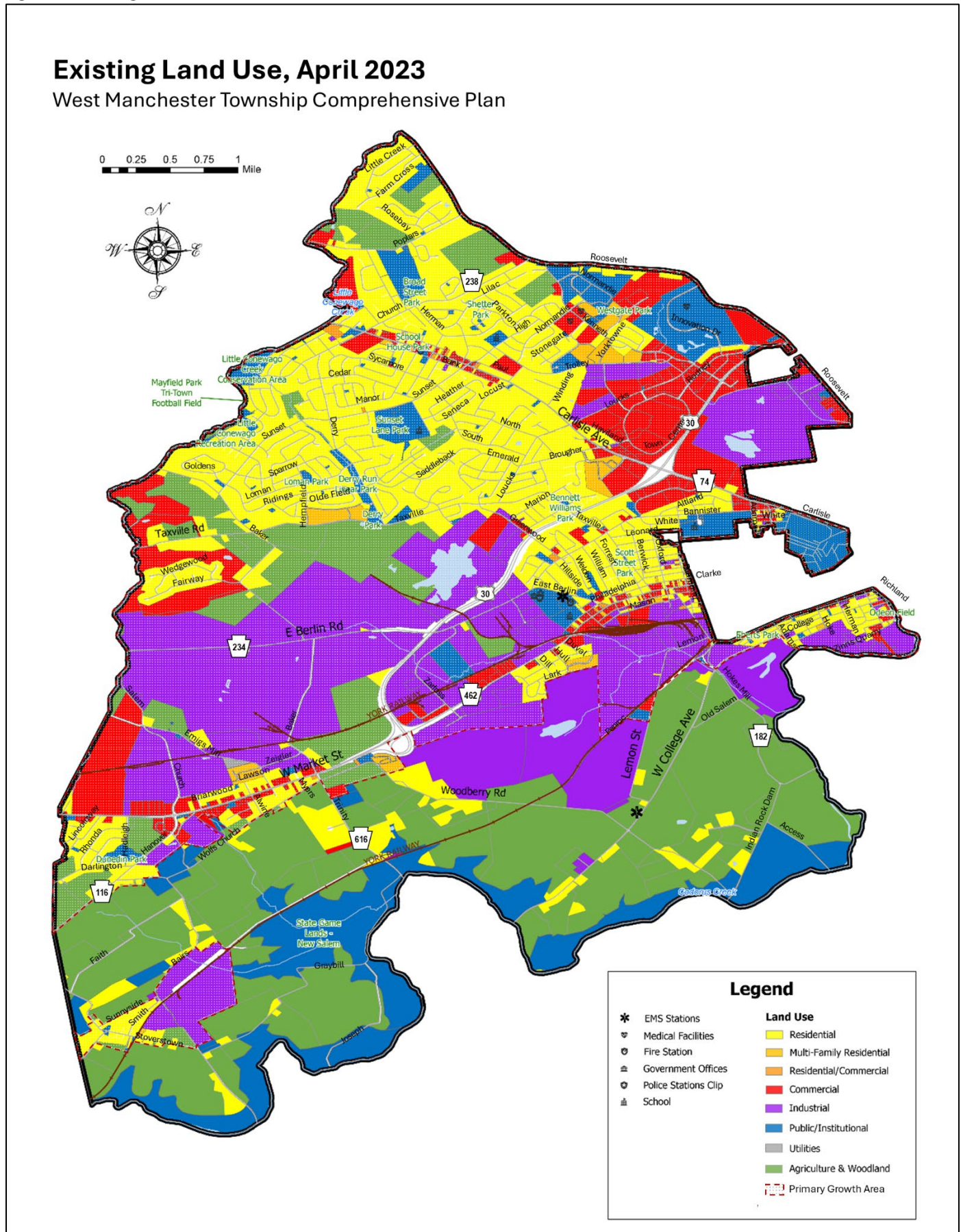
Table 1. Land Use Distribution, 2023

Land Use	2023		2005 ¹		2005-2023 Change	
	Acres	% of Total	Acres	% of Total	Acres	%
Agricultural/Woodland	3,368.9	27.6%	3,777.3	31.0%	-408.4	-10.8%
Residential	3,121.6	25.6%	3,168.0	26.0%	-46.5	-1.5%
<i>Residential Single-Family</i>	2,980.3	24.5%	3,046.2	25.0%	-65.9	-2.2%
<i>Residential Multi-Family</i>	141.3	1.2%	121.8	1.0%	19.4	16.0%
Commercial	1,118.0	9.2%	1,352.5	11.1%	-234.5	-17.3%
Industrial	2,948.9	24.2%	2,558.8	21.0%	390.1	15.2%
Institutional	1,623.1	13.3%	1,291.6	10.6%	335.6	26.0%
Utilities	4.1	0.0%	-	-	-	-
Other/Not Classified	0.2	0.0%	-	0.0%	0.2	-
Total	12,184.8	100.0%	12,184.8	99.7%	0.0	0.0%

¹ Acreage values are based on land use percentages presented in the 2006 Comprehensive Plan.

Source: York County GIS

Figure 2. Existing Land Use, 2023



Source: York County GIS; Gannett Fleming, Inc. A large format version of this map is available at the Township Office

Agricultural Uses & Woodland Cover

At 3,368.9 acres (27.6 percent of the Township), agricultural uses and woodland cover comprise the largest percentage of land use/land cover in the Township. Agriculture is the dominant use, with woodlands generally limited to riparian corridors and property boundaries. Agriculture and woodlands place few daily demands on infrastructure and services and provide environmental benefits to water supply, water quality, and wildlife.

Agriculture and woodlands are concentrated and largely contiguous in the southern portion of the Township. These uses are also present in the central portion of the Township as buffering uses north and south of the quarry sites. Five 20+-acre parcels remain in agricultural use in the northern extreme of the Township.

Since 2005 when land use/land cover distribution was last tabulated¹, solar energy production facilities have been permitted in the agricultural and quarry zoning districts. This change enabled farmers to retire from active agriculture without selling their land. Property owners of three parcels totaling 117.33 acres have signed 25- to 30-year leases with solar energy generation companies. Facility installation and operations began in 2023. No significant operational impacts have been reported to date.

Since 2005, more than 400 acres were converted from agriculture or woodland to planned developed uses, representing a 10.8 percent loss of open space.

Residential Uses

Residential uses occupy 3,121.6 acres (24.5 percent) of all lands in the Township with the vast majority (2,980.3 acres) classified as single-family residential. Residential uses place daily demands on community services and facilities provided by the Township and other entities, as well as on public infrastructure.

Single-family residential uses are concentrated in the urban and suburban areas of the Township. In the urban area, particularly along SR 462/West Market Street east of SR 238/East Berlin Road and along SR 234/East Berlin Road itself, near White Street east of the Middle School and High School, and in the area south of West York Borough east to Richland Avenue, residential uses are mixed with commercial uses and even some industrial uses, both small in scale on lots similar in size to their residential neighbors. This pattern is typical of late 19th and early 20th century development. As long as uses remain similar in size, conflicts are few.

As noted above, single-family residential uses in the suburban area are slightly larger than in the urban area. Single-family residential is the predominant land use in the northern third of the Township, west of the SR 74/Carlisle Road and Loucks Road intersection between Taxville Road and Roosevelt Avenue. Schools, parks, and small-scale commercial uses along SR 74/Carlisle Road through Shiloh are the only exceptions. Along US Route 30/West Market Street, residential uses are also mixed with, and transitioning to, commercial uses. South of SR 462/West Market Street and west of Duvall Avenue, residential uses are surrounded by industrial and quarry uses.

¹ Land use acreages were not reported in the in the 2006 Comprehensive Plan. 2005 acreages in Table 1 are calculated based on the reported land use percentages.

Residential uses in the rural area are clustered along SR 616/Trinity Road, Woodberry Road, and West College Avenue, and in Bair Station. These uses are bordered by agricultural/woodland, industrial, and quarry uses. Lot sizes vary.

Lands classified as multi-family residential include apartment complexes and mobile home communities. These total 141.3 acres.

The footprint of residential uses has not changed significantly since 2005. Several residential subdivisions under construction in 2005 have been completed along Farm Cross Way, Winterberry Court and Aster Drive, Walnut Bottom Road and Golden Eagle Drive, Ivy Pump Lane, and Quaker Court and Friends Circle.

A comparison of residential land use coverage between 2005 and 2023 shows single-family residential uses declined by 65.9 acres while multi-family uses gained 19.4 acres. The subdivisions noted above were likely classified as residential in anticipation of their completion. No new residential subdivisions have been built since 2005. The net loss of 46.5 acres (1.5 percent loss) is attributed to small use changes dispersed throughout the Township, such as the conversion of two residential lots on Bannister Street to a new parking lot at the West York Area High School.

Commercial Uses

Commercial uses occupy 1,118.0 acres or 9.2 percent of lands. Lands classified as commercial include properties used for retail, office, and services. Commercial uses place daily demands on public safety services as well as public infrastructure and they generate no direct demand on the school district.

These uses are located along highway and major street corridors, specifically US Route 30 and SR 462/West Market Street, SR 74/Carlisle Avenue, Roosevelt Avenue and Richland Avenue.

Commercial use lands also include outdoor recreational lands operated for profit, such as the Briarwood and Honey Run Golf Clubs and the Green Valley Swimming & Sports Club which are all located near Little Conewago Creek and its Honey Run tributary.

A comparison of commercial land use coverage between 2005 and 2023 indicates that commercial uses declined by 234.5 acres (a 17.3 percent loss). New commercial buildings were added at the West Manchester Town Center and along White Street, Westgate Drive, and SR 74/Carlisle Avenue between Delco Plaza and the Greenmount Cemetery, but these additional commercial uses were offset in part by the redevelopment of the 125-acre Hawk Lake Golf Course as the UPMC Memorial Hospital, now classified as institutional. Other losses of commercial use are attributed to changes in use classification, e.g., commercial to industrial.

Industrial Uses

Industrial uses total nearly 2,950 acres or 24.2 percent of lands in the Township. Industrial uses include manufacturing and logistics operations, as well as quarries. These uses place daily demands on public safety services as well as public infrastructure, particularly roadways, bridges and intersections. Additionally, some industrial uses also use water resources outside of public systems. Industrial uses add no burden to the school district.

Quarry operations comprise the single largest industrial use. More than 2,100 acres is engaged in quarrying rock and supporting activities in the central portion of the Township generally between SR 238/East Berlin

Road and US Route 30 and between SR 462/West Market Street and Lemon Street. These operations remove soils to extract and grind rock into construction materials, pumping groundwater that seeps and flows out of active quarry pits and generating noise, dust, and heavy vehicle traffic in their vicinity. Due to their significant environmental impacts, quarries are permitted by the PA Department of Environmental Protections.

The remaining 845 acres classified as industrial use are used for manufacturing, material processing and packaging, logistics, and supporting uses. These uses vary in size and are generally located along highways and their cross streets. Industrial uses are clustered along South Salem Church Road, Trolley Road, Zinns Quarry Road, and between SR 462/West Market Street and the southern York Railway. Isolated industrial uses include BAE Combat Systems, a manufacturer of combat vehicles, located along one of two York Railway Company service lines outside of Bair Station, and APX Ventwell a manufacturer located along SR 116/Hanover Road. Additionally, a handful of small-scale industrial uses front West College Avenue in an otherwise rural area.

Industrial uses experienced the largest acreage increase (390.1 acres and a 15.2 percent gain) since 2005 due in large part to the addition of the FedEx and Mobile Climate Control facilities on South Salem Church Road, as well as a new multi-tenant structure on Zarfoss Drive.

Institutional Uses

Lands occupied by public/institutional uses total 1,623.1 acres (13.3 percent). Public/institutional uses comprise lands owned by government agencies and authorities serving the public at-large, including schools, community service organizations, and non-profit organizations, as well as private sector, public service facilities like UPMC Memorial. These lands are typically exempt from property tax requirements.

Most of the public/institutional lands in the Township are owned by four government entities: the US government for lands associated with the Indian Rock Dam flood control facility; the York County Agricultural Society for the York Fairgrounds; the West York Area School District for the schools and administrative buildings; and the Township itself for the municipal complex, fire stations, and parks.

Public/institutional uses experienced an increase of 335.6 acres since 2005 and the largest percentage increase (a 26.0 percent gain) of all uses. The redevelopment of the 125-acre Hawk Lake Golf Course as the UPMC Memorial Hospital was the most significant factor in this gain.

Utility Uses

Lands developed for utility facilities comprise only 4.1 acres (less than one percent) which encompasses one parcel on Emigs Mill Road. These lands typically include electric substations and telecommunications facilities. Utility uses were not classified in 2005, however aerial imagery from 2005 shows the utility-classified property on Emigs Mill Road in a similar condition to the present.

Land Use Issues

Parking

Parking is a land use issue in the Township under four distinct conditions/locations, according to the Zoning Officer.

1. There is a shortage of parking capacity in the urban area of the Township. Here, residential lots are small with limited space for on-lot parking and limited frontage for on-street parking.

In the absence of additional parking capacity, which is unlikely in an established residential setting, a parking permit program could be used to provide a limited number of permits per address. Such a program would require administrative and enforcement efforts.

2. There are occasional parking shortages at the West York Area Middle School/High School campus. Single and concurrent events can draw attendance that exceeds parking capacity, resulting in attendees parking their vehicles on nearby residential streets.

Given the occasional frequency of this condition, construction of additional parking lots is likely unwarranted. This condition could also be addressed by working with the school district to arrange for satellite parking use, e.g., at the nearby Commerce Center or York Fairgrounds, shuttle service, and signage/promotion, or by instituting a parking permit program as described above.

3. Parking requirements for retail uses are excessive, resulting in relatively unused impervious areas that generate stormwater and the need for stormwater management year round. Retail parking lots are observed to be rarely full, even during peak shopping periods.

Parking requirements for future development, for retail and other uses, can be reviewed and revised in a future update to the Township Zoning Ordinance. The Zoning Officer and Steering Committee should explore current best practices for retail parking requirements as well as the potential for redevelopment and new transit routes that could change the demand for parking at particular retail locations.

4. Parking for trucks arriving ahead of scheduled appointments and for truck drivers who have reached the maximum permitted driving time per federal law is not addressed in the Zoning Ordinance. Both situations can result in truck drivers parking their vehicles in unsafe or illegal locations outside of the destination facility, when in fact, the facility generates the demand for their service.

Additional requirements for truck parking and staging spaces should be considered for proposed industrial facilities with heavy truck flows.

Long-term Use of Quarried Lands

A second land use concern is the long-term use of lands currently owned by extractive industry, i.e., quarry operations, namely Magnesita Refractories/Vulcan Materials, Kinsley Materials, and York Building Products. Upon quarry closure, these operations leave a large, steeply sided pit surrounded by a strip of relatively undisturbed land. Two quarry pits in the Township have been inactivated, with their pits allowed to fill with groundwater. With minimal developable land and deep water as a hazard, the sites are often a challenge to reuse or redevelop.

In conjunction with a quarry permit application or renewal to the PA Department of Environmental Protection, a quarry operation must provide a reclamation plan for the property and post a bond for the reclamation costs in the event the operator abandons the site. The Township should monitor the permit cycle for each of the quarry operations in the Township, review the reclamation plan to ensure suitable land reuse or redevelopment conditions are defined, and comment, as appropriate. In the meantime, the Township may want to request to review the current permit and reclamation plan.

Land Use Management

Through its land use policy, the Township Zoning Ordinance and Zoning Map, West Manchester Township manages changes in land use and related infrastructure and service demands. The ordinance and map outline preferred land use locations and patterns across multiple zoning districts.

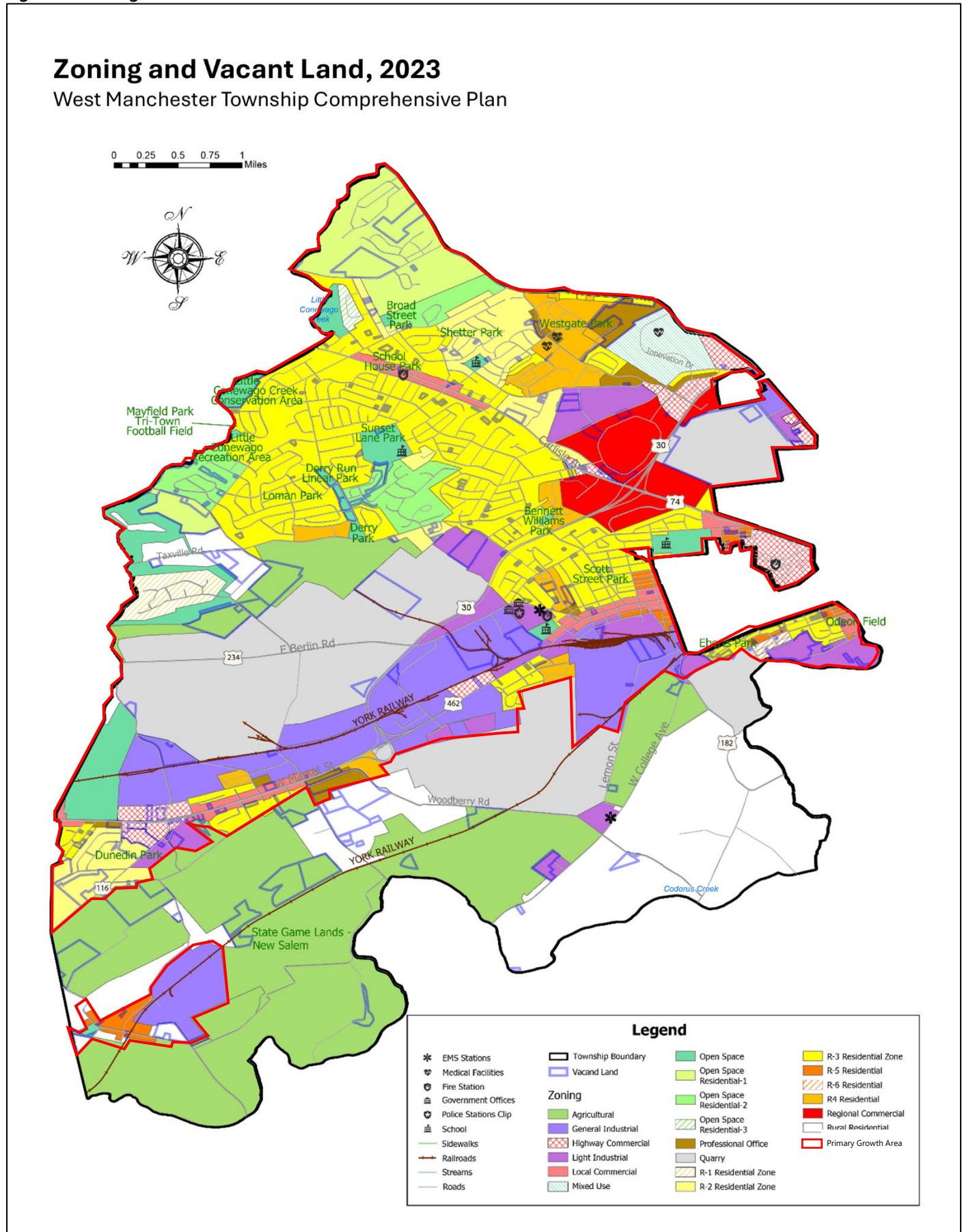
Table 2 shows the distribution of Township lands by zoning district, as well as by generalized residential density and by generalized zoning districts. Figure 3 displays the zoning district pattern and vacant parcels, as discussed later in this report.

Table 2. Zoning Distribution

Zoning District		Zoning District Area	% of Township	% of Total by Generalized Residential Density	% of Total by Generalized Use
A	Agricultural	2,588.2	20.2%		23.7%
OS	Open Space	440.6	3.4%		
OSR1	Open Space Residential-1	437.1	3.4%		5.9%
OSR2	Open Space Residential-2	293.3	2.3%		
OSR3	Open Space Residential-3	18.8	0.1%		
R	Rural Residential	1,559.7	12.2%	12.2%	40.4%
R1	Low Density Residential	98.8	0.8%	4.3%	
R2	Low Density Residential	457.9	3.6%		
R3	Medium Density Residential	1,890.4	14.8%	14.8%	
R4	High Density Residential	306.6	2.4%		
R5	High Density Residential	95.2	0.7%	3.3%	
R6	High Density Residential	14.9	0.1%		8.2%
MU	Mixed Use	129.0	1.0%		
LC	Neighborhood Commercial	182.1	1.4%		
HC	Highway Commercial	257.5	2.0%		
PO	Professional Office	135.3	1.1%		12.4%
RC	Regional Commercial	347.6	2.7%		
I1	Industrial Park	0.0	0.0%		
I2	Light Industrial	489.0	3.8%		12.4%
I3	General Industrial	1,096.3	8.6%		
Q	Quarry	1,958.7	15.3%		
Total		12,797.0	100.0%		

Source: York County GIS

Figure 3. Zoning & Vacant Lands, 2023



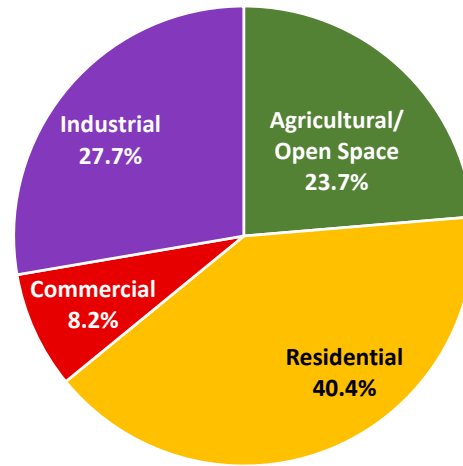
Source: York County GIS; Gannett Fleming, Inc. A large format version of this map is available at the Township Office.

As shown in Figure 4, the generalized future land use or zoning distribution is similar to the 2023 land use distribution, demonstrating that the planned balance of major land uses has been achieved. With the exception of large tracts of federally owned conservation lands along Codorus Creek, public/institutional uses have located within residential areas, as shown in Figure 1 and as permitted by the zoning ordinance.

Consistency with County Land Use Guidance

The York County Primary Growth Area encompasses the Township’s residential, commercial, and industrial zoning districts with the exception of two small industrial districts along West College Avenue. This Primary Growth Area was adopted by the Township.

Figure 4. Generalized Zoning Distribution, 2023



Source: York County GIS

Capacity for Additional Greenfield Development

Land Vacancy By Use

Figure 3 and Table 4 presents the 2,570 acres of lands classified by the York County Assessment Office as vacant by zoning district. The vacant classification indicates that there are no buildings or structures on the parcel and the land is not used for any observable human activity.

According to this data, roughly 300 to 350 acres (11 to 13 percent) in each of five zoning districts, Agricultural, Rural Residential, Highway Commercial, Industrial, and Quarry, have vacant lands. Parcel size, distribution pattern, ownership, and local context are factors to consider in evaluating the potential for future development of vacant lands.

For example, while vacant lands in the Agricultural zoning district are some of the larger vacant parcels, they can only be used or improved for agriculture and other very low-impact, resource-related uses. There is no significant potential for community development or economic development. In fact, some parcels are owned by quarrying companies, presumably as buffer lands to active operations in the adjoining Quarry district.

There are also several vacant parcels in the Rural Residential districts along Taxville Road and east of SR 616/Trinity Road. Under the current Rural Residential provisions, their development potential is limited to a few homes.

Across other residentially zoned lands, there are three 20-acre to 50-acre vacant parcels across the Open Space Residential-1 district, a 23-acre parcel in the R2 district in Dunedin, which represent residential development potential, and one almost 5-acre site along PA 74/Carlisle Road. These locations are the most notable sites with residential development potential. Other vacant parcels in residential districts are single dispersed lots.

Table 3. Vacant Land by Zoning District

Zoning District		District Area (acres)	Vacant Area (acres)	% of District Area	Vacant Land Area by Generalized Residential Density	Area by Generalized Use
A	Agricultural	2,588.2	347.3	13.4%		484.0
OS	Open Space	440.6	136.7	5.3%		
OSR1	Open Space Residential-1	437.1	102.0	3.9%		117.0
OSR2	Open Space Residential-2	293.3	15.0	0.6%		
OSR3	Open Space Residential-3	18.8	0.0	0.0%		
R	Rural Residential	1,559.7	292.6	11.3%	292.6	790.3
R1	Low Density Residential	98.8	0.0	0.0%		
R2	Low Density Residential	457.9	145.6	5.6%	145.6	
R3	Medium Density Residential	1,890.4	162.6	6.3%	162.6	
R4	High Density Residential	306.6	46.5	1.8%		
R5	High Density Residential	95.2	3.5	0.1%	72.5	
R6	High Density Residential	14.9	22.5	0.9%		576.5
MU	Mixed Use	129.0	39.5	1.5%		
LC	Neighborhood Commercial	182.1	11.4	0.4%		
HC	Highway Commercial	257.5	294.2	11.4%		
PO	Professional Office	135.3	11.4	0.4%		
RC	Regional Commercial	347.6	220.1	8.5%		719.2
I1	Industrial	0.0	0.0	0.0%		
I2	Industrial	489.0	317.5	12.3%		
I3	Industrial	1,096.3	105.0	4.1%		
Q	Quarry	1,958.7	296.7	11.5%		
Total		12,797.0	2,569.9	100%		2,569.9

Source: York County GIS

Vacant Highway Commercial lands are concentrated at the intersection of US Route 30 and SR 116/Hanover Road with several small vacant parcels in other locations. More than 40 acres is classified as vacant in the Professional Office districts along Roosevelt Avenue and along US Route 30 and SR 616/Trinity Road.

Vacant lands in the Industrial districts tend to be single parcels located along the rail lines. A few of these are owned by quarrying companies.

York Building Products’ 273-acre quarry on Roosevelt Avenue is classified as vacant but in fact is an active operation. Another 41-acre parcel between Taxville Road and SR 234/East Berlin Road is owned by Principio Iron Company LP, which also owns the larger (inactive) parcel to the east.

Other Zoning Observations

The Professional Office district along US Route 30 west of SR 116/Hanover Road is occupied by non-office uses. If the existing non-conforming uses pose no concerns, this area may be more appropriately designated as Local Commercial.

The R4 District between Roosevelt Avenue and Trolley Road encompasses multi-family residential uses, as well as single-family residential, institutional, and commercial uses. It functions as a suburban-style mixed use district.

The Future of Agricultural Lands

In 2023, agriculture, specifically crop production, remains an active land use across the southern portion of the Township. Across the industry, fewer farmers are independently owned, and children of farming families are increasingly pursuing other careers. When a farmer can no longer operate a farm, the land is sold. Continued agricultural or other land conservation use is often preferred by the Township for its low infrastructure and service demands and environmental benefits. However, some land sales ultimately result in the development of residential and non-residential uses, consistent with local zoning.

York County's Agricultural Land Preservation Board and the Farm & Natural Lands Trust (FNLТ) work to preserve land for the agricultural industry.

The Township has taken measures to protect its agricultural lands, particularly in the southern portion of the Township. The Township has designated most this area as a Rural Area and implemented agricultural protection zoning practices, which limit non-agricultural uses to low-density single-family residential, public/institutional, utility, and solar energy farm uses. Further, residential use is limited to one dwelling for each 25 acres of lot area per Section 150.17 of the Zoning Ordinance.

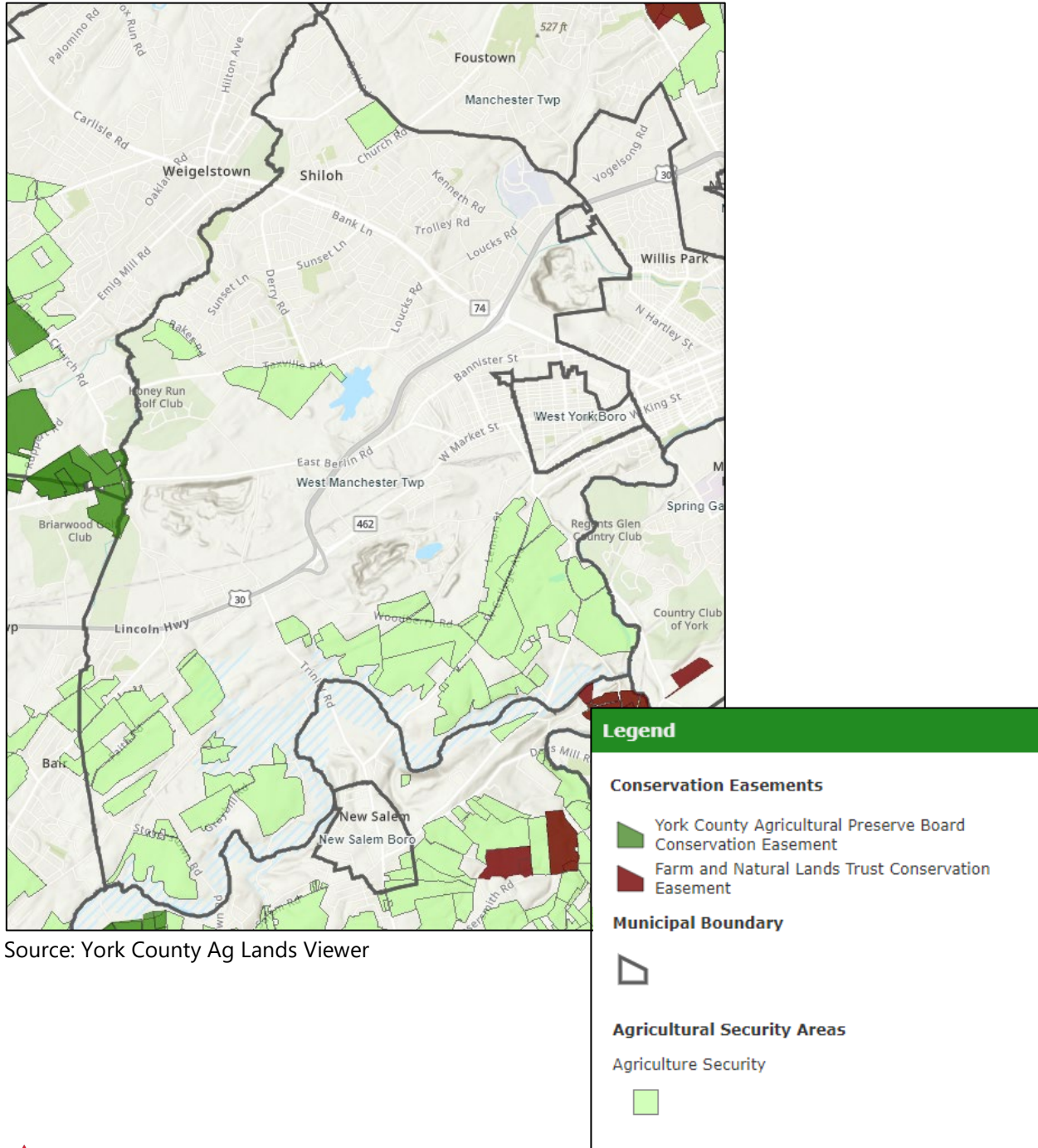
Agricultural land preservation has not been a priority in West Manchester Township largely due to the Rural Area designation and the Township's agricultural protection zoning practice. Additionally, soil quality and parcel proximity to urbanized areas are considered in the scoring of applicant parcels seeking York County Agricultural Land Preservation Board (YCALPB) easements, which tend to make applicant parcels less competitive.

Nonetheless, property owners have enrolled 32 parcels totaling 3,770 acres in the Agricultural Security Area (ASA) program (Figure 4), which is a prerequisite for farmland preservation. Enrollment in this voluntary program indicates the property owners intent to continue farming for a seven-year period and qualifies the parcel for ranking in the York County Agricultural Land Preservation program. The ASA program also helps municipalities make land use and other policy decisions that support agriculture as a viable industry. The ASA program has no tax implications and property owners can dis-enroll and pursue development in accordance with local zoning without implication.

Farmland has been preserved, protected from development, through one YCALPB easement along the Jackson and West Manchester Township border. Conservation easements compensate the property owner for the separation and removal of the parcel's development rights, leaving all other rights intact. A portion of a parcel along the Township's western border has been preserved in this manner. Land conservation easements have also been placed on parcels in North Codorus Township.

Amish communities may provide another option for continued agriculture in the Township. Amish families own and operate small farms, typically less than 50 acres. This size allows the family to work the farm with a team of horses, rather than motorized equipment, per their religion. This parcel size is much smaller than typical farm sizes in the Township. Parcel subdivision of today’s hundred-plus-acre fields would retain the use and open space benefits and could also change the visual appearance of the agricultural landscape. Other considerations include the Amish use of bicycles, scooters, and horse-and-buggy as their means of transportation.

Figure 5. Parcels Enrolled in the Agricultural Security Area



Source: York County Ag Lands Viewer

Key Land Use Findings

Existing Land Use Patterns and Coverages

1. Lot and street patterns in West Manchester Township define three broad landscape patterns in the Township: urban, suburban, and rural.
 - A. Areas of the Township that adjoin the City of York and West York Borough reflect an urban landscape comprised of rectilinear blocks and a gridded street and alley network. Lots are less than 0.25 acres.
 - B. Lands north and west of the urban area reflect a suburban landscape that has been developed at a lower density and oriented primarily to automobile access. Streets and roadways are not gridded but are still interconnected. Lots range from 0.25 to 0.35 acres with slightly larger commercial, institutional, and industrial lots. Three active quarries divide the intensively developed northern suburban area from the less intensive suburban development along the US Route 30 corridor.
 - C. South of SR 116/Hanover Road, Wolfs Church Road, Woodberry Road, and West College Avenue, the landscape is predominantly rural. It has large expanses of agriculture, very low-density residential properties, and conservation lands. The only exceptions to the rural pattern are the small village of Bair Station along Sunnyside Road and Stovertown Road and the BAE industrial site.
2. It should be noted that these large landscape patterns are not entirely homogenous. They include residential, commercial, and industrial uses developed prior to the Township's Zoning Ordinance and York County's Growth Management Plan as well as historical use patterns transitioning to new ones, e.g., rural residential uses along state highways evolving into commercial areas. Both examples are consistent with land use policies in effect at the time of development.
3. In 2023, the three largest land use/ land cover types, agricultural/woodland, residential, and industrial, each occupied about a quarter of the Township's total area and together comprise 77.5 percent of lands in the Township.
4. At 3,368.9 acres (27.6 percent of the Township), agricultural uses and woodland cover comprise the largest percentage of land use/land cover in the Township. Agriculture is the dominant use, with woodlands generally limited to riparian corridors and property boundaries. Agriculture and woodlands are concentrated and largely contiguous in the southern portion of the Township.

Since 2005, more than 400 acres were converted from agriculture or woodland to planned developed uses, representing a 10.8 percent loss of open space. Since 2023, solar energy generation facilities have been installed on three parcels totaling 117.33 acres.

5. Residential uses occupy 3,121.6 acres (24.5 percent) of all lands in the Township with the vast majority (2,980.3 acres) classified as single-family residential. Single-family residential uses are concentrated in the urban and suburban areas of the Township. In the urban area, several corridors contain residential uses mixed with commercial uses and even some industrial uses, both small in scale on lots similar in size to their residential neighbors. This pattern is typical of late 19th and early 20th century development. As

long as uses remain similar in size, conflicts are few. Single-family residential is the predominant land use in the northern third of the Township, west of the SR 74/Carlisle Road and Loucks Road intersection between Taxville Road and Roosevelt Avenue. Schools, parks, and small-scale commercial uses along SR 74/Carlisle Road through Shiloh are the only exceptions. Residential uses in the rural area are clustered along SR 616/Trinity Road, Woodberry Road, and West College Avenue, and in Bair Station. These uses are bordered by agricultural/woodland, industrial, and quarry uses.

6. Lands classified as multi-family residential include apartment complexes and mobile home communities across 141.3 acres.
7. The footprint of residential uses has not changed significantly since 2005. The net loss of 46.5 acres (1.5 percent loss) is attributed to small use changes dispersed throughout the Township, such as the conversion of two residential lots on Bannister Street to a new parking lot at the West York Area High School.
8. Commercial uses, which include retail, office, and services as well as for-profit outdoor recreational lands such as golf courses and swim clubs, occupy 1,118.0 acres or 9.2 percent of lands. Lands classified as commercial include properties used for. These uses are located along highway and major street corridors, specifically US Route 30 and SR 462/West Market Street, SR 74/Carlisle Avenue, Roosevelt avenue and Richland Avenue.
9. A comparison of commercial land use coverage between 2005 and 2023 indicates that commercial uses declined by 234.5 acres (a 17.3 percent loss). New commercial buildings were added in several locations but were offset in part by the redevelopment of the 125-acre Hawk Lake Golf Course as the UPMC Memorial Hospital, now classified as intuitional. Other losses of commercial use are attributed to changes in use classification, e.g., commercial to industrial.
10. Industrial uses total nearly 2,950 acres at 24. 2 percent. Industrial uses include manufacturing and logistics operations, as well as quarries. Quarry operations comprise the single largest industrial use. More than 2,100 acres is engaged in quarrying rock and supporting activities in the central portion of the Township.

The remaining 845 acres classified as industrial use are used for manufacturing, material processing and packaging, logistics, and supporting uses. These uses vary in size and are generally located along highways and their cross streets. Industrial uses are clustered along South Salem Church Road, Trolley Road, Zinns Quarry Road, and between SR 462/West Market Street and the southern York Railway.

11. Industrial uses experienced the largest acreage increase (390.1 acres and a 15.2 percent gain) since 2005 due large part to the addition of the FedEx and Mobile Climate Control facilities on South Salem Church Road as well as a new multi-tenant structure on Zarfoss Drive.
12. Lands occupied by public/institutional uses total 1,623.1 acres (13.3 percent). Most of the public/institutional lands in the Township are owned by four government entities: the US government for lands associated with the Indian Rock Dam flood control facility; the York County Agricultural Society for the York Fairgrounds; the West York Area School District for the schools and administrative buildings; and the Township itself for the municipal complex, fire stations, and parks.

Public/institutional experienced an increase of 335.6 acres since 2005 and the largest percentage increase (a 26.0 percent gain) of all uses. The redevelopment of the 125-acre Hawk Lake Golf Course as the UPMC Memorial Hospital was the most significant factor in this gain.

13. Lands developed for utility facilities comprise only 4.1 acres (less than one percent) which encompasses one parcel on Emigs Mill Road.

Land Use Concerns

14. Parking is a land use issue in the Township under three unique conditions/locations, according to the Zoning Officer.
 - A. There is a shortage of parking capacity in the urban area of the Township. Here, residential lots are small with limited space for on-lot parking and limited frontage for on-street parking. In the absence of additional parking capacity, a parking permit program could be used to manage the number of resident vehicles in the neighborhood.
 - B. There are occasional parking shortages at the West York Area Middle School/High School campus. Given the limited frequency of this condition, construction of additional parking lots is likely unwarranted. This condition could also be addressed by working with the school district to arrange for satellite parking use, e.g., at the nearby Commerce Center or York Fairgrounds, shuttle service, and signage/promotion, or by instituting a parking permit program as described above.
 - C. Parking requirements for retail uses are excessive, resulting in relatively unused impervious areas of that generate stormwater and the need for stormwater management facility yearround. Parking requirements for future development, for retail and other uses, can be reviewed and revised in a future update to the Township Zoning Ordinance.
15. Use of quarried lands after closure is a second land use concern. With minimal developable land and deep water as a hazard, the sites are often a challenge to reuse or redevelop. In conjunction with a quarry permit application or renewal to the PA Department of Environmental Protection, a quarry operation must provide a reclamation plan for the property and a post a bond for the reclamation costs in the event the operator abandons the site. The Township should monitor the permit cycle for each of the quarry operations in the Township, review the reclamation plan to ensure suitable land reuse or redevelopment conditions are defined, and comment, as appropriate. In the meantime, the Township may want to request to review the current permit and reclamation plan.

Zoning Consistency with County land Use Guidance

16. The York County Primary Growth Area encompasses the Township's residential, commercial, and industrial zoning districts with the exception of two small industrial districts along West College Avenue. The Primary Growth Area boundary was adopted by the Township. As such, the Township's current land use policy is consistent with York County's land use and growth management guidance.

Capacity for Additional Development under Current Zoning

17. Through its Zoning Ordinance and Zoning Map, West Manchester Township manages changes in land use and related infrastructure and service demands. The ordinance and map outline preferred land uses locations and patterns across numerous zoning districts. The generalized zoning distribution is similar to

the 2023 land use distribution, demonstrating that the planned balance of major land uses has been achieved.

18. There are 2,570 acres of lands classified by the York County Assessment Office as vacant by zoning district. Vacant lands are present in each of five zoning districts, Agricultural, Rural Residential, Highway Commercial, Industrial, and Quarry. The vacant classification indicates that there are no buildings or structures on the parcel and the land is not used for any observable human activity. Vacant lands in the Agricultural, Rural Residential, and Quarry districts have no significant value for future community development.
19. Across other residentially zoned lands, there are roughly 500 acres of development potential. Five parcels range in size from 5 acres to 50 acres; these are the most notable sites with residential development potential.
20. Vacant Highway Commercial lands are concentrated at the intersection of US Route 30 and SR 116/Hanover Road with several small vacant parcels in other locations. More than 40 acres is classified as vacant in the Professional Office districts along Roosevelt Avenue and along US Route 30 and SR 616/Trinity Road.
21. Vacant lands in the Industrial districts tend to be single parcels located along the rail lines. A few of these are owned by quarrying companies.
22. The Professional Office district along US Route 30 west of SR 116/Hanover Road is occupied by non-office uses. If these uses pose no concerns, this area may be more appropriately designated as another commercial district.

The Future of Agriculture

23. In 2023, agriculture, specifically crop production, remains an active land use across the southern portion of the Township. Across the industry, fewer farms are independently owned, and children of farming families are increasingly pursuing other careers.
24. The Township has taken measures to protect its agricultural lands, particularly in the southern portion of the Township. The Township has designated most this area as a Rural Area and implemented agricultural protection zoning practices,
25. Agricultural land preservation has not been a priority in West Manchester Township largely due to the Rural Area designation and the Township's agricultural protection zoning practice. Nonetheless, property owners have enrolled 32 parcels totaling 3,770 acres in the Agricultural Security Area program.
26. Farmland has been preserved, protected from development, through one York County Agricultural Land Preservation Board easement along the Jackson and West Manchester Township border. Conservation easements compensate the property owner for the separation and removal of the parcel's development rights, leaving all other rights intact. A portion of a parcel along the Township's western border has been preserved in this manner. Land conservation easements have also been placed on parcels in North Codorus Township.
27. Amish communities may provide another option for continued agriculture in the Township. Amish families own and operate small farms, typically less than 50 acres. This size allows the family to work the

farm with a team of horses, rather than motorized equipment, per their religion. This parcel size is much smaller than typical farm sizes in the Township.

Codes and Zoning Review

Land use and development in West Manchester Township is chiefly managed by the following ordinances within the Township code, in line with the Township's community and economic development objectives:

- Chapter 75: Floodplain Management
- Chapter 113: Stormwater Management (with Chapter 105: Sewage Disposal)
- Chapter 121: Subdivision and Land Development
- Chapter 136: Uniform Building Code (including Plumbing Code amendment)
- Chapter 150: Zoning

In this study, each of these ordinances are reviewed for intent, organization, and administration. The Zoning Officer was interviewed for issues and concerns with ordinance administration and enforcement.

Chapter 75: Floodplain Management

The Floodplain Management ordinance was adopted in 2015, and provides regulations regarding construction and development (outside of minor repair work) within floodplain areas. It is meant to keep the Township in compliance with Pennsylvania Flood Plain Management Act 166 of 1978 and the National Flood Insurance Program.

West Manchester's ordinance is typical of a modern floodplain ordinance. It identifies floodplain areas in relation to FEMA's flood maps, and requires a permit for any proposed encroachments, including changes to the ground, new construction, or substantial improvements to existing buildings. The permitting process is intended to prevent any increase in flood levels during flood events. Regulations are administered and enforced by the Zoning Officer, with review by the York County Conservation District.

The ordinance is well-organized, its language is written with clarity, and it appears effective for achieving its intentions.

Chapter 113: Stormwater Management

The Stormwater Management ordinance was adopted in 2012, and regulates the management of stormwater runoff at the parcel level. It is meant to keep the Township in compliance with Pennsylvania's Department of Environmental Protection's Rules and Regulations (Pa. Code Chapter 93) and Federal laws such as the Clean Water Act and related National Pollutant Discharge Elimination System (NPDES). The ordinance establishes how property owners manage the rate, volume, and quality of water running off their property when proposing a regulated earth disturbance activity. These standards are intended to make sure new development does not cause downstream flooding or water quality issues and redevelopment contributes to the improvement of downstream flooding and water quality.

Updates enacted by the Township in 2022 clarify the prohibition of non-stormwater discharges to the Township's Municipal Separate Storm Sewer System (MS4) and includes the minimum standards for the establishment and protection of riparian buffers.

Chapter 121: Subdivision and Land Development (SALDO)

The Township's current SALDO was adopted in 1978, amended in its entirety in 1988, and has received smaller amendments as recently as October 2011. The SALDO controls the general development of land, providing uniform standards and procedures for land subdivision, new construction, and provision of public facilities, such as roadways, walkways, streetlighting, stormwater and sanitary sewerage, and open spaces for recreation and conservation in new developments. SALDOs are governed by the Pennsylvania's Municipalities Planning Code (MPC), which along with zoning ordinances, provides a two-pronged regulation of most development.

Under the SALDO, both preliminary plans and final plans are reviewed by the Board of Supervisors, with input from the Township Engineer, Zoning Officer, Planning Commission, and York County Planning Commission. Approval decisions may be conditioned, and financial securities against public infrastructure and other improvements may be required.

Unlike zoning ordinances, many SALDOs across Pennsylvania are relatively uniform in terms of organization and language. West Manchester's SALDO is typical, with detailed procedures for application submissions, review and approval processes, and the waiver process. Article V includes a straightforward and pragmatic process for requiring construction and maintenance guarantees.

Design standards for most developments are found in Article VI. Most of these appear to be common and address normal subdivision concerns regarding lot lines, survey markers, and easements. Standards for stormwater, floodplains, sewerage, and road construction reference appropriate external regulations to maintain their currency. Sections exist to address steep slopes, existing tree cover, and development of local recreation sites, with the latter including a fee-in-lieu option where suitable sites are not available.

Some suggested edits:

- The Township may wish to add standards for when and how traffic studies should be provided.
- Street and parking standards are typical. However, some of these standards may work against traditional neighborhood developments, i.e., dense, mixed-use developments, which promote tight grids with narrow roads, minimal setbacks, rear alleys and garages, and narrow access drives in the interest of a more walkable neighborhood. If the Township is interested in encouraging these developments, separate standards should be created for the SALDO, or added to the Zoning Ordinance for the appropriate zones with caveats that preempt SALDO standards.
- Article VII contains separate design standards for mobile home parks. Many of these dimensional and density standards may be more appropriately located in the Zoning Ordinance.

Chapter 136: Uniform Building Code

The Township's Building Code was adopted in 2004, repealing an earlier Building Permit Ordinance. The Chapter now uses the provisions of the Pennsylvania Construction Code Act of 1999 and its subsequent amendments. This Act creates a common set of standards for all aspects concerning the use and construction of structures for those communities across the Commonwealth that adopt it. It is administered by a local Building Code official. No edits are recommended.

Chapter 150: Zoning

The Township's Zoning Ordinance was first adopted in 1979 and amended in its entirety in 1987, with subsequent smaller amendments. The ordinance controls many aspects of land use and development, dividing the Township into a series of mapped zoning districts with specific permitted uses and dimensional controls for each. It is administered and enforced by the Zoning Officer, with additional specific roles for the Board of Supervisors, Zoning Hearing Board, and Planning Commission.

Pennsylvania's Municipalities Planning Code (MPC) controls how zoning ordinances work in the Commonwealth. This ordinance appears to conform to the MPC's requirements for the functionality of the ordinance. There are standard provisions for nonconforming lots, uses, and structures; variance requests; zoning and curative amendment procedures; and appeals of Zoning Officer decisions.

Ordinance Organization

The ordinance follows a common format for Pennsylvania ordinances: articles for each of the zoning districts, with lists of permitted and special exception uses, lot dimensions, and bulk regulations (setbacks, height, density, coverage, etc.) specific to each district. Following this are supplementary regulations for performance, off-street parking, loading, landscaping, and signs. Additional standards for specific uses are included in a later article. The following are suggested improvements for ordinance organization:

- Searching for where a particular use is allowed can be an onerous task since there are 22 separate districts, each in a separate article. A use table would provide a quick look-up reference with uses in the first column, zoning districts across the top, with uses permitted by right ("P") or by special exception ("SE") in the intersecting cells. (Several tables might be needed given the number of districts, perhaps organized by residential districts, commercial districts, etc.)
- As the entire ordinance is numbered sequentially, some newer sections have been forced to have different numbering schemes (OSR districts) or rely on a few reserved numbers. This may prove an issue for future amendments, especially for supplemental regulations for new types of uses (discussed below). Should the ordinance be amended in its entirety, or a new ordinance be adopted, the Township may wish to renumber the ordinance using a system that allows for amendments within articles which do not affect the subsequent articles.
- A complete amendment replacement might also include reorganizing some of the content to make better thematic sense. For example, off-street parking and off-street loading might be combined together, or combined further with landscaping, lighting, and other topics as "Site Development Standards." Supplemental Use Standards could be relocated before the Nonconformities and Zoning Hearing Board articles.

Zoning Map & Zoning Districts

West Manchester's zoning is separated into 22 districts, which might be described as *fine-grained*. There are 6 primary residential districts, three additional Open Space Residential districts, and a Rural Residential district. There is both a Regional Commercial district and a Highway Commercial district. There are three gradations of Industrial districts, though the lone Industrial-1 (I-1) district no longer appears on the map, having been re-mapped to a different district a few years ago. Some of these districts appear to have relatively fine distinctions in terms of uses or lot and bulk controls. Some suggestions include:

- A holistic assessment of existing and desired residential land uses could be undertaken to determine if the residential and open space/rural residential districts could be combined without large impacts to desired future development patterns. Any renumbering should follow the typical pattern of lower densities with lower numbering (i.e., R-1 denotes the lowest density). It will be important to designate lot and bulk controls that reflect existing conditions for any reorganized districts so new non-conformities are not created.
- Regional Commercial and Highway Commercial districts appear to allow similar uses and might be combined.
- The Industrial-1 district should be removed as it no longer is used on the Zoning Map.
- The Mixed Use district currently covers a hospital or medical center development, though it appears the district is meant to facilitate a mix of residential and commercial uses. This district might be used to foster redevelopment of aging commercial sites if designated to such areas.

Contemporary Uses

A number of recent uses are not covered in the ordinance. Some of these may require supplemental standards to ensure desired and compatible outcomes. The Township may wish to add the following uses, by right or by special exception, to certain districts with definitions and additional standards as appropriate:

- Medical marijuana sales (considered as a retail use, per the Commonwealth's guidelines) and medical marijuana production facilities. The latter are typically industrial in nature.
- Convention and events venues not connected to hotels.
- Breweries and wineries, which often have tasting rooms. Brewpubs, where the main function is food service, may be covered under restaurants/taverns. The ordinance defines and deals with "liquor stores" though this would not cover these produce-and-serve establishments.
- Business incubators, shared office space, and live/work spaces.
- Home occupations. PA's MPC requires that "no-impact home based business" be permitted in all residences (which should be noted and defined in the ordinance per MPC definitions), but a distinction might be made for those with low impacts such as hair salons, professional offices, and others.
- Adult daycares. These might fit under the ordinance's "commercial day-care facilities" though the language and outdoor space requirements would need editing or distinction from child daycares.
- Commercial entertainment and recreation, particularly larger uses that often seek industrial type buildings. The current "arcade" use is probably not adequate here.
- Massage and other "alternative" therapy uses – the Township may wish to add licensing requirements.
- Gas station/convenience store hybrid uses. The ordinance's standards for automobile fueling stations do not address the convenience store aspect and may not be appropriate for these large and traffic-heavy uses.
- Drive-thru restaurants. The ordinance requires "sufficient on-site stacking lanes", but this might need to be made stronger by requiring traffic studies or comparison to similar establishments in the region, as some of these uses are known to attract a large amount of traffic at particular times.
- Landscaping businesses, which often require land for materials storage and processing, as well as employee parking.
- Leased storage/mini-storage establishments.

- Senior housing/age-restricted housing. The ordinance addresses nursing and retirement homes, but this new type of development where residents “age in place” is increasingly popular.
- A range of housing types in appropriate districts, including small apartment buildings (4-6 units), duplexes, twins, townhouses, and other “middle density” housing types.
- Traditional neighborhood developments. If the Township is interested in seeing these types of denser, walkable mixed-use developments, the zoning ordinance should define them, allow them in appropriate districts, and provide standards that overrule the SALDO’s standards for streets and other design considerations if needed.
- Short-term rentals (aka Airbnb uses), if these are found to be frequently occurring.
- In-law suites/accessory housing.
- Non-farm agricultural uses, such as event space, “glamping”, farm tourism, etc.

Off-Street Parking

Parking regulations often require oversized parking lots, which add to the cost of development (without reasonable return), prevent redevelopment, and generate stormwater runoff. The ordinance’s minimum parking amounts were updated in a 2001 amendment, and many of the minimums remain far out of scale with actual usage. This is backed by the large number of variances sought for parking amounts over the past two decades. A holistic review of Article XXIV should be undertaken, with the aim of “right-sizing” parking regulations. Some suggested areas for improvement:

- Best practices for parking minimum amounts, based on actual usage and not maximum full capacity use of an establishment. For example, a standalone retail store of 12,000sf gross display area (e.g., a typical Rite Aid) requires 60 spaces plus another 4-6 spaces for employees. Along with landscaping requirements and stormwater basins needed to handle runoff, this means the store must use three to four times as much land as the use alone requires, increasing development costs and contributing to urban sprawl. However, based on actual usage data, the lot will rarely be more than half full.
- Removal of uses from the schedule of parking minimums for which usage rates are unknown or which do not need regulation, such as riding schools, picnic areas, and industrial uses.
- Reductions for shared parking, walkable districts, and mixed uses. The ordinance allows reductions, but only for the largest shopping centers. Reductions should be added for other shared parking situations and offset parking demands (e.g. a residential and retail mixed-use building have opposite times of peak parking demand).
- A non-variance method for parking reduction based on a particular use’s characteristics. Legally, the hardship argument needed for a variance must be based on the intrinsic qualities of the lot in question. Yet, some uses simply might not need as much parking as required, especially in an age of online shopping, curbside pick-up, etc.
- Minimum amounts for electric vehicle parking spaces could be included.
- Explore *maximum* parking amounts, especially for large commercial uses. Large national retailers are known to over-size their parking to create an “easy-to-park” appearance.
- Driveway, access drives, and loading requirements should be reviewed to ensure contemporary best practices are followed.
- Parking and landscape buffer dimensions should be reviewed to create appropriate standards.

Lighting, Landscaping, and Site Development Standards

The ordinance has various exterior and parking lot lighting requirements, though these are sometimes non-specific, such as requiring “adequate lighting.” To protect the rural character of the Township outside of the growth area and prevent excessive light pollution, the Township may want to adopt Dark Sky lighting policies. These focus on ensuring that lighting is directed downward at high angles, is not excessively bright, and is not over-used. Similarly, landscaping and buffer requirements should be reviewed to ensure they are producing desired effects and do not hamper development and redevelopment of smaller sites.

Signage

Article XXVII Signs states that signs should align (or become aligned) with the contemporary goals of the Township. In particular, the Township may wish to address the following:

- Illumination provisions are minimal. If the Township wishes to prevent overly bright and flashing signs, specific regulations for maximum lumen or other light level measurements should be added.
- In mixed use districts or other locations that allow “traditional neighborhood developments”, special sign controls should apply, as pedestrian viewing angles and distances are different from those of motorists. For example, regulations might allow blade signs (perpendicular to the façade), awning signs, and other pedestrian-oriented signs, while not allowing freestanding signs or internal illumination.
- Sign size is a frequent topic of variance requests. This is not uncommon as commercial uses often attempt to maximize sign visibility or out-size their competition. The Township may want to revisit this provision to establish size and height standards, by dimension or proportion to building size, that are fair and consistent with desired development character, and subsequently enforce the standards, i.e., deny such variance requests.

Key Zoning and Codes Findings

1. The Township’s ordinances that regulate development generally work well. There are few repeated requests for relief or amendment from development applicants and staff have few concerns with fair and effective administration and enforcement.
 - Reforms to the Zoning Ordinance and Subdivision and Land Development Ordinance should be considered to accommodate modern uses and development practices.
2. The Floodplain Management Ordinance is well-organized, is written with clarity, and appears effective for minimizing encroachments to the floodplain. There are no recommendations for this ordinance at this time.
3. The Stormwater Management Ordinance was most recently updated in 2022 to be consistent with PA DEP’s Model MS4 Stormwater Management Ordinance. Updates clarified the prohibition of non-stormwater discharges to the Township’s Municipal Separate Storm Sewer System (MS4) and established the minimum standards for the establishment and protection of riparian buffers.
4. The Uniform Building Code establishes that buildings in the Township will comply with Pennsylvania Construction Code Act of 1999 and its subsequent amendments, as authorized by the state. The Township provides only local administration of the code. No revisions by the Township are authorized.

5. The Zoning Ordinance assigns use permissions by zoning district. The 22 separate districts, each within a separate article, make searching a difficult task.
 - A Table of Uses could be added to the zoning ordinance to direct readers to the districts that allow specific uses.
6. Twenty-two zoning districts seems nearly prescriptive.
 - The need for so many districts should be re-considered, particularly among the 10 residential districts. The Industrial-1 district should be removed as it is no longer in use.
7. The Mixed-Use zoning district could be used to foster redevelopment of aging commercial sites, if such areas were to be so designated. Consider special signage regulations that benefit pedestrians, not just motorists.
8. Many contemporary uses, such as breweries, age-restricted housing, gas station/convenience store hybrids, indoor recreation and entertainment establishments, and events venues, are not defined or addressed in the zoning ordinance, leaving the Zoning Officer to interpret their appropriateness to any district.
 - These uses should be defined and added to appropriate zoning districts, with specific use standards developed as needed. Outdated uses which are no longer needed should be removed.
9. Parking and loading regulations are excessive, leading to increased impervious coverage and stormwater generation.
 - These regulations should be updated to include best practices and to “right-size” the amount of required parking.
10. Signage is a common topic of variance request.
 - Consider provisions to regulate brightness (lumens). Establish and enforce maximums for sign size and height consistent with desired character (vs market competition).
11. Amendments that have added new sections have disrupted the zoning ordinance’s logical organization.
 - A renumbering of the entire Zoning Ordinance would help accommodate future amendments without impact to organization.
12. Some sections, such as off-street parking and off-street loading, could be combined for efficiency.
13. The SALDO or zoning ordinance could establish design standards for “traditional neighborhood developments” that foster a more pedestrian-friendly block and street pattern with narrow roads, minimal setbacks, rear alleys and garages, and narrow access drives, if permitted by the zoning ordinance.
14. The SALDO could establish standards for when and how traffic studies must be provided by applicants.
15. The SALDO’s lighting and other site development standards should be reviewed for best practices.

Transportation Assessment

This section characterizes modal facilities, known system needs, and planned improvements to transportation infrastructure in the Township in an effort to answer how well current infrastructure supports the Township's community and economy and what needs and improvements should be expected over the next 10 years. Bicycle and pedestrian, public transportation, roads and bridges, and rail facilities and services are each discussed.

Various datasets developed by PennDOT, the York Area MPO (YAMPO), and the Township were used to prepare this assessment. YAMPO is responsible for transportation system planning that uses state or federal funding in York County. York County Planning Commission (YCPC) Transportation Division serves as the staff of YAMPO. Transportation reports and other documents published by the YCPC can be found online at <https://www.ycpc.org/248/Transportation>.

Bicycle and Pedestrian

Pedestrian Facilities

Sidewalk locations in the public right-of-way were inventoried and digitized by the York County Planning Commission as it prepared its [Bicycle and Pedestrian Plan \(2023\)](#).

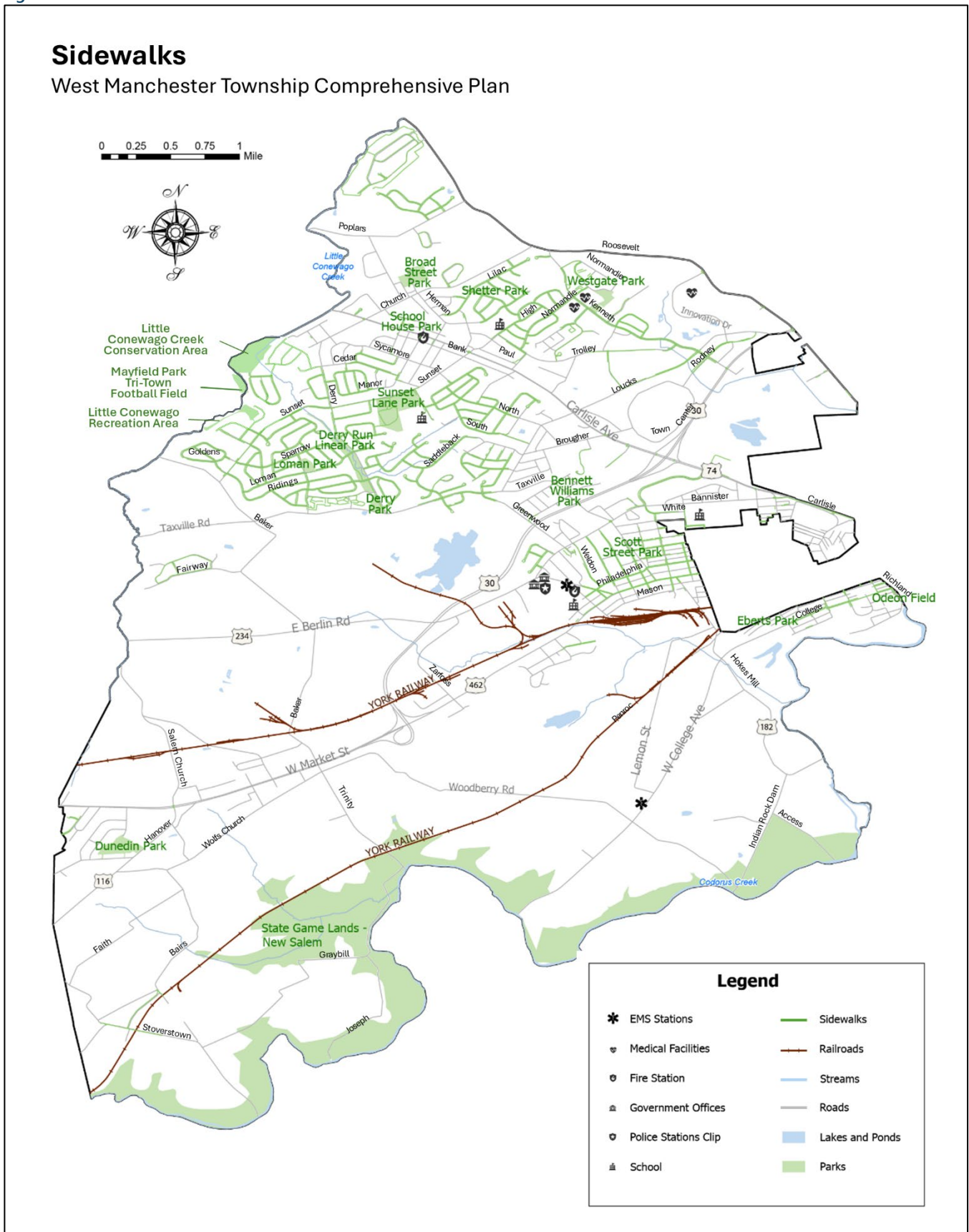
Figure 1 shows that sidewalks are provided in many of the densely subdivided portions of the Township, namely residential neighborhoods. Sidewalks in these locations enable residents of all ages and abilities to travel and walk for exercise within their neighborhoods, and to access neighborhood parks, separate from motorized traffic.

Figure 1 also shows that there are very few pedestrian facilities that cross, travel along, or connect neighborhoods to SR 74/Carlisle Road to access local businesses and nearby neighborhoods.

A few commercial corridors, such as Kenneth Drive, White Street, and portions of Loucks Road, have sidewalks. There are no public sidewalks leading into the West Manchester Town Center and very limited sidewalks in the vicinity of the schools. A lack of sidewalks in these locations reinforces the expectation of and reliance on motorized transportation in the Township.

The West York Area School District provides bus transportation for all students, using building-specific buses to transport all elementary students from across its 25-square-mile service area. A small percentage of students walk to school with 20 students estimated to walk to the Wallace and Trimmer Elementary Schools, and just one to the Lincolnway Elementary School. Estimates of walking students is higher for the middle school (130) and high school (200). No students are known to bicycle to school.

Figure 1. Sidewalks in West Manchester



Source: York County GIS; Gannett Fleming, Inc.

A large format version of this map is available at the Township Office.

The York County Bicycle and Pedestrian Plan identifies three priority levels for sidewalk construction and maintenance (Figure 2). Most of the Township is identified medium or low priority based on proximity to community destinations; these priority areas unexpectedly include lands used for agricultural, extractive, and large-scale industrial uses in the Township. Lands in York City and West York Borough are designated high priority areas.

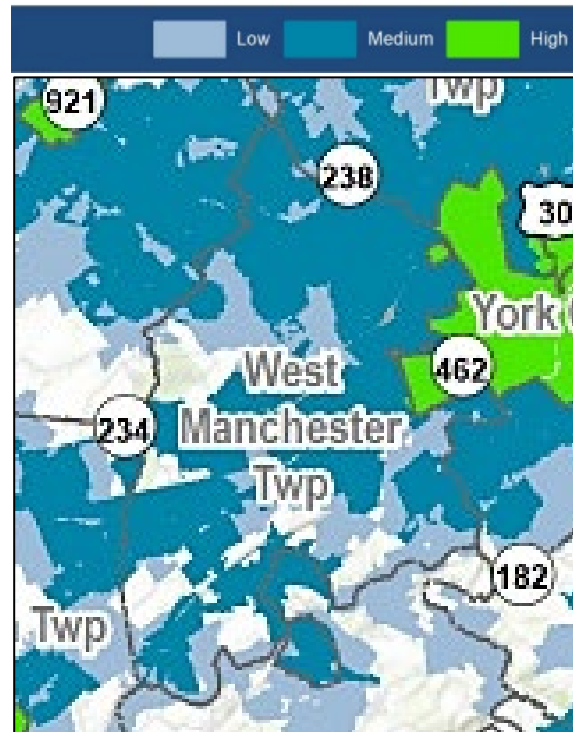
Pedestrian Safety

From 2013 to 2022, crashes within the Township involving a pedestrian totaled 38 and averaged 3.8 crashes per year (Table 1). Overall, crashes involving pedestrians decreased, with a small spike in 2019.

During this time, two fatal pedestrian crashes occurred, one on US Route 30/Lincoln Highway in 2013, and another along Carlisle Avenue in 2020. (See Figure 3)

There is a concentration of crashes involving pedestrians along Carlisle Avenue, particularly during nighttime hours, and in residential areas, including three near Dunedin Park, during daylight and nighttime hours (3).

Figure 2. Excerpt from Sidewalk Priority Areas in Greater York West



Source: York County Bicycle and Pedestrian Plan

Table 1. Crashes Involving Pedestrians, 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Pedestrian Crashes	5	6	5	4	3	2	5	3	3	2	38

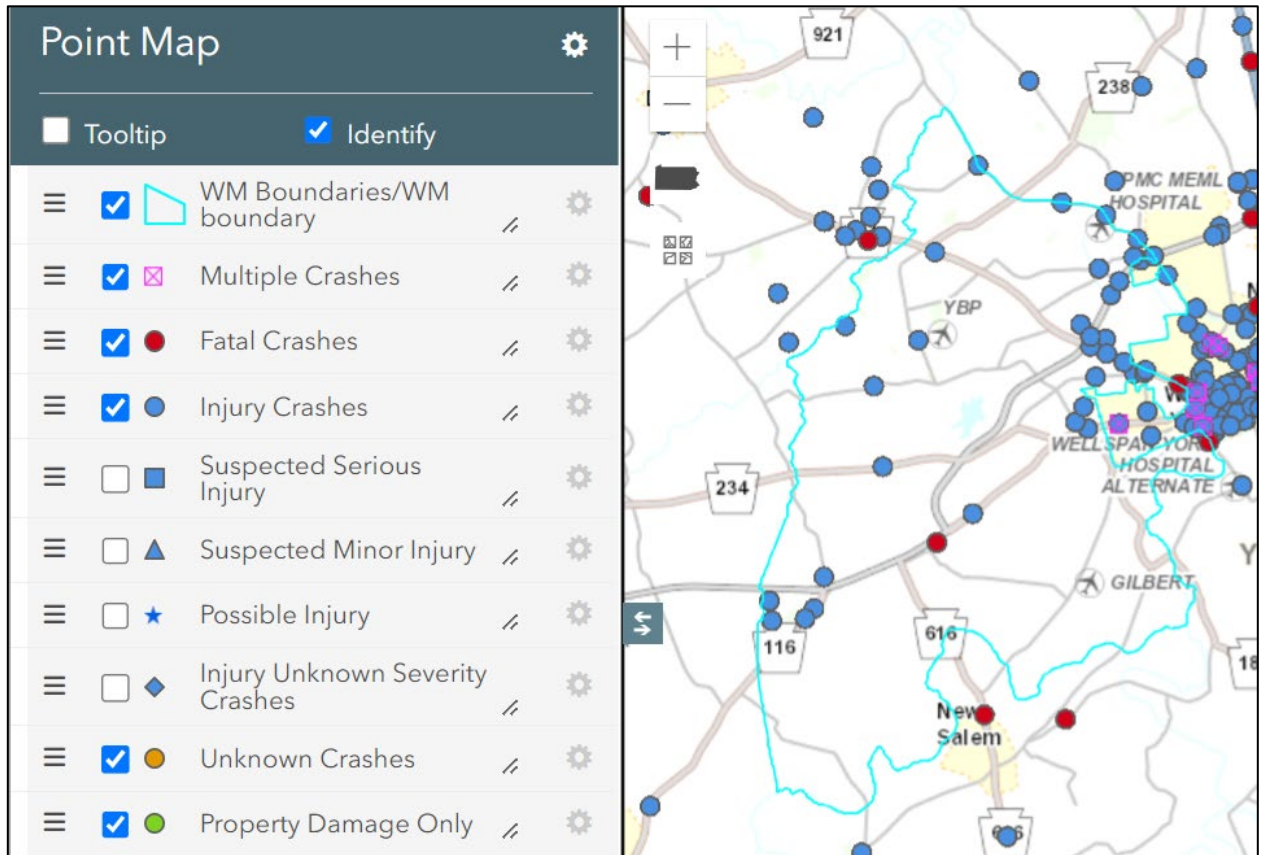
Source: PennDOT Crash Information Tool

Bicycle Facilities

There is no dedicated bicycle infrastructure in the Township, yet safety data show that bicyclists are present. PennDOT identifies Bicycle PA Route S along SR 462/West Market Street and SR 234/East Berlin Road for on-road cycling. Additionally, all rabbittransit fixed route buses are equipped with front-mounted bike racks to assist riders who use a bicycle for a portion of their trip.

None of the parks located within the Township are equipped with bike racks for security or with bike repair stations. In contrast, most nearby schools, Lincolnway Elementary, Trimmer Elementary, and West York High School, offer bike racks.

Figure 3. Crashes Involving Pedestrians, 2013-2022



Source: PennDOT Crash Information Tool

Bicycle Safety

From 2013 to 2022, crashes within the Township involving a bicyclist averaged 1.5 crashes per year, again demonstrating that bicyclists are present. There were no fatal crashes involving a bicyclist and crashes involving bicycles fluctuated from 0 to 4 crashes per year from 2013 to 2022.

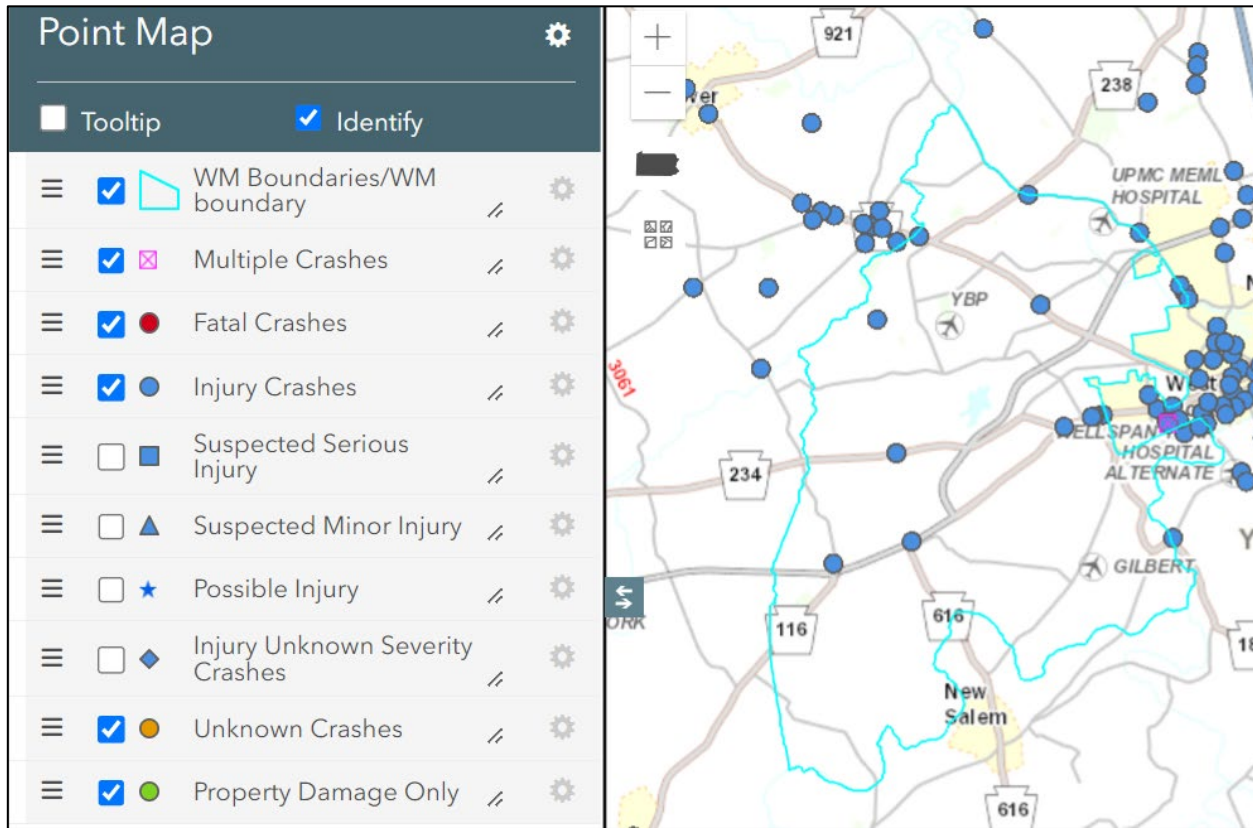
Table 2. Crashes Involving Bicycles, 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Bicycle Crashes	2	4	0	1	0	1	1	4	1	2	16

Source: PennDOT Crash Information Tool

Crashes involving bicycles predominantly occurred on state roadways, including SR 74/Carlisle Road, SR 234/East Berlin Road, SR 462/West Market Street, and US Route 30/Lincoln Highway, particularly at their intersections. For example, three collisions took place at the intersection of SR 182/Hokes Mill Road and SR 462/West Market Street, spaced one year apart, all during daylight hours.

Figure 4. Crashes Involving Bicycles, 2013-2022



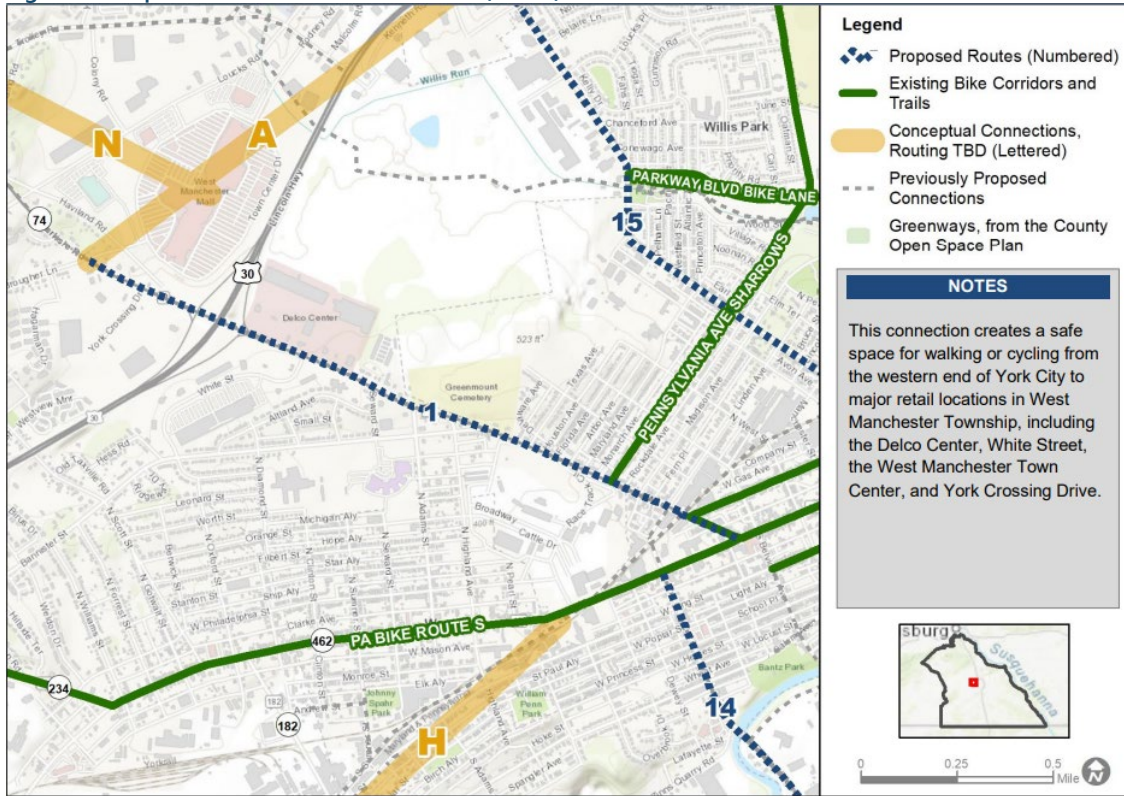
Source: PennDOT Crash Information Tool

Bicycle and Pedestrian Planning

The York County Bicycle and Pedestrian Plan proposes better bicycle and pedestrian infrastructure in the Township for two proposed bicycle/pedestrian routes, where existing right-of-way may be sufficient. There are also two conceptual connections, for which additional study is needed; note that York County uses “PA 74” in its roadway terminology:

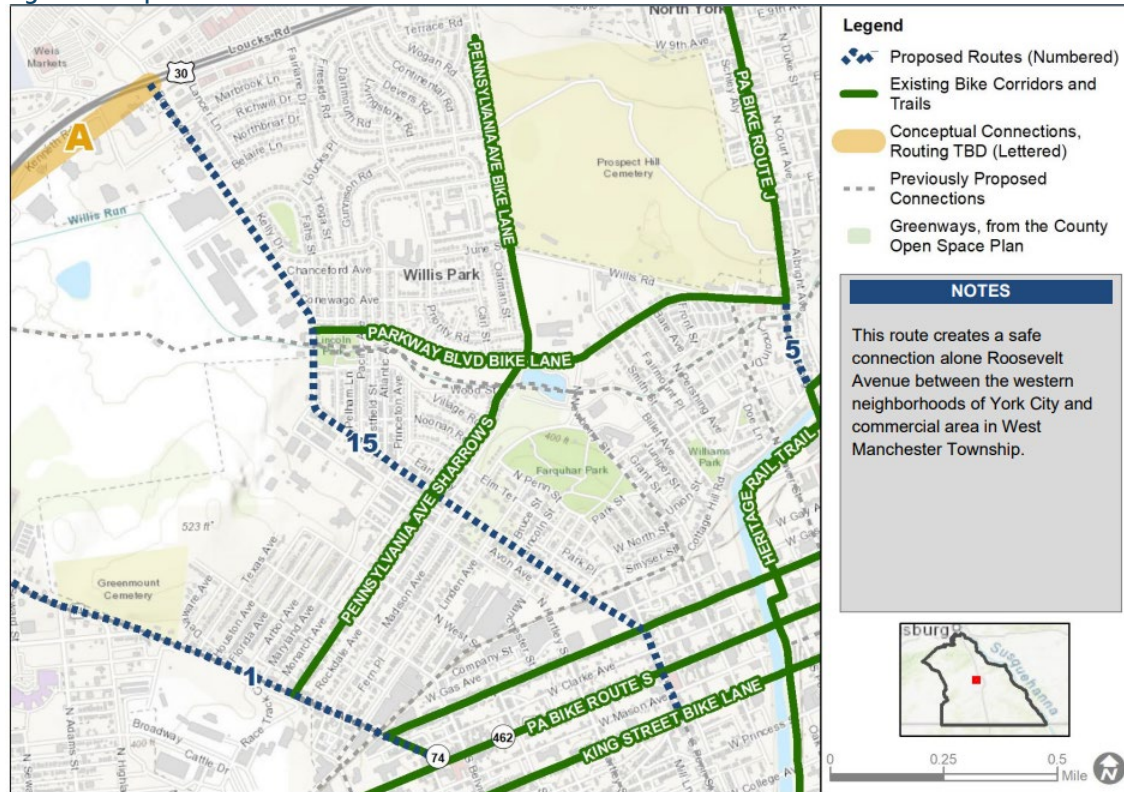
- **Proposed Route 1: Carlisle Avenue (PA 74) between Brougler Lane and West Market Street.** To create a safe space for walking or cycling from the western end of York City to major retail locations in West Manchester Township (Figure 4).
- **Proposed Route 15: Roosevelt Ave between US Route 30 and West King Street.** To create a safe connection along Roosevelt Avenue between the western neighborhoods of York City and commercial area in West Manchester Township (Figure 5).
- **Conceptual Connection A: US Route 30 and Roosevelt to PA 74 & Loucks Road.** To connect proposed routes 1 and 15, the loop trail surrounding UPMC Pinnacle Memorial Hospital, and the surrounding area (Figure 6). Possible routes include sections of Loucks Road, Rodney Road, and Town Center Drive.
- **Conceptual Connection N: West Manchester Town Center to Dover.** To connect Dover to retail locations in West Manchester Township (Figure 7). Multiple possible routes are noted.

Figure 5. Proposed Route 1: Carlisle Avenue (PA 74)



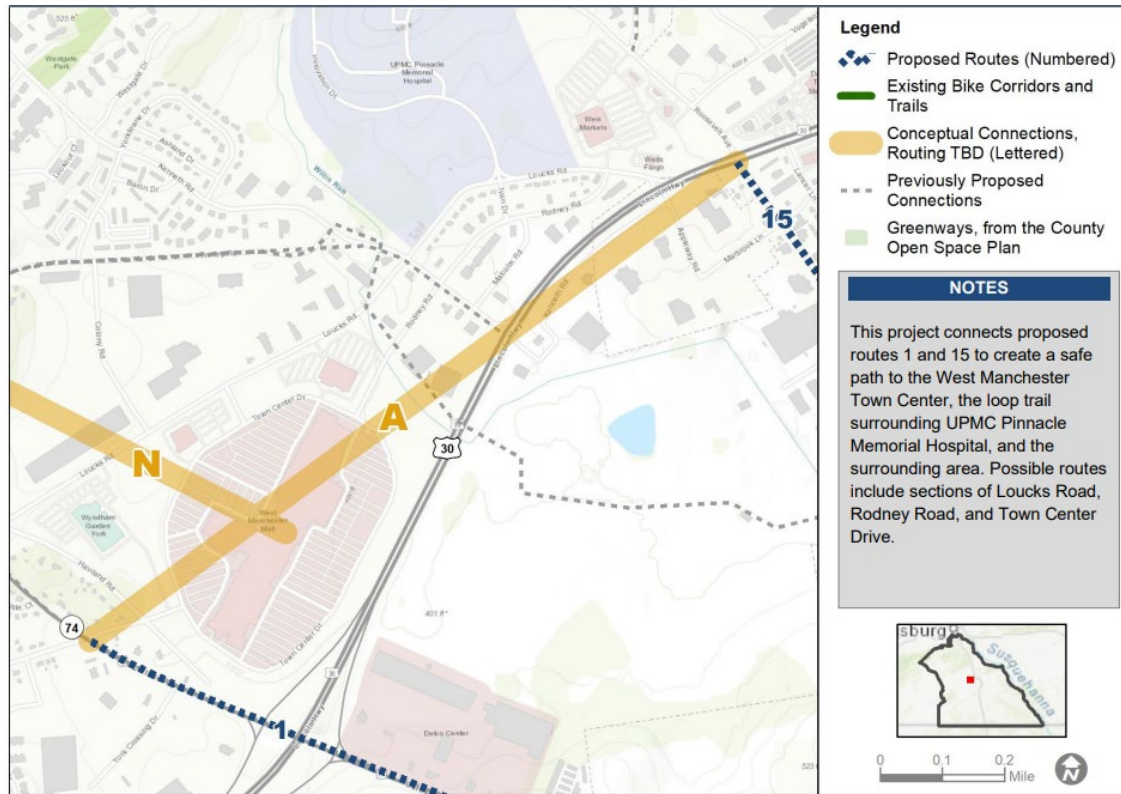
Source:
York County
Bicycle and
Pedestrian Plan

Figure 6. Proposed Route 15: Roosevelt Ave



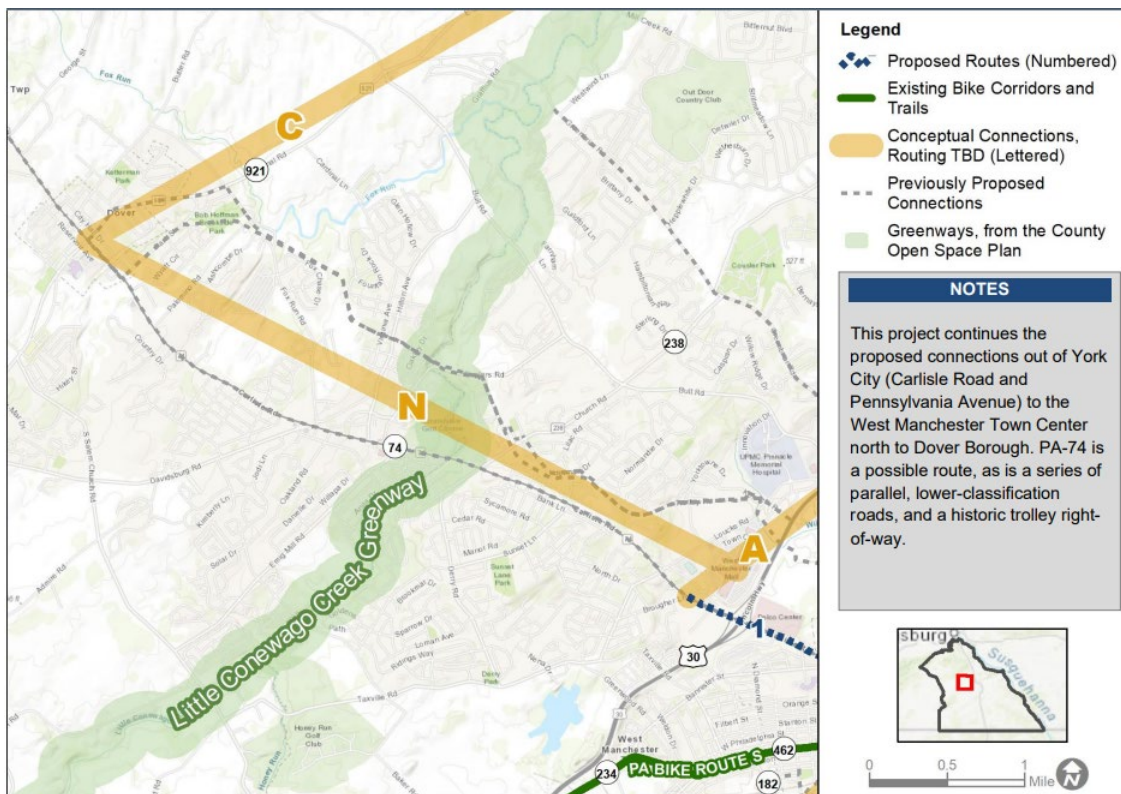
Source:
York County
Bicycle and
Pedestrian Plan

Figure 7. Conceptual Connection A: US Route 30/Roosevelt Ave to PA 74/Loucks Road



Source:
York County
Bicycle and
Pedestrian Plan

Figure 8. Conceptual Connection N: West Manchester Town Center to Dover



To help implement the York County Bicycle and Pedestrian Plan, YAMPO adopted the York County Complete Streets Policy in December 2024. The Complete Streets Policy aims to create safer, more accessible, and more connected streets for all local travelers, regardless of their age, ability, and mode of transportation. Consideration of appropriate facilities for roadway design or improvement varies by context, e.g., rural, suburban, and urban, as illustrated in the policy.

Transit Service

Fixed Route Service & Stops

rabbittransit is the local provider of transit service. rabbittransit operates three routes within the Greater York Area (Routes 1W, 3N, and 5W) and three routes extending service into adjacent areas (Routes 13, 16, and 33):

- 1W – Provides regular service between Downtown York and West Manchester Town Center via Carlisle Road
- 3N – Runs between Downtown York and Northwest Plaza/UPMC Hospital along Roosevelt Avenue.
- 5W – Runs between Downtown York and West York along West Princess Street and West Market Street. Provides weekday service to West York Industrial Park and services rabbittransit's Administrative office at 415 Zarfoss Drive, York.
- 13 – Provides weekday service between West Manchester Town Center and Dover via Carlisle Road.
- 16 – Provides weekday service between Downtown York, rabbittransit's administrative office, Spring Grove and Downtown Hanover via West Market Street and SR 116.
- 33 – Provides service to ES3 and FedEx.

A total of 65 transit stops are located in the Township (Figure 9). The majority of these stops are situated along roadways in the urbanized portion of the Township, particularly areas of commercial and industrial use. This arrangement results in limited transit accessibility for people living outside of these main streets.

Paratransit

Shared ride transit service without any geographic restriction can be scheduled for the following (rates vary):

- Shared rides for seniors' trips to senior services and medical/health related destinations and for Medicaid-eligible trips for persons under 65
- Trips for persons with disabilities
- Trips for persons with mental health or intellectual and development disabilities
- Other eligible medical assistance trips
- Trips for the general public

rabbitExpress Commuter Service

rabbitExpress provides regional weekday commuter transit service from York to the Harrisburg area and to northern Maryland, stopping at park-n-ride lots along the route. This service does not pass through West Manchester Township, but residents can access the service in downtown York or at park-n-rides lots at Exit 24/Emigsville and Exit 16/Queen Street of I-83.

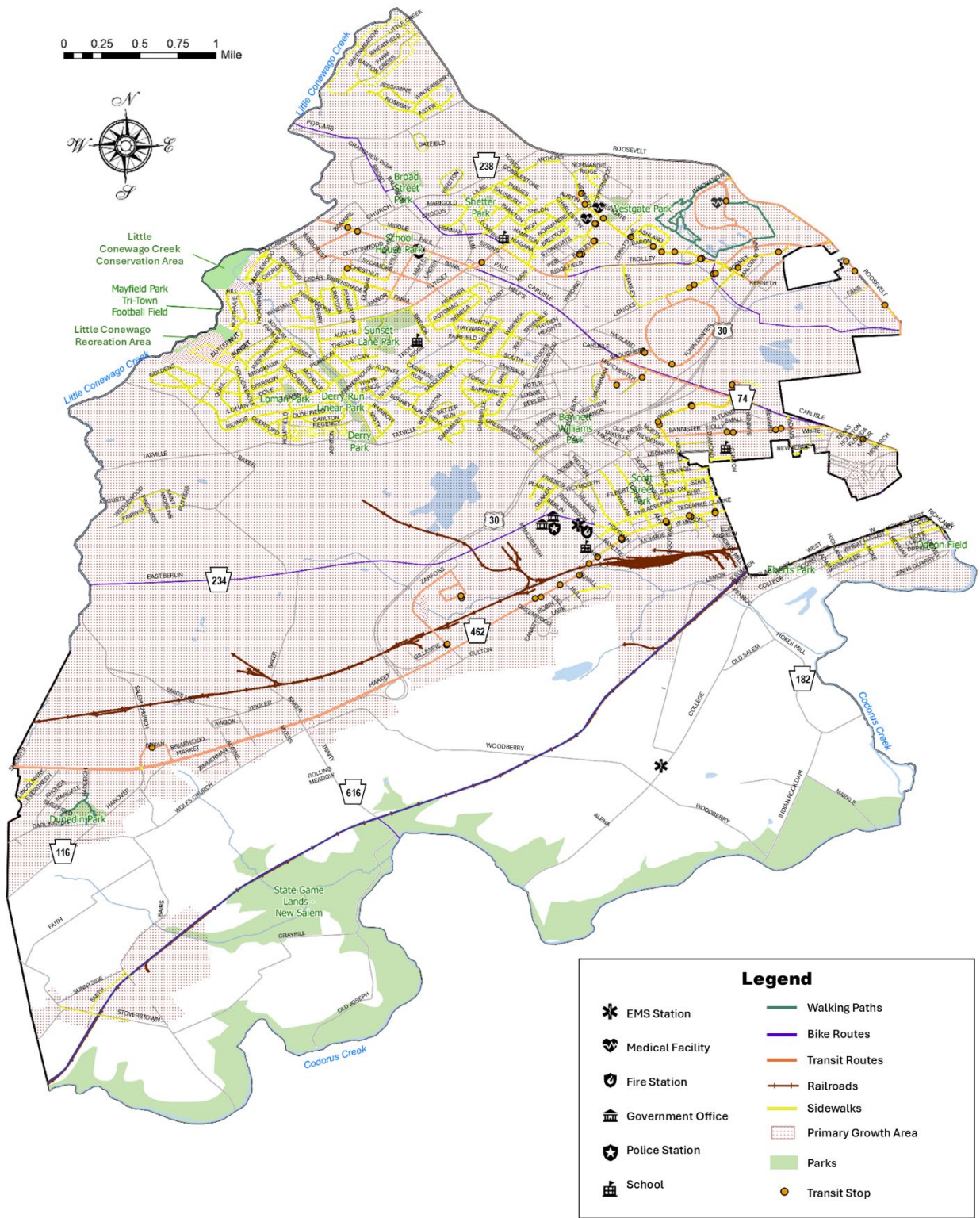
Agency Facilities

rabbittransit's administrative office is located at 415 N Zarfoss Drive in West Manchester Township.

Figure 9. Transportation Assets Map

Transportation Assets, 2023

West Manchester Township Comprehensive Plan



Source: York County GIS; Gannett Fleming, Inc. A large format version of this map is available at the Township Office.

Streets and Highways

Together with PennDOT District 8-0, YAMPO plans and programs improvement projects for the state-owned highways and bridges. West Manchester Township’s Public Works Department maintains and improves locally owned infrastructure.

Streets and Highways System

The streets and highway system comprises nearly 125 linear miles of state-owned and township-owned roadway facilities. The Township owns and maintains the majority of linear roadway mileage, almost 93 miles.

Table 3. State-owned and Local-owned Road Mileage

State-Owned Roads		Township-Owned Roads*		Total
31.51	25.3%	92.88	74.6%	124.39

* Includes ACT 32 Turnback Mileage of 3.13

Source: PennDOT

State Highways and Bridges

Thirteen state-owned highways pass through the Township (Table 4). Average annual daily traffic (AADT) volumes are heaviest on US Route30/Lincoln Highway (21,212 vehicles per day), with daily volumes over 10,000 vehicles on SR 74/Carlisle Road, SR 4001/Roosevelt Avenue, and SR 116/Hanover Road.

All state roads carry passenger and truck traffic. Trucks comprise up to 15 percent of all traffic on state roads in the Township. US Route 30/Lincoln Highway carries the heaviest truck volume (2,805; 14.1 percent) followed by SR 462/Market Street (711; 9.4 percent) and SR 74/Carlisle Road (638; 3.9 percent). The most recent traffic data shows truck percentages of 10 percent or more for SR 3050/Woodberry Road and SR 3105/Abbie Road. This may be due to construction activity at the time of the most recent traffic count.

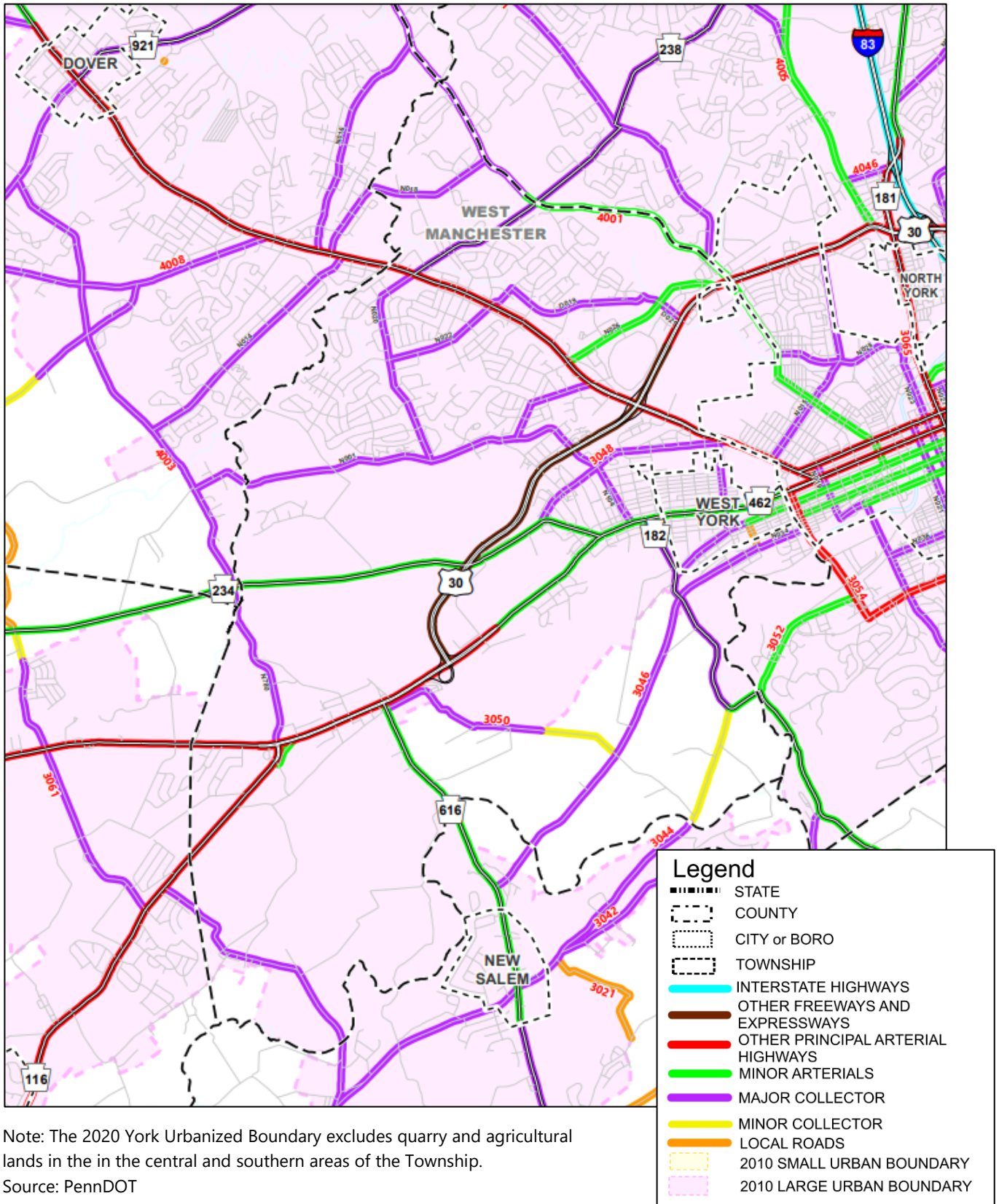
Table 4. State Highways in West Manchester Township

Route	Approximate Mileage in Township	AADT	Truck Volume # / %
US Route 30/Lincoln Highway	14.4	21,212	2,805 / 14.1%
SR 74/Carlisle Road	5.8	15,638	638 / 3.9%
SR 116/Hanover Road	1.6	10,169	525 / 5.0%
SR 182/Hokes Mill Road	2.5	7,439	533 / 7.5%
SR 234/E Berlin Road	3.7	6,129	258 / 4.0%
SR 462/Market Street	3.2	8,618	711 / 9.4%
SR 616/Trinity Road	0.9	9,871	614 / 6.0%
SR 3044/Indian Rock Dam Road	1.2	2,357	123 / 5.0%
SR 3046/New Salem Road	4.2	3,182	104 / 3.5%
SR 3048/Bannister Street	2.1	5,925	285 / 4.5%
SR 3061/Stoverstown Road	2.1	1,656	33 / 2.0%
SR 3050/Woodberry Road	2.5	746	109 / 15.0%
SR 3105/Abbie Road	<1.0	85	9 / 10.0%
SR 4001/Roosevelt Avenue	3.8	10,390	398 / 3.8%

Source: PennDOT; Gannett Fleming, Inc.

The federal functional classification of highways (Figure 10) designates the role each state highway segment plays in the highway system—from long-distance freight transport to regional, community, and local travel by passenger vehicle, bus, bicycle or on foot (or wheeled device). These classifications inform design standards for each segment.

Figure 10. Excerpt from PennDOT’s Federal Functional Classification of Highways Map, York County



Note: The 2020 York Urbanized Boundary excludes quarry and agricultural lands in the in the central and southern areas of the Township.

Source: PennDOT

Recent York County Freight Planning

In 2023, the YAMPO adopted its first [York County Freight Plan](#). The plan identifies freight-moving highway and rail facilities, characterizes land use and employment associated with freight intensive industries, and begins to identify freight movement issues, such as congestion on particular corridors and the limited availability of truck parking. A York County Core Freight Network identifies the nationally designated freight network of highways and rail, as well as additional corridors that carry significant freight and should be monitored for freight needs (Figure 11). As staff to YAMPO, YCPC has convened a Freight Advisory Committee monthly to explore freight issues and recommend policy and facility improvements since November 2023.

Planned Improvements to the State System

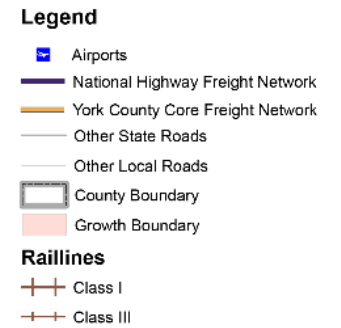
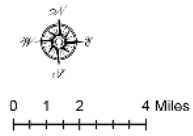
PennDOT has programmed several system improvement projects in the Township. These projects are listed in the [2025-2028 Transportation Improvement Program](#).

Table 5. 2025-2028 Improvement Projects, pending approval

MPMS #	Project Title	Anticipated Construction Begin / End Dates
113329	Hanover Road Resurfacing, from Bairs Road to Spring Grove	2025-1-1 / 2025-12-1
115621	Safety Improvements at Bannister St and Adams St	2025-12-4 / 2027-2-2
116104	Trinity Rd Resurfacing, from US 30 to New Salem	2025-1-1 / n/a
119233	D-8 Ped Countdown Signals at <ul style="list-style-type: none"> ▪ SR 74 at High Street/Sunset Lane ▪ SR 74 at White Street ▪ SR 462 at Hokes Mill Road ▪ SR 234 at Zarfoss Drive ▪ US 30 at Trinity Road ▪ Bannister St at Highland Avenue 	2023-10-19; 2025-10-15
120709	US 30 over PA 74 Bridge Preservation	n/a
120908	Hanover Trolley Trail Exp	2026-6-18 / n/a

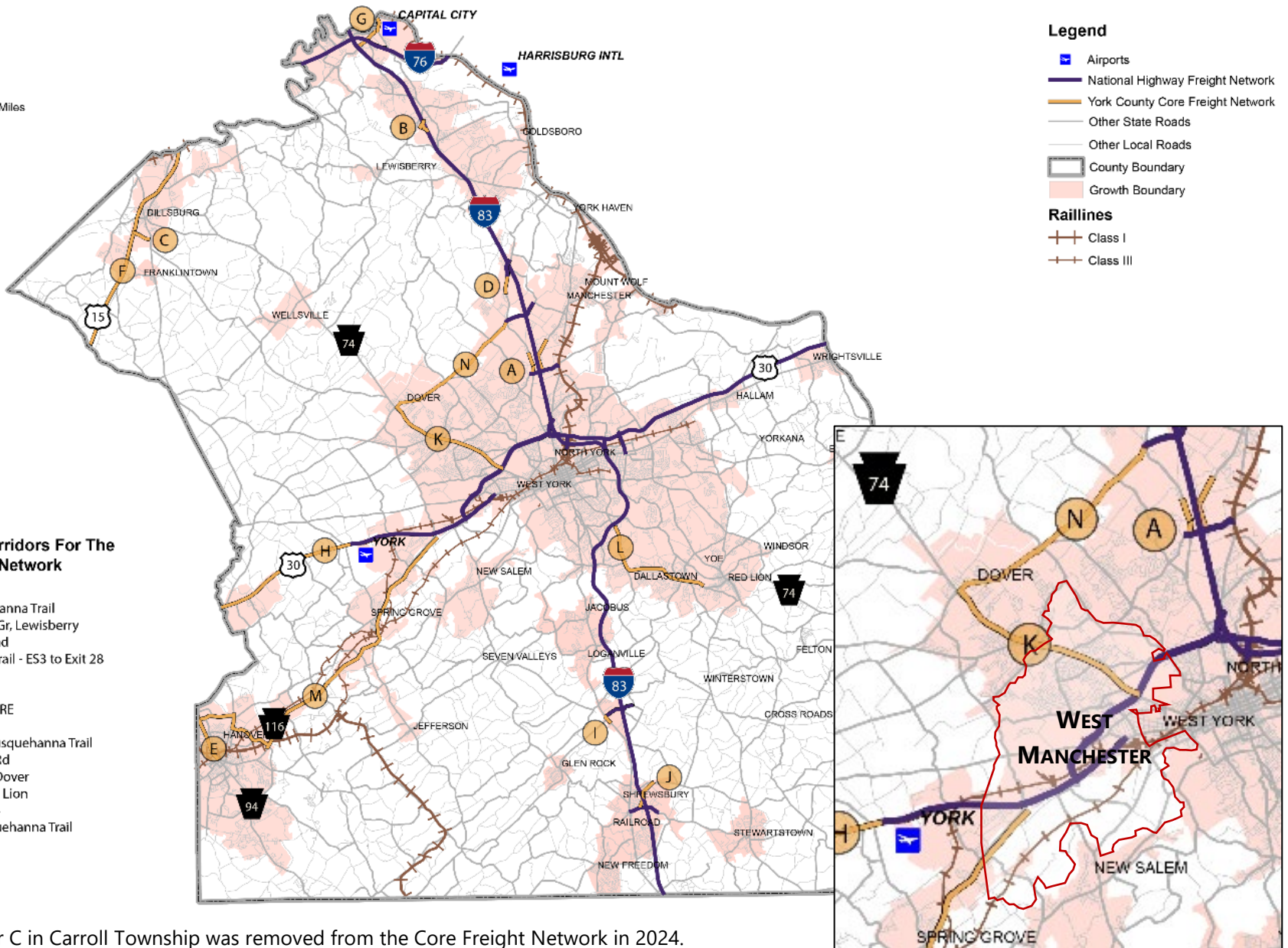
Source: PennDOT

Figure 11. York County Core Freight Network



Proposed Corridors For The Core Freight Network

- A Board, Susquehanna Trail
- B Amazon, FedExGr, Lewisberry
- C Golf Course Road
- D Susquehanna Trail - ES3 to Exit 28
- E SR 94
- F US 15
- G Capital City, DDRE
- H US 30
- I Seaks Run Rd, Susquehanna Trail
- J SR 851 & Wolfe Rd
- K SR 74 US 30 to Dover
- L SR 74 I83 to Red Lion
- M SR 116 to SR 94
- N SR 921 to Susquehanna Trail



Note: Corridor C in Carroll Township was removed from the Core Freight Network in 2024.

Source: YCPC

Transportation Needs identified by YCPC/YAMPO in West Manchester Township

- The [Report on Congestion \(2016\)](#) analyzed and ranked 72 intersections for vehicle delay. Two intersections in the Township were included in the study: US Route 30 at Roosevelt Ave was ranked #13 and US Route 30 at Loucks Mill Road, #32.
- The [Flooded Roadway Study \(2018\)](#) classified closures on six state and three local roads in the Township as minor. However, the study also noted that if multiple roadways are closed, detours for commuters become lengthy.
 - State Roads**
 - Indian Rock Dam Road (SR0182) near Hokes Mill Road (SR0182)
 - Trinity Road (SR0616) between Graybill Road and Knottingham Lane
 - Carlisle Road (SR0074) between Church Road and the Municipal Line
 - Hokes Mill Road (SR0182) between West Mason Avenue and South Diamond Street
 - Woodberry Road (SR3050) between West College Avenue, Ext. (SR3046) and Indian Rock Dam
 - Local Roads**
 - Derry Road (T812) between Olde Field Drive and White Fence Lane
 - Taxville Road (T813) between Brittany Court and Baker Road
 - Graybill Road (T492) between Stoverstown Road (SR3061) and Trinity Road (SR0616)
 - Lemon Street (T536) between Hokes Mill Road (SR0182) and West College Avenue, Extended (SR3046)
- [The York and Adams County Coordinated Public Transit](#)—Human Services Transportation Plan, identifies the transportation needs of individuals with disabilities, older adults, and people with low incomes, and provides strategies for meeting those local needs and prioritizes transportation services for funding and implementation. The current plan is dated 2013. An update is underway.

Township Roadways and Bridges

West Manchester Township owns and maintains 93 linear miles of streets and roadways. The roadway network has a well-defined grid layout in areas adjacent to the City of York and West York Borough and a modified grid layout throughout residential neighborhoods to the north. Roadways throughout the rural portions of the Township provide connections to nearby boroughs and villages without extensive networking.

Higher Volume Township Roadways

The Township Public Works Department observes local streets and roadways for traffic volumes and maintenance needs through periodic windshield survey. Traffic counts are conducted by developers for traffic impact studies associated with proposed development when necessary.

The most heavily traveled local streets and roadways include:

- Taxville Road (T813)
- Church Road (T856)
- Kenneth Road (T722)
- South Salem Church Road (T883)
- Derry Road (T812)
- Oxford Street (T767)
- White Street, particularly the retail portion (T609)
- Loucks Road (T832), the eastern portion for access to UPMC
- Wolfs Church Road (T483) and Bairs Road (T490) for access to BAE

Local Bridges

Eighteen local bridges carry local streets and roadways over various waterways (Table 6). The three longest bridges require regular inspection due to bridges over 20 feet in length requiring inspection at least once every two years per federal requirement of the National Bridge Inspection Program. York County pays for bridge inspections for municipal bridges that meet this requirement and receives an 80% reimbursement from the State. There is no federal inspection requirement for smaller bridges and culverts.

Data highlights on local bridges include:

- The Taxville Road bridge over Honey Run is jointly maintained with Dover Township and the Poplars Road bridge over little Conewago Creek is owned and maintained by York County; all other bridges are township-owned.
- Construction dates range from 1901 (or earlier; 15 bridges) to 1990.
- The longest bridge in the Township is the Poplars Road bridge at 116 feet in length, followed by the Taxville Road bridge at 26 feet and the Loman Avenue bridge at 24 feet.
- Bridge condition is classified by PennDOT for only three bridges: Taxville Road, Poplars Road, and Loman Avenue; all three are classified as good or fair.
- Average daily traffic for these same three bridges is available but dates to 2012 or 2019. Roadway traffic volumes for adjacent segments for all local bridges would provide the most recent data.

Table 6. Local Bridges

BRKEY	Feature Intersected	Facility Carried	Year Built	Length	Condition	ADT / Year
38093	Honey Run	Taxville Road*	1989	26	Fair	600 / 2019
38092	Little Conewago Creek	Poplars Road**	1968	116	Good	2,023 / 2022
57184	Trib to Little Conewago	Loman Ave	1990	24	Fair	200 / 2019
67364	Trib Little Conewago Cr	Trotter Ridge Ct	1901	9	-	
67362	Willis Run	Rodney Rd	1901	15	-	
67352	Trib to Lit Conewago Cr	Sunset Lane	1901	12	-	
67357	Trib to Codorus Creek	Wolfs Church Rd	1901	12	-	
67358	Trib to Codorus Creek	Bairs Rd	1901	8	-	
67359	Trib to Lit Conewago Cr	Derry Rd	1901	13	-	
67353	Trib to Lt Conewago Cr	Ivy Pump Ln	1901	8	-	
67363	Trib to Lit Conewago Cr	Carriage Run Rd	1901	9	-	
67350	Trib to Lit Conewago Cr	Thornbridge Rd E	1901	13	-	
67360	Trib to Lit Conewago Cr	Saddleback Rd	1901	9	-	
67351	Willis Run	Loucks Rd	1901	12	-	
67355	Trib to Codorus Creek	Penroc Rd	1901	8	-	
67354	Trib to Codorus Creek	Lemon Street	1901	10	-	
67361	Trib to Lit Conewago Cr	Saddleback Rd	1901	9	-	
67356	Trib to Codorus Creek	North Zarfoss Dr	1901	18	-	

* Joint maintenance with Dover Township

** York County-owned

Source: PennDOT; York County

Local Roadway Maintenance

Roadways that carry high volumes and heavy vehicles typically require more frequent and more intensive maintenance treatments than lightly traveled streets. Fortunately, many of the streets and roadways were constructed on a high quality base, thus maintaining the surface pavement keeps the road in good condition. Some street and roadways require more intensive rehabilitation.

The Public Works Department aims to address safety issues first, followed by pavement and drainage repairs and pavement preservation treatments that extend the service life of all roadways. The staff also attempt to re-pave streets after major underground utility work.

The Public Works Department addresses roadway safety in terms of design, pavement condition, and signage. Sharp curves on Taxville Road and Baker Road are a high frequency location for run-off-the-road crashes and property damage. Within the past few years, the two curves locations were treated with a high-friction microsurface to reduce these incidents. Patterns of crashes on through corridors, like Derry Road and Sunset Lane, are discussed between the Police Department and the Public Works Department to determine if road conditions are a significant factor.

Local Corridors subject to flooding are noted on York County's Municipal Flood Vulnerability Map of West Manchester Township ([page 63 of Appendix G](#) to the [2024 York County Hazard Mitigation Plan](#)). Several of these corridors are in the vicinity of Indian Rock Dam and are expected to flood during dam closure conditions. Additional locations of occasional flooding or ponding on roadways as suggested by the Steering Committee include:

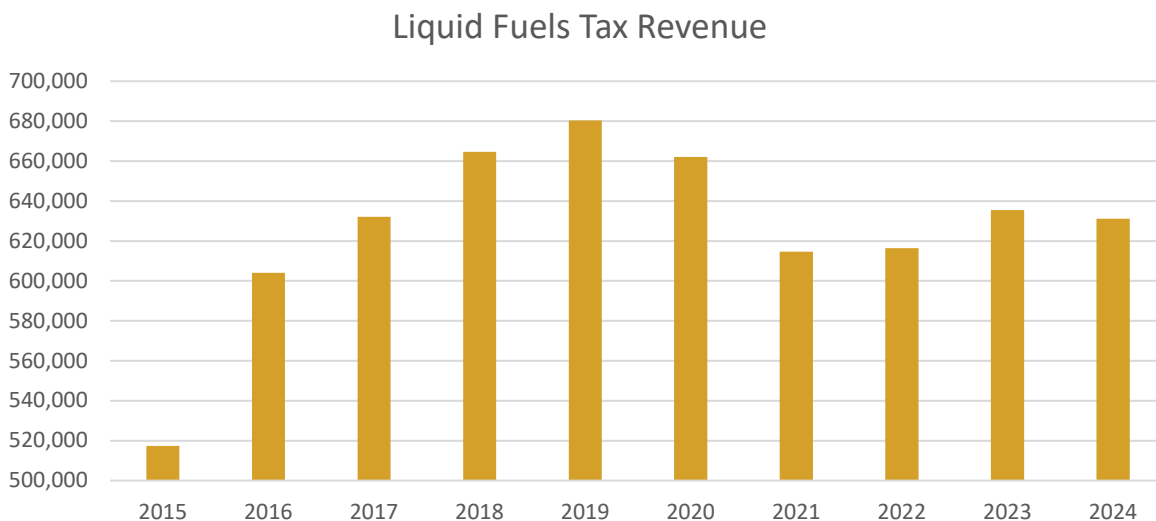
1. Derry Road, north of Sunset Lane
2. North Drive
3. South Drive
4. Olde Field Drive

The Township does not currently have a paving goal of a specified number of miles per year or a formal capital improvement plan for streets and roadways. A capital improvement plan identifies the maintenance priorities and costs for a given number of years, e.g. 5 or 10 years. A capital improvement plan is a best practice for municipal budgeting, whether used informally by the Public Works Department to support its budget request or formally adopted by the Township.

Funding for the maintenance of Township roadways, as well as Township vehicle maintenance and winter maintenance supplies, is sourced from Liquid Fuels Tax revenue distributed by PennDOT and supplemented by an emergency reserve line item in the Township general fund, as needed.

Figure 12 shows the ten-year history of Liquid Fuels Tax revenue to the Township. Over the period from 2015 to 2024, revenue fluctuated due to changes in fuel consumption patterns, economic conditions, and shifts in transportation preferences, all of which were experienced during the COVID-19 pandemic. Long-term shifts in these factors statewide can lead to a decline in revenue, which can compromise infrastructure maintenance and improvement, leading to compromised road conditions, increased congestion, and unaddressed safety hazards. Overall, the revenue increased from \$517,420 to \$631,182 (22 percent) from 2015-2024.

Figure 12. Liquid Fuels Tax Revenue to West Manchester Township



Source: PennDOT

Operations and Safety

Signalized Intersections

There are 20 signalized intersections in the Township (Table 7). All of these traffic signals are owned, operated, and maintained by the Township regardless of roadway ownership at the intersection. West Manchester Township is listed as an “other municipality” (in addition to the municipality with primary responsibility for signal maintenance) for two additional signals along its border with the City of York. Data highlights include:

- Thirteen traffic signals operate independently. The remaining signals are programmed as part of a corridor signal system.
- The oldest traffic signals in the Township were installed in the late 1960s and are located at US 30 at Roosevelt Avenue (1968) and West Market Street at Zarfoss Drive (1969).
- The Carlisle Avenue corridor has eight signals in or adjacent to the Township. US 30/Lincoln Highway corridor has five signals, including one at the municipal border.

Table 7. Signalized Intersections

Signal ID	System Name/Type	Installation Date	Major Street	Minor Street
1318	I-0042 West Manchester Twp Adaptive	2003	Carlisle Avenue (SR 0074)	Driveway/York Crossing Drive
1320	Isolated	2003	Market Street (SR 0462)	Driveway/Hokes Mill Road (SR 0182)
5003	I-0043 York City Adaptive	2003	Carlisle Avenue (SR 0074)*	Maryland Avenue/York Fairgrounds/Expo Gate 9

West Manchester Township Comprehensive Plan

Signal ID	System Name/Type	Installation Date	Major Street	Minor Street
5006	Isolated	1995	Bull Road (SR 4001)	Church Road/Church Road (SR 0238)
5007	I-0042 West Manchester Twp Adaptive	1982	Carlisle Avenue (SR 0074)	US 30 EB Off-Ramp A (SR 8004)/ US 30 EB On-Ramp D (SR 8004)/ US 30 WB Off-Ramp C (SR 8004)/ US 30 WB On-Ramp B (SR 8004)
5008	Isolated	1999	Lincoln Highway (SR 0030)	Hanover Road (SR 0116)/ Salem Church Road
5009	Isolated	1973	Lincoln Highway (SR 0030)	Baker Road/Trinity Road (SR 0616)
5010	I-0067 US 30 York	1968	Loucks Road (SR 0030)*	Roosevelt Avenue (SR 4001)/ Roosevelt Avenue (SR 4001)
5012	Isolated	1971	Carlisle Road (SR 0074)	Church Road
5013	Isolated	1969	West Market Street (SR 0462)	Zarfoss Drive
8235	Isolated	1997	Roosevelt Avenue (SR 4001)	Greenbriar Road (SR 4011)/ Weis Driveway
8266	Bannister St	1999	Bannister Street (SR 3048)	North Scott Street/Taxville Road
8267	Bannister St	1988	Bannister Street (SR 3048)	White Street
8268	Isolated	1997	Bannister Street (SR 3048)	Highland Avenue (SR 3046)/ Highland Avenue (SR 3046)
8269	I-0042 West Manchester Twp Adaptive	1981	Carlisle Road (SR 0074)	Brouger Lane
8270	I-0042 West Manchester Twp Adaptive	1972	Carlisle Avenue (SR 0074)	Driveway/White Street
8271	Isolated	2003	Carlisle Road (SR 0074)	High Street/Sunset Lane
8272	Isolated	2001	East Berlin Road (SR 0234)	Driveway/Zarfoss Drive
8273	I-0067 US 30 York	2001	Lincoln Highway (SR 0030)	Kenneth Road

Signal ID	System Name/Type	Installation Date	Major Street	Minor Street
8275	I-0042 West Manchester Twp Adaptive	1997	Carlisle Avenue (SR 0074)	Adams Street/Driveway
10697	Isolated	2016	Loucks Road	Kenneth Road
15597	Isolated	2018	Roosevelt Ave (SR 4001)	Innovation Drive/Driveway

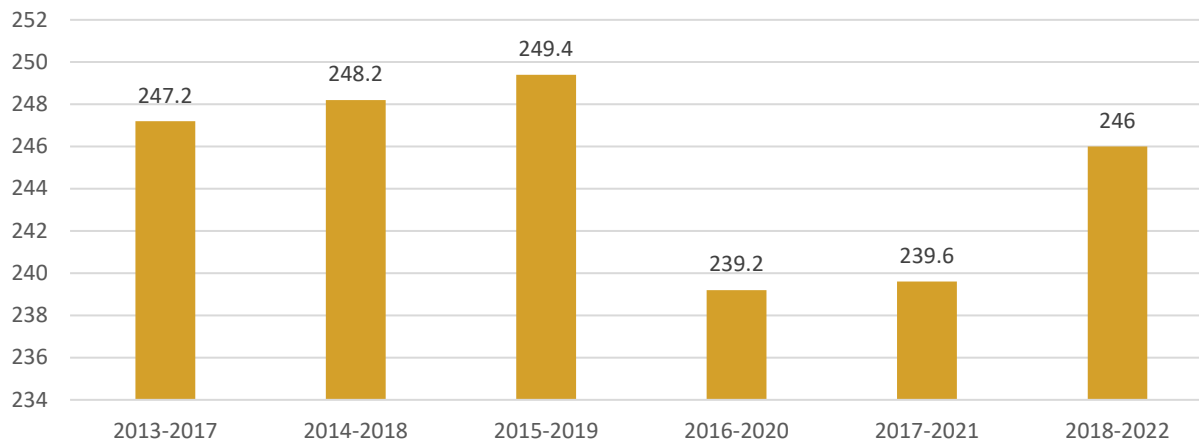
* The City of York is listed as the primary municipality with West Manchester Township as an “other municipality.”
 Source: PennDOT traffic Signal Portal

Safety

Reportable roadway crashes over the 2013 to 2022 period are reviewed below for frequency, severity, and primary factors.

Figure 13 shows the five-year average count for reportable crashes in the Township. The average crash count increased in frequency in the early years of the period, then dipped as travel and crashes decreased during the COVID-19 pandemic. As travel resumed, the average crash count increased in the final five-year period, 2018-2022.

Figure 13. Five-year Average Crash Counts, 2013-2022



Source: PennDOT

From a severity perspective, damage only crashes were most common, followed by crashes with non-fatal injuries (Table 8). Fatal crashes were significantly less frequent with no notable pattern after a high of six in 2013. All fatal crashes occurred on state roadways, where highway design speeds are typically higher. Crashes resulting in both injury and fatality also lacked a significant pattern. Crashes resulting in no damage or injury increased in later years of the 2013-2022 period. Figure 14 and Figure 15 show the locations of fatal crashes and injury and suspected injury crashes, respectively. Injury and suspected injury crashes are concentrated in the northern, urbanized portion of the Township.

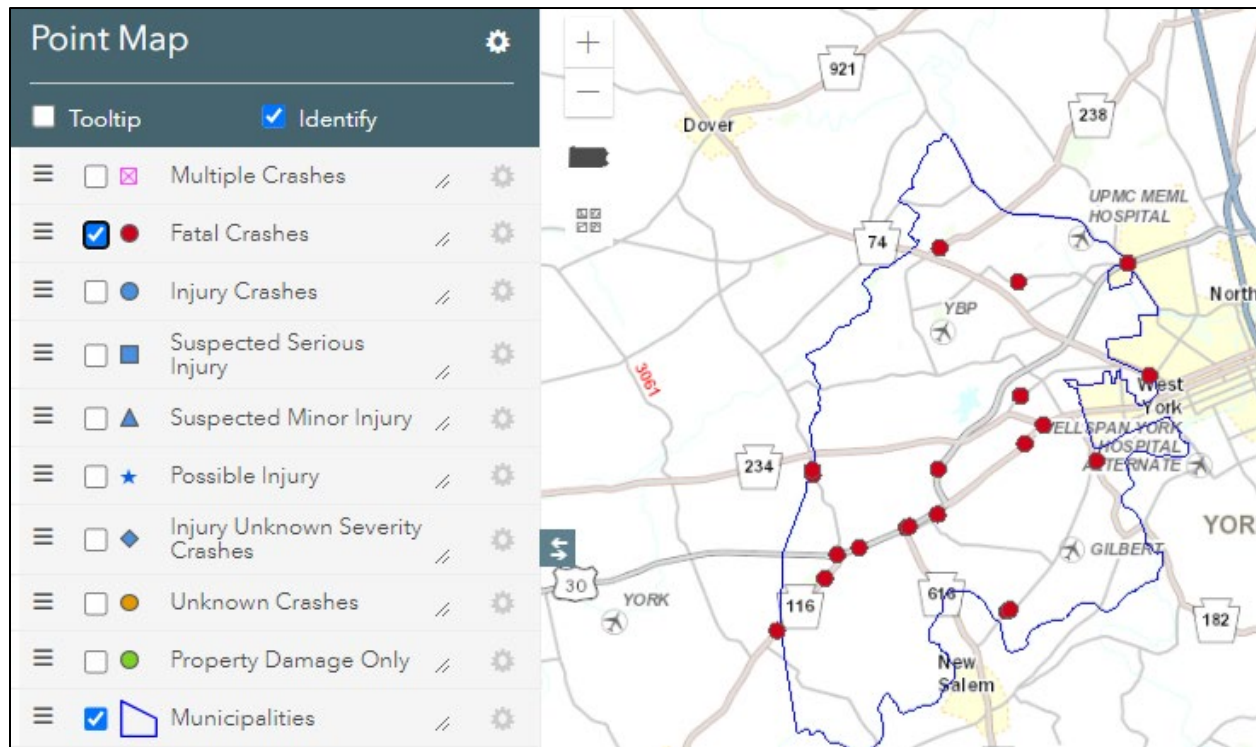
Figure 16 presents locations where multiple crashes have occurred over the 2013-2022 period. The figure shows that multi-crash sites are concentrated exclusively on state roadways, and particularly at intersections along SR 74 and the West Market Street corridor.

Table 8. Crashes Categorized by Severity, 2013-2022

	Crash Severity					Total
	Fatality only	Non-fatal Injury Only	Both Injury and Fatality	Damage Only	No Damage or Injury	
2013	6	96	0	115	4	221
2014	0	126	0	124	2	252
2015	3	144	0	125	3	275
2016	0	119	2	120	3	244
2017	0	114	0	127	3	244
2018	1	88	1	131	5	226
2019	0	113	2	138	5	258
2020	1	74	0	145	4	224
2021	2	83	0	159	2	246
2022	0	106	2	162	6	276
Total	13	1,063	7	1,346	37	2,466

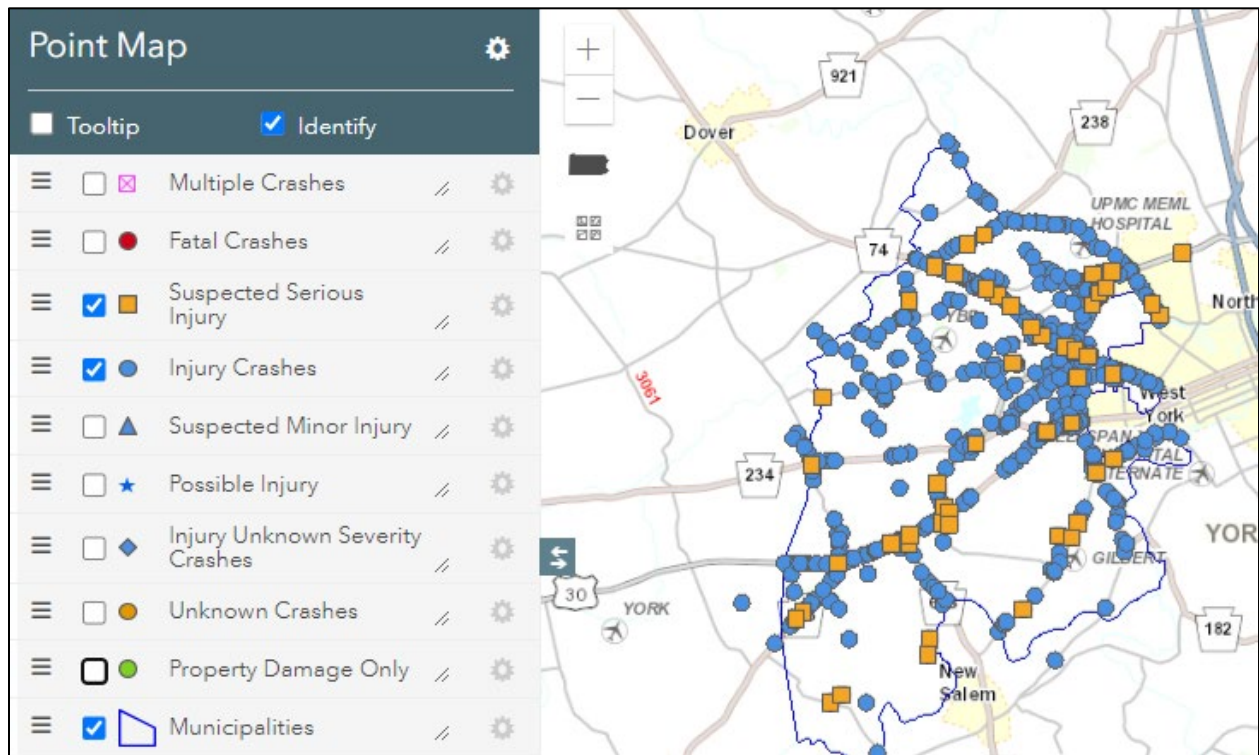
Source: PennDOT

Figure 14. Fatal Crashes, 2013-2022



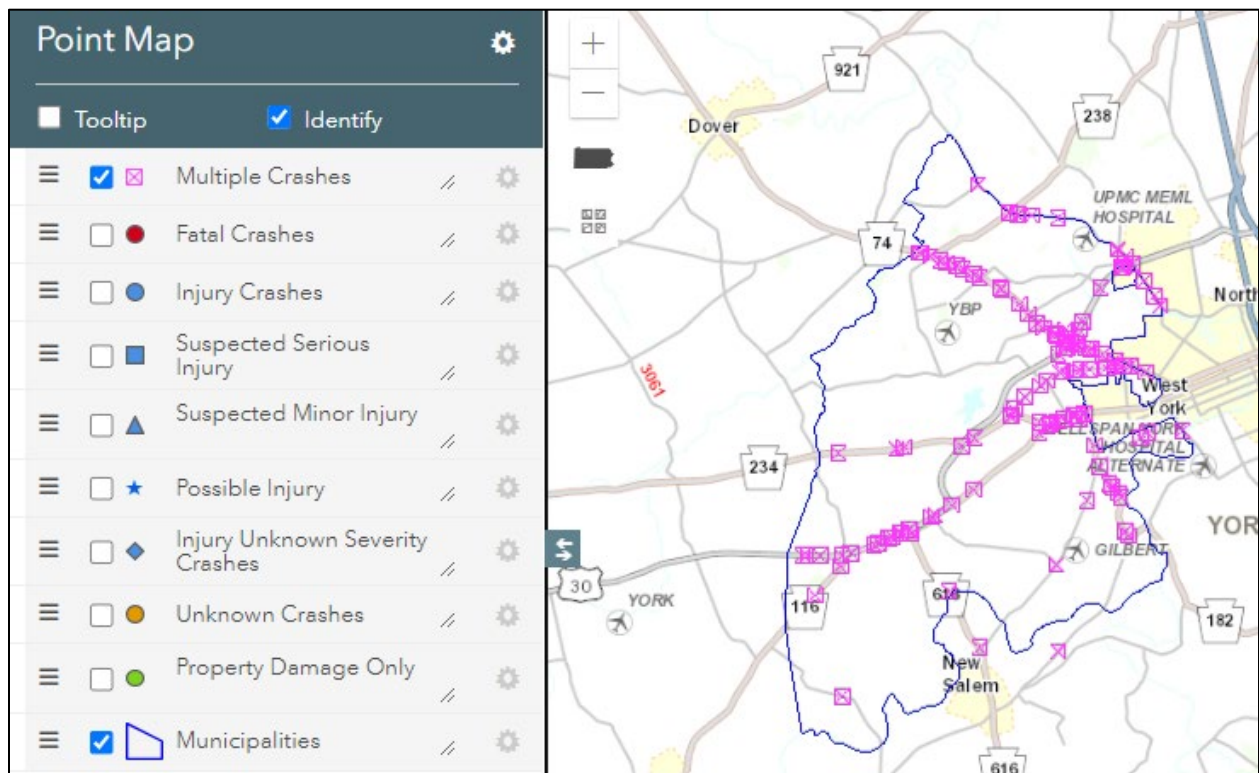
Source: PennDOT

Figure 15. Injury Crashes, 2013-2022



Source: PennDOT

Figure 16. Multi-Crash Locations, 2013-2022



Source: PennDOT

Table 9 presents prime factors of crashes, including driver-related factors, environmental/roadway factors, pedestrian factors, and vehicle factors. The data shows that driver factors comprised 90.2 percent of reported crashes from 2013 to 2022. Crashes attributed to driver-related factors increased and those attributed to environmental/roadway factors decreased over this period. At annual counts of no more than three, crashes primarily attributed to pedestrian factors were few but steady. Crashes attributed to vehicle factors were irregular with higher counts in the mid-2010s and 2020-2021.

Table 9. Crashes by Prime Factors, 2013-2022

Year	Prime Factor Type				Total
	Driver	Environmental / Roadway	Pedestrian	Vehicle	
2013	200	17	3	1	221
2014	221	22	1	8	252
2015	239	24	3	9	275
2016	221	16	1	6	244
2017	226	13	1	4	244
2018	204	19	0	3	226
2019	237	15	3	3	258
2020	201	16	0	7	224
2021	222	16	2	6	246
2022	254	17	2	3	276
Total	2,225	175	16	50	2,466

Source: PennDOT

Finally, Table 10 reports crashes by roadway ownership for the period from 2013 to 2022. Over the ten-year period, the largest percentage of crashes occurred on a state road or at the intersection of two state roads (43.9 percent), followed by state and local roads intersections (27.8 percent), and local roads or local intersections only (26.6 percent; Figure 17). Crashes on a local road or at a state-local intersection totaled 1,340 (54.3 percent). Crashes on local roads dipped severely in 2021 before rebounding to prior levels. Crashes at state-local intersections also dipped in 2021 before spiking to a high in 2022. The year 2021 includes 40 crashes on “other” facilities, which may reflect an anomaly or error in the dataset.

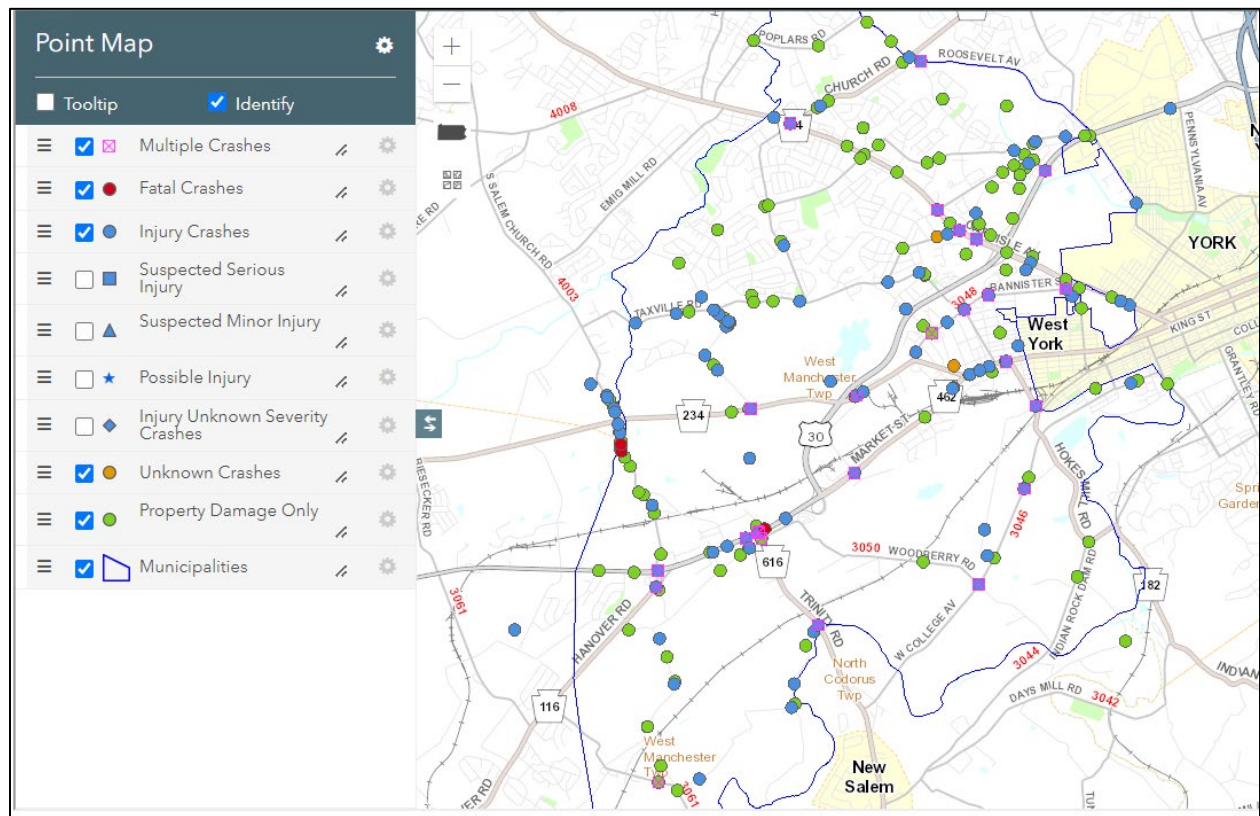
West Manchester Township Comprehensive Plan

Table 10. Crashes Categorized by Types of Roadways, 2013-2022

	State Road	Local Road	State+Local Road	Other	Total
2013	88	56	77	0	221
2014	99	69	84	0	252
2015	118	76	81	0	275
2016	94	77	73	0	244
2017	92	74	77	1	244
2018	92	64	70	0	226
2019	108	73	77	0	258
2020	108	74	40	2	224
2021	168	18	20	40	246
2022	116	74	86	0	276
Total	1,083	655	685	43	2,466

Source: PennDOT

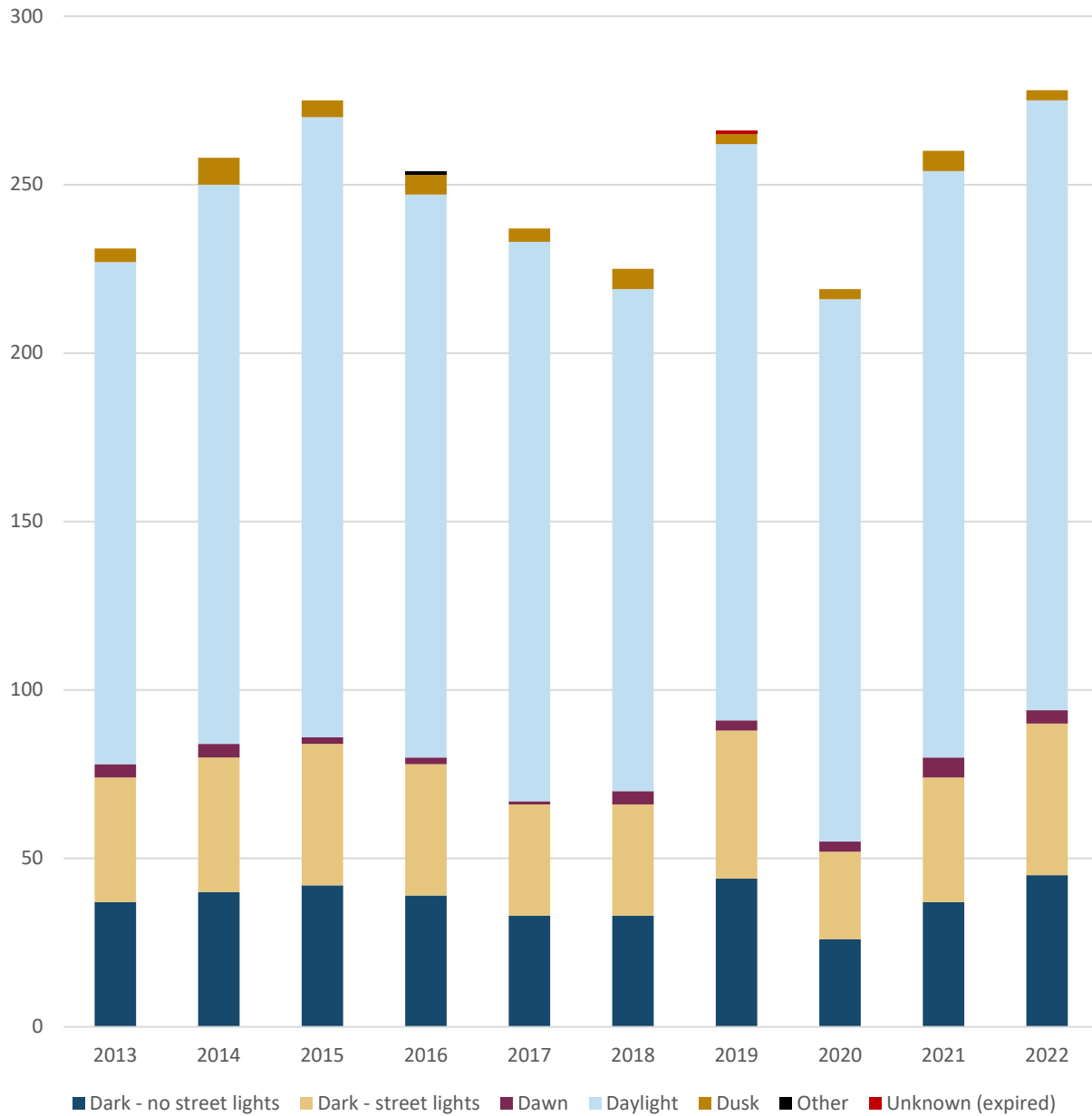
Figure 17. Crash Locations on Local Roads in West Manchester Township, 2013-2022



Source: PennDOT, PCIT.

Figure 18 shows that the majority of crashes in the Township occurred during daylight hours. Crashes under dark conditions occurred in similar numbers for locations with and without street lights. Crashes at dawn and dusk were relatively few.

Figure 18. Crashes Categorized by Lighting Conditions over 10 Years



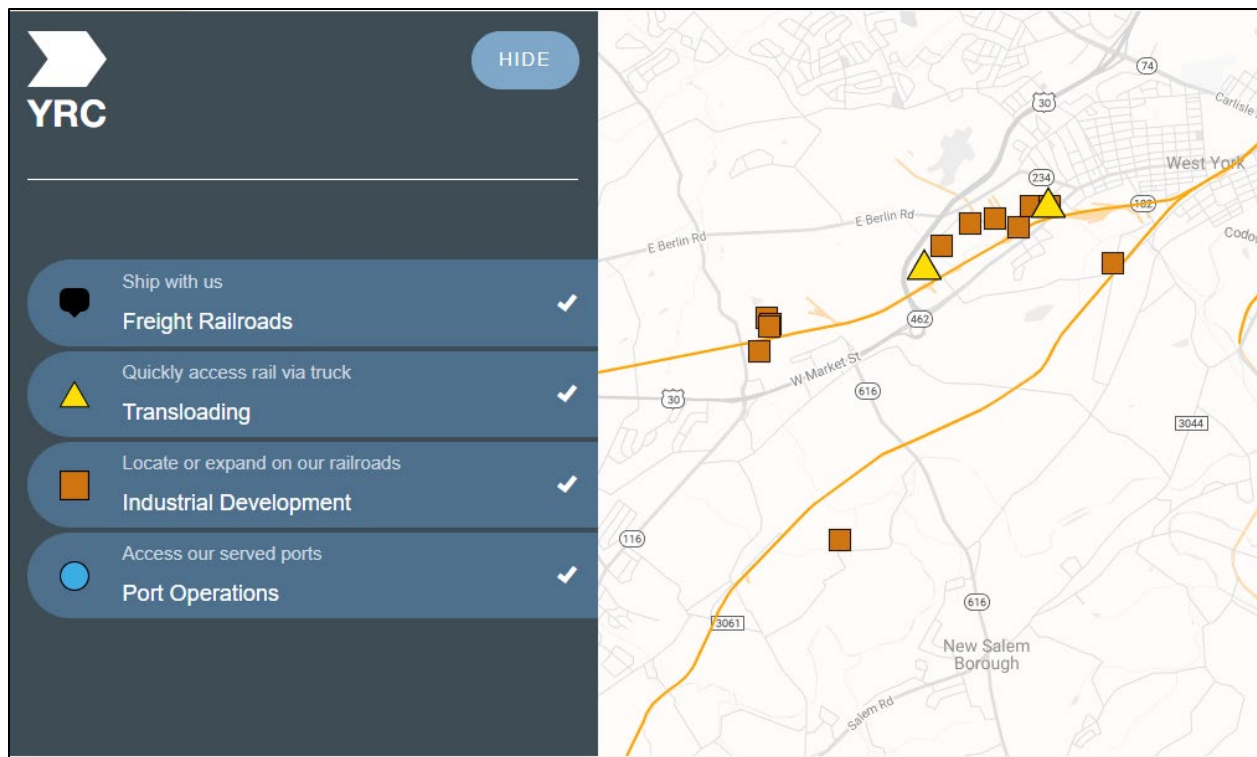
Source: PennDOT

Rail

Genesee and Wyoming Incorporated operates a short line Class III railroad, York Railway Company, on two railway lines in the Township. One line travels west from York on the north side of US Route 30 then turns southwest in Jackson Township, a distance of about four miles with multiple sidings to industrial uses in the Township. The other line travels a more consistently southwest alignment from West York to Hanover, of about five miles with only one siding to BAE Systems.

Both lines span from York to Hanover, connecting businesses with Norfolk Southern (NS) and CSX, respectively. YRC sorts railcars based on these Class I carriers at the NS yard (York Transfer) in York and at Lincoln Yard (York Rail Logistics) in West York and operates Kinard trucking, a facility for truck-to-rail transfers with short-term warehouse storage. YRC markets available sites with rail access on its website (Figure 19).

Figure 19. York Railway Company Facilities



Source: Genesee and Wyoming Incorporated, <https://www.gwrr.com/ycr/#map>

Key Transportation Findings

1. Sidewalks are lacking within commercial areas and connecting to nearby residential neighborhoods.
2. Few intersections have pedestrian signals.
3. There are no dedicated bicycle facilities in the Township; safety data show that bicyclists are present.
4. Community parks lack bike racks.
5. rabbittransit's routes serve commercial areas and pass through nearby residential areas.
6. rabbittransit provides intercity commuter service to Harrisburg and northern Maryland.
7. Few transit stops have shelters and none have benches.
8. Scheduled shared ride transit service is available to all residents for a fee and to certain populations at a discounted rate.
9. Residents in rural portions of the Township are almost exclusively dependent on roadways and their own vehicle access.
10. Planned roadway improvements address safety and pavement needs, including pedestrian mobility/safety.
11. Multiple road closures, e.g., due to flooding, significantly extend detours.
12. Fifteen local bridges date to 1901 or earlier. A typical bridge lifecycle is 50 years, though it may be extended under low traffic volumes and adequate maintenance.
13. Liquid fuels tax revenue to the Township declined in recent years.
14. Five-year average crash counts declined in parallel with lower traffic during the COVID-19 pandemic and increased as traffic volumes rebounded.
15. Injury crashes occurred on both state and local roadways and were concentrated in heavily developed areas.
16. Crashes during the 2013-2022 period tended to occur at intersections where highways intersect and in residential areas.
17. Driver factors were the prime cause for the vast majority of reported crashes from 2013 to 2022.
18. Crashes on a local road or at a state-local intersection totaled 1,340 (54.3 percent) for the 2013 to 2022 period.
19. Two short line rail corridors offer rail freight access to adjacent properties.

Water Infrastructure Assessment

The investment in water infrastructure in West Manchester Township supports all types of land use and all sectors of the local economy. This section discusses the three types of water infrastructure—public water service, public sanitary sewer service, and stormwater facilities—that are operated by the Township or a regional stakeholder. This section includes a discussion of planned and needed improvements and a statement about the capacity to address water management needs in West Manchester Township in the years to come.

Although these infrastructure types are typically managed as separate systems, future planning for growth and community development should consider how all three systems interrelate. An integrated approach to water resource management that considers all three infrastructure types will help guide water management decisions across the spectrum from daily use to long-term climate change.

Drinking Water

Existing Facilities

Property owners in the Township access drinking water, as well as water for fire suppression, from one of three sources: the West Manchester Township Authority, York Water Company, or private on-lot wells. The public water systems are roughly aligned with the drainage areas of Little Conewago Creek, which includes the Shiloh area; and Codorus Creek, which includes lands along US Route 30, commonly known as Lincolnway, and southward. There are no interconnections between these sources.

West Manchester Township Authority

The West Manchester Township Authority provides water service to approximately 3,800 customers in the Shiloh area of the Township who consume approximately 600,000 gallons per day. The largest customers in the Township are the Country Meadows senior living community and the two elementary schools. Consumption has been relatively steady over the past 10 to 15 years as the service area is relatively built-out.

The Authority operates nine wells under a Source Water Assessment Plan completed by the Pennsylvania Department of Environmental Protection (PA DEP) in 2008. Disinfection is performed at each well. The Authority's annual report states that no exceedances of any Maximum Contaminant Levels occurred in 2022.

System pressure is maintained by three storage tanks with a combined capacity of 2.9 million gallons:

- 780,000-gallon standpipe adjacent to Brenda Road,
- 100,000-gallon elevated tank along Locust Lane, and
- Two-million-gallon standpipe near the intersection of Sunset Lane and Baker Road.

The current rate for water service is \$72 per year plus \$2.20 per thousand gallons consumed. Bills are distributed quarterly.

York Water Company

The York Water Company serves properties within the Lincolnway sewer district. York Water draws water from the South and East Branches of the Codorus Creek. York Water served approximately 3,600 customers in the Township in 2022, a 3 percent increase since 2010. Three of York Water’s top 25 water consumers are in West Manchester Township: Frito Lay, LWB Refractories, and Bickel’s Snack Foods.

Source water is pumped through two transmission mains to York Water’s treatment plant located to the south of the City. York Water stores raw water in two reservoirs with a total storage capacity of 2.231 million gallons. York Water’s two finished water storage tanks (500,000-gallon, 1M-gallon) in West Manchester Township maintain sufficient supply and pressure for local customers. During periods of drought, York Water is permitted to transfer water from the Susquehanna River basin into the Codorus Creek watershed.

Commercial and Industrial Water Withdrawals

In addition to public system wells and surface water intakes, PA DEP permits withdraw surface water and groundwater for industrial and commercial uses (Table 1 and Table 2). In West Manchester Township, four entities hold permits for surface water withdrawal; 15 entities, for groundwater withdrawal.

Table 1. Facilities Permitted to Withdrawal Surface Water

Facility	Source
Briarwood Golf Club	Ponds 1, 2, & 3
Grandview Golf Club	Little Conewago Cr
Honey Run Golf Club	Irrigation Pond
Lehigh Portland Cement Co	Stormwater Pond

Source: York Water Company

Table 2. Facilities Permitted to Withdrawal Groundwater

Facility	Wells	Use
Bae Sys West Manchester Twp Plant	4	Industrial
Ehrhart Stained Leaded Glass	1	Industrial
Global Stone Penroc East	1	Mineral
Global Stone Penroc West	1	Mineral
Hawk Lake Gc	1	Commercial
Lara-Deb Inc	1	Industrial
Larami Metal Co Inc (Novatech)	1	Industrial
Lehigh Portland Cement Co	2	Industrial
Leiphart Welding Inc	1	Industrial
Magnesita Refractories-York Quarry	1	Mineral
Pa Perlite Corp Of York	1	Industrial
Regents Glen Gc Services	3	Commercial
Wayneco Inc	1	Industrial
York Building Products Roosevelt Quarry	1	Mineral
York Concrete Septic Tanks	1	Industrial

Source: York Water Company

Private on-lot wells

Properties that lie outside of the two public water system service areas are served by on-lot wells. West Manchester’s Zoning Ordinance requires property owners to submit an analysis of water needs and a water feasibility study to present how a new well will impact the groundwater supply (Section 150-352). Based on the findings of such a study, the Township may require property owners to connect to a public water supply instead of drilling a well. Well drillers in Pennsylvania are required to be licensed by the Department of Conservation and Natural Resources.

Monitoring and Planned Improvements

The Township Authority and York Water Company are building reliability into their sources of water, water treatment systems, and distribution infrastructure. Their capital investment and regular operations and maintenance activities provides customers with a reliable source of potable water. Specific activities performed include the following:

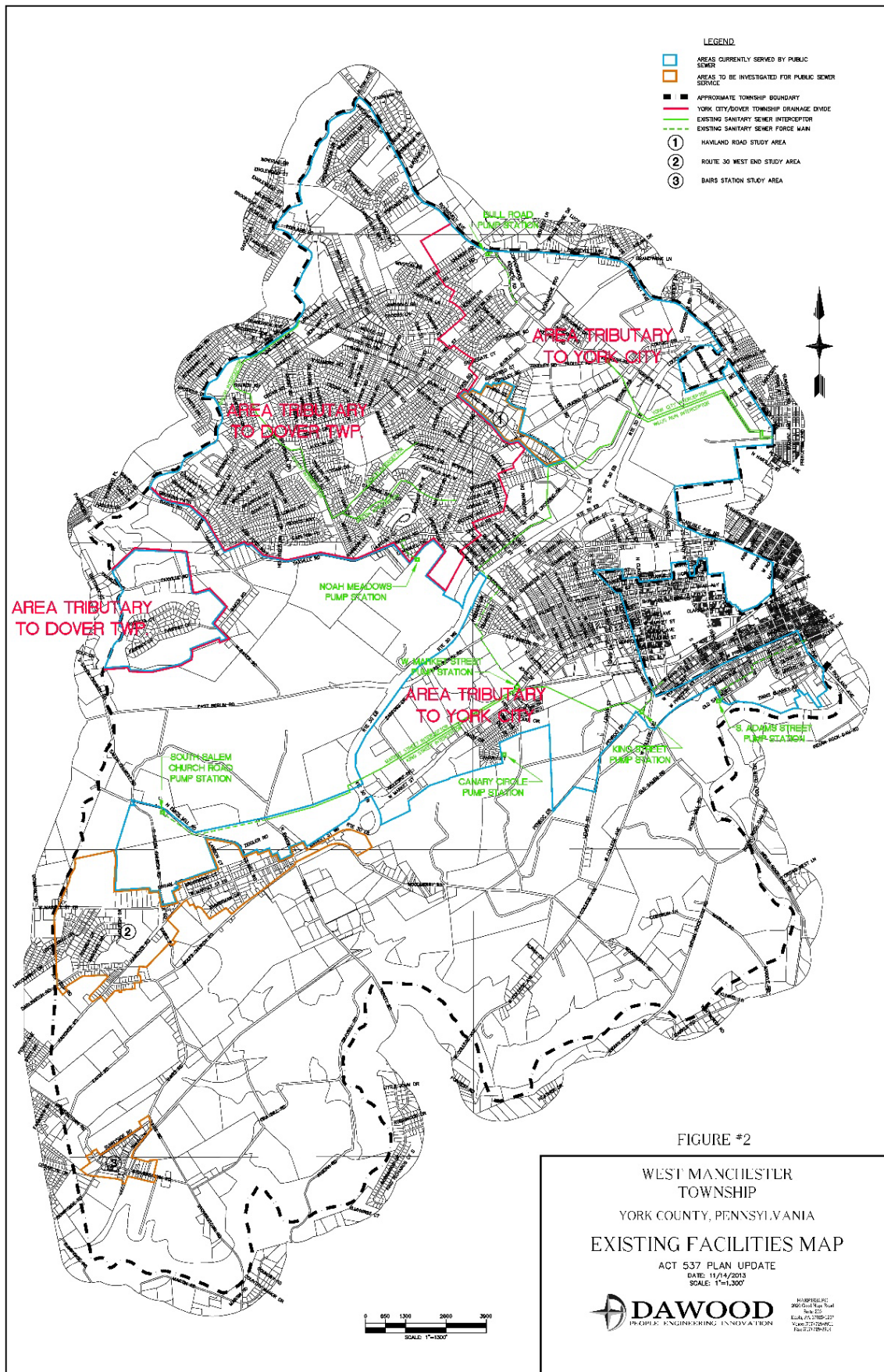
- There are three active quarry operations within West Manchester Township and its source water areas. Management of groundwater and surface water at these quarries may impact the supply and quality of source water. The Township, Township Authority, and York Water are aware of these operations and how proper maintenance of water resources by this industry needs to be monitored.
- York Water is actively making improvements to its reservoirs to add flexibility to its treatment and storage capacity. York Water is responsible to maintain surface water flows and water storage volume above specific thresholds so as not to negatively impact downstream users or aquatic habitat.
- Drought conditions impact surface water and groundwater sources differently. Both water suppliers have drought plans that are triggered by monitoring water levels and DEP drought warning statements. As demand for water changes, water storage and supply capacity are improved, water treatment methods evolve, and weather models become more accurate, water suppliers will need to update their drought plans accordingly.
- Water suppliers pay attention to changes in the regulations for identifying and addressing lead and copper pipes and per- and poly-fluoroalkyl substances (known as PFAS or “forever chemicals”) in source water. As changes arise, the Authority and York Water will need to adjust treatment methods to comply.
- Groundwater wells are typically more likely to be impacted by PFAS than surface water intakes. Therefore, the Authority performs sampling consistent with US EPA requirements and tracks regulatory standards for changes.

Public Sanitary Sewer Infrastructure

The Township updated its Sewage Facilities Plan (Act 537 Plan) in 2015. This Plan describes the Township’s commitment to preventing the discharge of untreated sewage to surface water, groundwater, and the environment. PA DEP approved the Township’s updates to this Plan in 2020.

The Act 537 Plan describes the three methods of wastewater treatment and disposal in West Manchester Township: public sewer systems, on-lot disposal systems, and private treatment plants. Public sewer service areas are shown in Figure 1.

Figure 1. Existing Sewer Facilities Map, Act 537 Plan (2015), West Manchester Township.



Existing Facilities

Public Sewer Systems

West Manchester Township's Sewer Division within the Public Works Department inspects, maintains, and performs minor repairs for the wastewater conveyance system within the Township. The Township is responsible to convey wastewater from the customer's lateral where it meets the public right-of-way to the point where it discharges outside of the Township towards two wastewater treatment plants (WWTP). The system is divided into the following two districts based on WWTP collection area. The Shiloh Sewer District generally aligns with the water service area of West Manchester Township Authority and the Lincolnway Sewer District aligns with the York Water Company's service area.

The **Shiloh Sewer District** serves primarily residential properties in the northwest portion of the Township. West Manchester Township owns and operates one pump station near Nena Drive and 61 miles of sanitary sewer pipes that comprise facilities in this sewer district. Through an agreement with Dover Township, the Township is allocated to discharge up to 2.3456 mgd to Dover Township's WWTP. Treated sewage from Dover's WWTP discharges to the Little Conewago Creek. The potential for significant increase in demand for sewer service in this district is low due to its relatively built-out condition. In 2022, the Township estimated it was using 56 percent of this allocation. If approved, proposed land development would increase usage by less than 1 percent by 2027.

Much of the conveyance network in this district exists as terra cotta pipe, which is prone to infiltration from groundwater and inflow from surface water. This wet weather flow into the conveyance system has contributed to a consent order issued to Dover Township to reduce the flow of non-wastewater in the sanitary sewer. To address the terms of the consent order, West Manchester actively monitors for spikes in wet weather flows, inspects pipes to find leaks, seals leaks and lines pipes to prevent the discharge of untreated sewage to surface water and groundwater.

The Township's wastewater discharge allocations to the Dover Township and Pennsylvania American Water Company (PAWC) WWTPs are sufficient to meet the current and near-term demand for sewage treatment services. Improvements to prevent wet weather volume spikes will need to continue in the Shiloh district. Mandated connections and potential large land developments may require additional capacity from the PAWC system in the future.

The **Lincolnway Sewer District** serves various properties along the US Route 30 corridor from north of Trinity Road to the boundary with the City of York. This district includes the high-density residential neighborhoods adjacent to West York Borough. The Township owns and operates six pump stations and 47 miles of sanitary sewer pipe within this district, which discharges to the WWTP owned and operated by the PAWC located in Manchester Township. The conveyance network is in relatively good condition, supported by the Township's routine maintenance. PAWC's WWTP discharges treated sewage to the Codorus Creek.

West Manchester has secured an allocation to discharge up to 3.3942 million gallons per day (mgd) to the PAWC WWTP. In 2022, the Township estimated it was using 53 percent of this allocation. If approved, proposed land development would increase usage to 54 percent by 2027. However, the Township is required to extend service to the BAE Systems private treatment plant and has requests to connect new customers within its service area from time to time to address failing OLDS or infill development. Coupled with the

potential for future demand for sewer service from development on the undeveloped land adjacent to the existing service area, the demand for the sewer services may increase beyond the Township's allocation. Without the willingness of other municipalities to sell their allocation to West Manchester or action by PAWC to construct more treatment capacity, the potential for more intense land use in this district may be inhibited.

On-lot Disposal Systems (OLDS)

Although properties using OLDS to manage wastewater are scattered throughout the Township, they are most concentrated in the southern third of the Township to the south and east of the US Route 30 corridor. These areas are outside of the Shiloh and Lincolnway sewer districts. The responsibility to manage OLDS lies with the property owner. As of Fall 2023, the Township has not adopted an OLDS management ordinance that would establish a local standard for OLDS planning, inspection, and maintenance.

Private Sewage Treatment Plants.

BAE Systems (formerly BMY and United Defense) at Bairs Road and Sunnyside Drive maintains a sewage treatment facility to treat and discharge its own sewage and manufacturing wastewater to the Codorus Creek.

Planned Improvements

The 537 Plan evaluated six areas for potential improvements to the public sewer system infrastructure and private sewage conveyance and treatment activities. These study areas were selected based on sewer surcharge during wet-weather events, a history of failed sewage treatment practices, or lack of sewage treatment service.

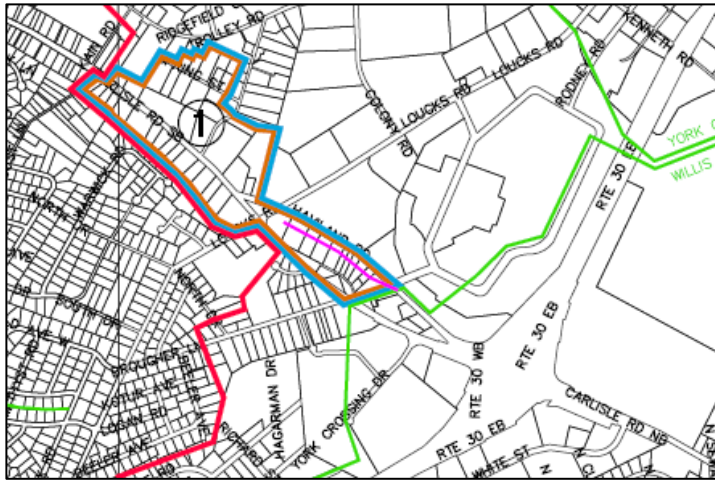
System Efficiency. The Township considered the impact of wet weather flows into the conveyance network of both the Shiloh and Lincolnway sewer districts. Rainstorms and spring snow-thaw increase the volume of runoff flowing across the landscape and raise the water table. During these wet weather events, inflow into the sanitary sewer from groundwater and surface water lead to system surcharges or inefficient treatment at the WWTP.

The Township continues inflow and infiltration reductions efforts in both areas, namely lining conveyance pipes, grouting joints, and replacing broken pipes. If overflows are not able to be controlled in this manner, the plan indicates that additional treatment capacity is needed at the Dover WWTP to serve the Shiloh area.

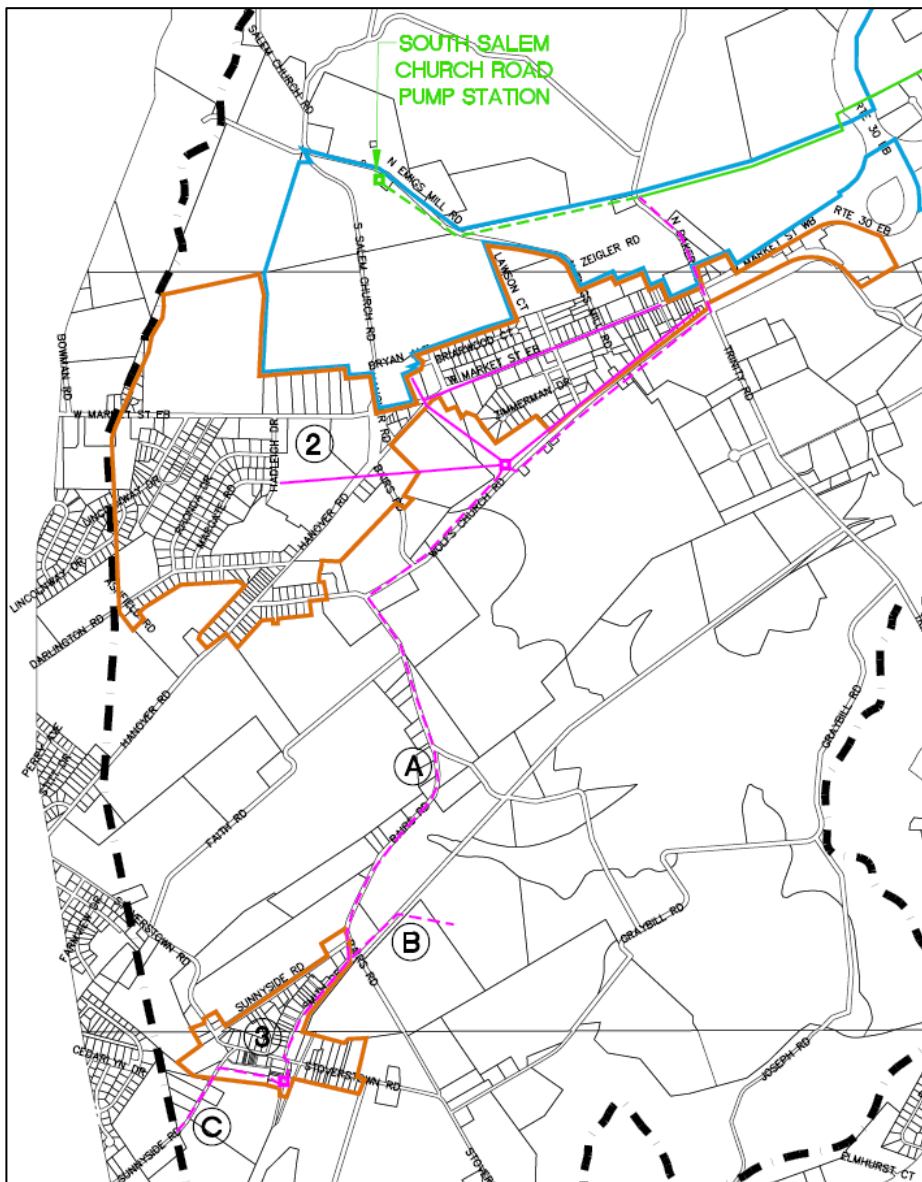
System Expansion. Three of the six locations—Haviland Road, Bair's Station Village, and US Route 30 West End—are primarily residential neighborhoods with a history of failed OLDS. Failure could be a result of improper maintenance, unsuitable soils, or unsuitable topography. Owners of larger lots (one acre or greater) with accommodating soils may be able to replace their OLDS on-site. If land area and proper soils are not available for a replacement system, alternative on-lot treatment methods or connection to the Township's sewage conveyance network may need to be implemented.

Figure 1 presents the extent of these study areas in the context of the entire Township and Figure 2 shows the three individual study areas identified for system expansion.

Figure 2. Three Study Areas and Future Facilities, excerpted from Act 537 Plan Proposed Facilities Map



Area 1: Haviland Road



Area 2: Bair's Station Village and Area 3: US Route 30 West End

Figure 3. Excerpt of Proposed Projects Map.



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PROJECTED CONNECTIONS TO CITY OF YORK WWTP	
NO.	DESCRIPTION
1	West Manchester Mall Expansion
5	The Greens @ Westgate
10	Penn's Preserve (Helm Coal)
14	West York Industrial Park Expansion
16	Baker Ind. Emigs Mill Road
17	Delco Plaza Redevelopment
21	J.E. Baker, Rt. 30 West
24	Memorial Hospital
25	Haviland Road South
26	Haviland Road North
27	Spring Street
28	Berlin Court
33	Stewart Tract/Weis Markets
39	Gems Shiloh to York Diversion
40	Weldon Court
41	Colonial House

#

PROJECTED CONNECTIONS TO DOVER WWTP	
NO.	DESCRIPTION
2	Iron Bridge
4	Grandview Golf C, Rear Log Cabin Road, 5 SFD @ 300 GPD
7	Dome Golf, Greens at Honey Run
8	Golden Tract, Sunset Lane

Source: West Manchester Township Chapter 94 Municipal Wasteload Management Annual Report, Year 2022

Rural landscape. The sixth location recognizes the Township's rural landscape to the south and the relatively low need to extend sanitary sewer service to this area not planned (or zoned) for intensive development. The Act 537 Plan states that holding tanks should be used where OLDS cannot be located.

To continue fulfillment of responsibilities to manage wastewater for current and future development, the Township anticipates performing the following activities as described in the 537 Plan and its annual Municipal Wasteload Management (Chapter 94) Report. These action items are consistent with the alternatives analysis for how to address the impacts of wet-weather on sanitary sewer surcharges, failing OLDS in the three study areas, and the land developments anticipated in the coming years.

- Continue operating and maintaining the Township-owned sanitary sewer conveyance systems by cleaning, flushing, televising, and repairing leaking joints, laterals, and manholes.
- Provide DEP with periodic reporting about planned infrastructure improvements.
- Enforce the holding tank ordinance.
- Adopt and enforce an OLDS management ordinance.
- Monitor sanitary sewer overflows occurring during wet-weather events.
- Implement projects to prevent inflow and infiltration of water within the Shiloh sewer district through 2036.
- Prioritize system repairs based on ongoing conveyance system conditions assessment and flow monitoring.
- Educate property owners about the impact of illicit sewer connections.
- Acquire property and right of way to expand and construct pump stations and system expansion.
- Prepare concept designs, construction designs, and permit packages to construct pump stations in the Wolfs Church Road area and Bairs Station area.
- Coordinate with adjacent municipalities and private dischargers to improve and expand wastewater treatment and conveyance.
- Expand service to the Dover WWTP (4 sites projected) and the PAWC WWTP (16 sites projected) (Figure 3).

The 537 Plan recognizes that these system maintenance and improvement activities represent new capital and additional operational costs and therefore recommended gradual increases in sewer rates through 2036; a total sewer rate increase of 40 percent was estimated. Service expansion in the Lincolnway sewer district would also consume a significant portion of the Township's current allocation of PAWC's WWTP capacity; future growth in this sewer district could be constrained.

Stormwater Facilities

Existing Facilities

West Manchester Township is an operator of a Municipal Separate Storm Sewer System (MS4). The MS4 comprises storm sewer inlets, pipes, gutters, swales, and outfalls that carry water from the Township's right-of-way and facilities to surface water bodies. Specifically, the Township's MS4 includes approximately 1,300 inlets, 20 miles of pipes, and 138 outfalls. The Township also manages 16 infiltration and retention features (i.e., rain gardens, bioswales, and detention basins) that have a role mitigating flooding and protecting water quality.

This infrastructure allows water to flow away from the transportation network, mitigates flood impacts on private property and public infrastructure, and protects water quality and aquatic habitat. Also within the Township, but not directly West Manchester's responsibility, are the stormwater management features owned and operated by PennDOT, York County, and private property owners.

Regulations for New Facilities

The Township updated its Stormwater Management Ordinance in 2022 based on a PA DEP's model MS4 Stormwater Management Ordinance and consistent with model stormwater management ordinance from York County and Pennsylvania's Stormwater Management Act (Act 167) of 1978. The Township's updated Ordinance defines the Township's minimum stormwater management standard for land development and site improvements. The primary purpose of the Ordinance is to require the construction of facilities that manage the rate and volume of stormwater that will flow off a parcel after being developed. Standards in the ordinance also reflect the Township's water quality protection responsibilities.

Although the Ordinance prohibits illicit discharges across the Township, the Township cannot require property owners to modify how stormwater discharge rate or volume is managed on already-developed sites.

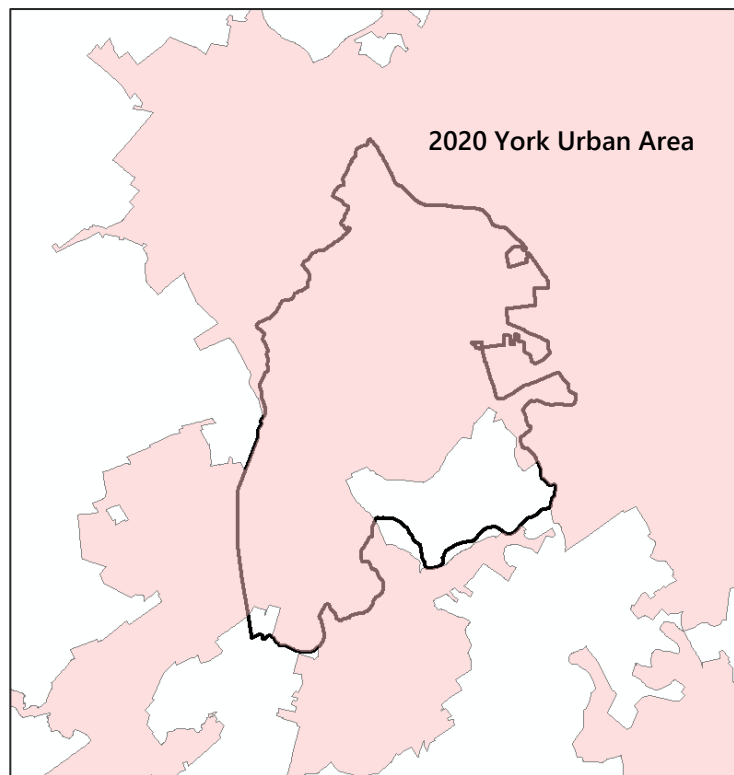
Planning and Permitting

Clean Water Act Compliance

PA DEP requires MS4 communities that exist within the Urban Area as defined by the U.S. Census Bureau to gain authorization under a National Pollutant Discharge Elimination System (NPDES) permit to discharge stormwater from their MS4 to surface water bodies. PA DEP administers the NPDES program and the MS4 permit on behalf of US EPA as directed by the Federal Clean Water Act. West Manchester has maintained MS4 permit coverage since November 2004. The Township renewed its permit in December 2020. Since then, PA DEP extended MS4 NPDES permits indefinitely but the Chesapeake Bay Pollutant Reduction Plan (CBPRP) sediment reduction requirements must still be met by the end of December 2025. The Township participates in the York County Stormwater Consortium as a means to meet its CBPRP requirements.

The shaded area in Figure 4 shows the extent of the Urban Area that extends into West Manchester. The current boundary of

Figure 4. The York Urban Area in West Manchester Township.



Source: York County GIS

the Urban Area is informed by the 2020 Census. The Urban Area boundary is revised every ten years when new census data is captured and any revision to the methodology for defining the Urban Area are approved.

Under the MS4 permit, the Township is responsible for the following six Minimum Control Measures aimed at reducing the discharge of non-point source pollutants from MS4 outfalls to local streams:

1. Public Education and Outreach on Stormwater Impacts
2. Public Involvement/Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Stormwater Runoff Control
5. Post-Construction Stormwater Management
6. Pollution Prevention/Good Housekeeping

The Township annually reports its compliance activities to DEP, documenting its public engagement activities, training events, and water quality inspections.

In addition to the six Minimum Control Measures, the MS4 permit requires the Township to address streams impaired by stormwater runoff, as identified by PA DEP, with a Pollutant Reduction Plan. In West Manchester, the Little Conewago Creek, Honey Run, Willis Run, and Codorus Creek are all impaired by stormwater-related causes (e.g., flow variability, and habitat alterations). Since all of these streams eventually flow into the Chesapeake Bay, the Township elected to participate in the York County Regional Chesapeake Bay Pollutant Reduction Plan. Participation in preparation and implementation of this regional plan, which is administered by the York County Stormwater Consortium, fulfills this requirement of the Township's MS4 permit compliance. The Consortium selected the Little Conewago Creek Restoration project for implementation in cooperation with West Manchester and Dover Townships. This project was awarded a \$5.8M hazard mitigation grant from the Federal Emergency Management Agency.

If regulations cause water quality improvement responsibilities to change, the Township's participation in the Consortium should support compliance efforts.

Key Water Infrastructure Findings

Public Water Service

1. Public water service from the Township Authority and York Water serves approximately 7,400 customers. Nineteen commercial, industrial, and mineral extraction operations are permitted to withdraw surface water or groundwater. Properties that lie outside of the two public water service areas are served by on-lot wells.
2. The Township Authority and York Water have a history of providing reliable water service to customers in West Manchester. Treatment capacity has not been reported as a constraint.
3. The Township Authority and York Water suppliers operate systems of vastly different scales under unique governance structures. As a result, water rates can vary widely.
4. Management of groundwater and surface water at quarries in the Township may impact the supply and quality of source water. The Township, Township Authority, and York Water are aware of these operations and the implications for source water.

5. As regulations are amended to address water quality parameters, such as PFAS, turbidity, and lead/copper pipes, the cost needed to treat and distribute safe and reliable water to the community may increase.
6. Climate change has the potential to impact the quality and quantity of water available to these providers. Deeper droughts may impact available water supply; increased precipitation may elevate source water turbidity levels, wash pollutants into streams, and trigger source water protection measures. Both water providers are well-positioned to adapt to these changes as documented in their source water protection plans.
7. The availability of public water service impacts land use and growth patterns in the Township. Therefore, the Township should continue coordinate with water providers to ensure water supply and distribution is consistent with current and future community and economic development needs and water quality is protected from unnecessary pollutants.

Public Sanitary Sewer

1. West Manchester Township's Act 537 Plan is considered to be current, i.e., less than 10 years old, and regularly reports wastewater management compliance activities to DEP. A new or updated Act 537 plan will likely be needed to by 2030 to maintain current plan status.
2. Sanitary sewer capacity may inhibit to future growth in the Lincolnway district.
3. The Township is aware of the extent of failing OLDS and the frequency of sanitary sewer surcharges caused by wet-weather events. The Township has identified, studied, and prioritized capital projects to address these water quality responsibilities. The Township anticipates implementing these projects in partnership with regional stakeholders, by responsibly raising needed revenue through rate increases, and through low-interest loan and grant applications.

Stormwater Facilities

1. The Township's MS4 infrastructure represents a significant investment in public safety, property protection, and water quality. Older development was constructed with inlets and pipe networks built to convey water to the stream as quickly as possible. Contrastingly, new development is required to consider the use of low impact development features, extended-release structures, and amended soils that support groundwater infiltration and vegetative evapotranspiration.
2. Higher standards for new stormwater infrastructure increases the cost of development and limits the intensity by which a property can be developed.
3. As stormwater management infrastructure ages and becomes more complex in design and operations, the Township will likely need to expand its program of stormwater infrastructure services.
4. As the frequency of intense rainfall events increases, the Township will likely see the operation and maintenance costs associated with stormwater facilities rise.
5. Therefore, an assessment of the current conditions of stormwater infrastructure would help the Township direct its maintenance and repair resources to where they are most impactful.

Parks and Open Space Assessment

Parks and open space offer physical, mental, and social benefits to communities. They provide places for citizens to relax, exercise, enjoy nature, and socialize with others in the community. Protected open spaces may also help to conserve land and natural resources for ecological functions and cultural heritage.

This section characterizes lands and facilities available for public recreation and open space lands protected from development. Recreation programs and services are discussed in Technical Study I, Community Facilities and Services.

Public Parkland

Township Parks and Recreation Areas

West Manchester Township owns and maintains 13 parks across 107.6 acres. These parks range in size from the 0.23-acre School House Park to the 27.0-acre Sunset Lane Park.

Township parks include eight active recreation parks, including six smaller neighborhood and pocket parks with at least one recreational facility and two larger community parks with many facilities (Dunedin and Sunset Lane), and five passive recreation and conservation areas suitable for low-impact use. Neighborhood parks provide recreational opportunities close to home, while community parks provide multiple facilities for larger groups and/or simultaneous use by more than one group.

All Township parks are located in residential neighborhoods. Conservation areas feature woodlands and riparian areas in or adjacent to neighborhoods. 11 of 13 parks are located in the northern portion of the Township. Scott Street Park and Dunedin Park are the only parks in the central and southern portions of the Township, respectively.

With a 2020 population count of 19,206, and a similar 2023 population estimate of 19,207, the Township provides 1 park per 1,478 residents with 6 acres of public parkland per 1,000 residents.

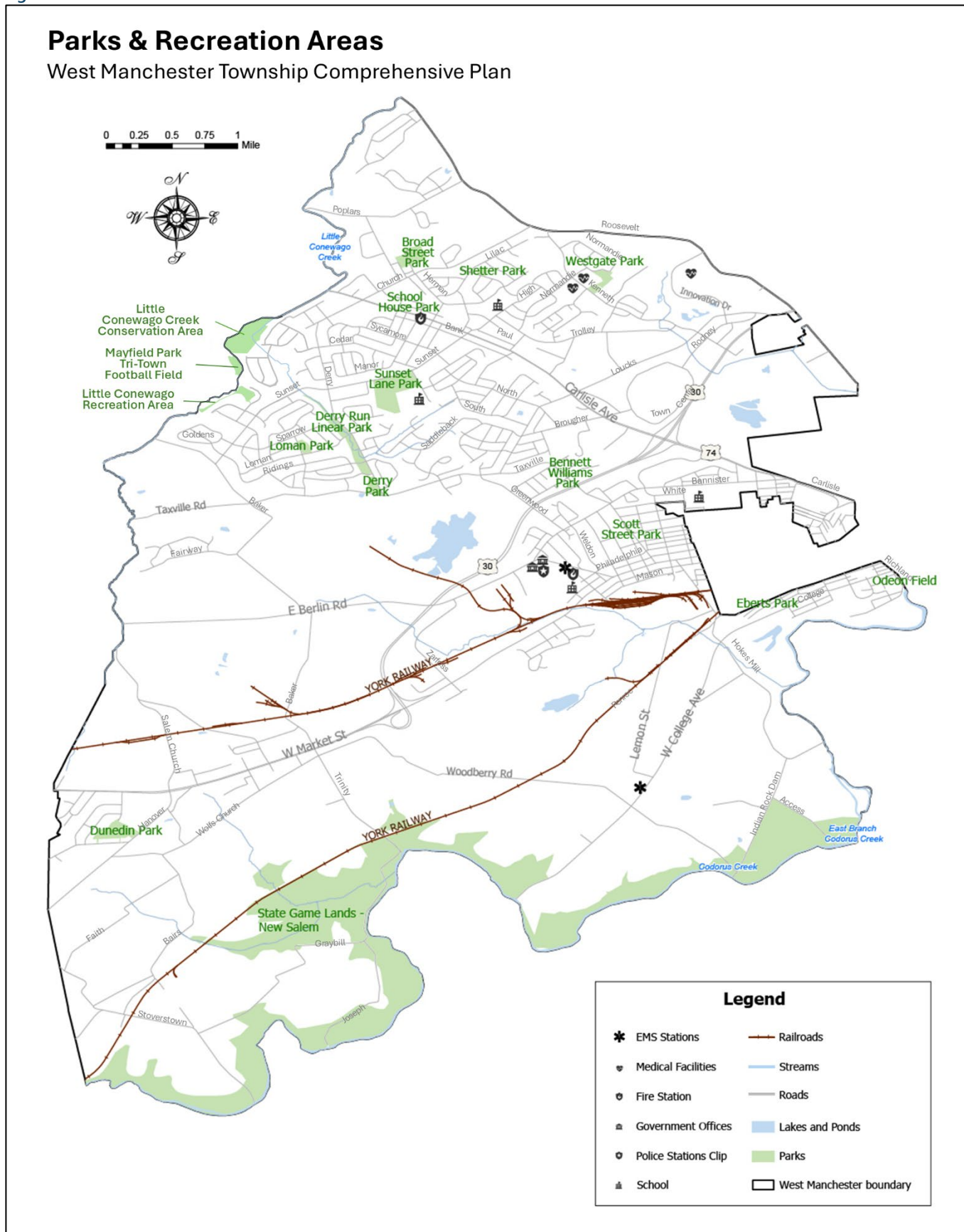
According to the 2024 National Park and Recreation Association Agency Performance Review Report, "the typical park and recreation agency offers one park for every 2,386 residents served, with 10.6 acres of parkland per 1,000 residents. But park and recreation agencies are as diverse as the communities that they serve, and what works well for one agency may not be best for your agency." Park and recreation professionals should seek to understand the recreational needs of the citizens they serve in planning for parks and recreation facilities.

Parks and recreation sites along the Township border include Odeon Field owned by York City, Eberts Park owned by West York Borough, and Mayfield Park Tri-Town Football Field owned by Dover Township.

Figure 1 shows the location of parks and recreation areas. Table 1 inventories the facilities available at Township parks.

Residents can use neighborhood streets and sidewalks to access parks on foot, by bike, or by car. Parking lots are provided at most parks, however bike parking or bike racks are not available to secure bikes.

Figure 1. Local Parks and Recreation Areas



Source: York County GIS; Gannett Fleming, Inc. A large format version of this map is available at the Township Office.

Table 1. Recreation Facilities.

Park Name	Acres	Sports Facilities		Social Facilities		Nature-based Facilities		
		Hard and Sand Courts	Grass Fields	Playground	Pavilion/Picnic Facilities	Woodlands	Water Access	Walking Path
Active Recreation Township Parks								
School House Park 2245 Paul Lane	0.3	-	-	Yes	-	-	-	-
Bennett Williams Park 1101 Taxville Road	0.6	½ basketball, 1 volleyball	-	Yes	Yes	-	-	-
Shetter Park 2175 Parkton Lane	1.4	½ basketball, 1 tennis	-	Yes	Yes	-	-	-
Loman Park 1881 Hempfield Drive	2.9	1 basketball, 1 volleyball	-	Yes	Yes	-	-	-
Derry Park 1600 Derry Road	4.6	1 volleyball	1 ballfield	Yes	Yes	-	-	Yes
Broad Street Park 1 Herman Drive	9.9	1 basketball, 1 volleyball	1 ballfield	Yes	Yes	-	-	-
Dunedin Park 224 Hanover Road	12.7	2 basketball, 1 volleyball	4/variable grass fields	Yes	Yes	-	-	Yes
Sunset Lane Park 2442 Sunset Lane	27.0	2 basketball, 2 volleyball	1 ballfield	Yes	Yes	-	-	Yes
Facility Totals		16	7	8	7	-	-	3
Passive Recreation Township Parks								
Scott Street Park 339 N Scott Street	0.4	-	-	-	-	-	-	-
Little Conewago Recreation Area	5.3	-	-	-	-	Yes	Yes	-
Westgate Park 1600 Westgate Drive	6.1	-	-	-	-	Yes	-	Yes
Derry Run Linear Park 1600 Derry Road	14.5	-	-	-	-	-	-	-
Little Conewago Creek Conservation Area 2600 Thornbridge Rd West	21.9	-	-	-	-	Yes	Yes	-
Facility Totals		-	-	-	-	3	2	1
Totals	107.6	23		15		9		

Facilities

As shown in Table 1, Township parks provide recreational facilities for sports, social gathering, and low-impact or nature-based activities. Sports facilities are the most common (23 facilities), followed by social facilities (15), then nature-based facilities (9).

The Township's recreational facilities are not all ADA-accessible, however the Township has been making accessibility improvements, particularly to its pavilions and playgrounds.

Park and Recreation Planning

The Township's Parks and Recreation Plan is more than 20 years old. While the plan may not be fully implemented, recreational needs and priorities for park development should be updated.

The Parks and Recreation Committee advises the Township on the needs for park and recreation facility improvements. Recent improvements have included new lighting and security cameras to extend nighttime play and deter vandalism at Sunset Park, foot bridge reconstruction and new digital signage at Dunedin Park, and picnic table replacements and new swing sets at Broad Street Park, Schoolhouse Park, and Derry Park. Additionally, plans are in motion to explore the construction of pickleball courts at one or more parks.

Public Use Facilities

The Memorial Health Fund Wellness Trail is a 1.8-mile perimeter walking trail on the privately owned UPMC Memorial Campus; internal path options bringing the total length to 2.47 miles. The Wellness Trail is available for public use for pedestrians only; no bicycles or motorized vehicles are permitted.

Outdoor athletic facilities at the West York Area school sites are also available for public use. These facilities include the track, flat fields, and ballfields at the Middle School/High School site and grass areas and playgrounds at the elementary schools.

Nearby Public Parks and Recreation Areas

Figure 2 shows public recreation lands in the vicinity of West Manchester Township.

York County Parks

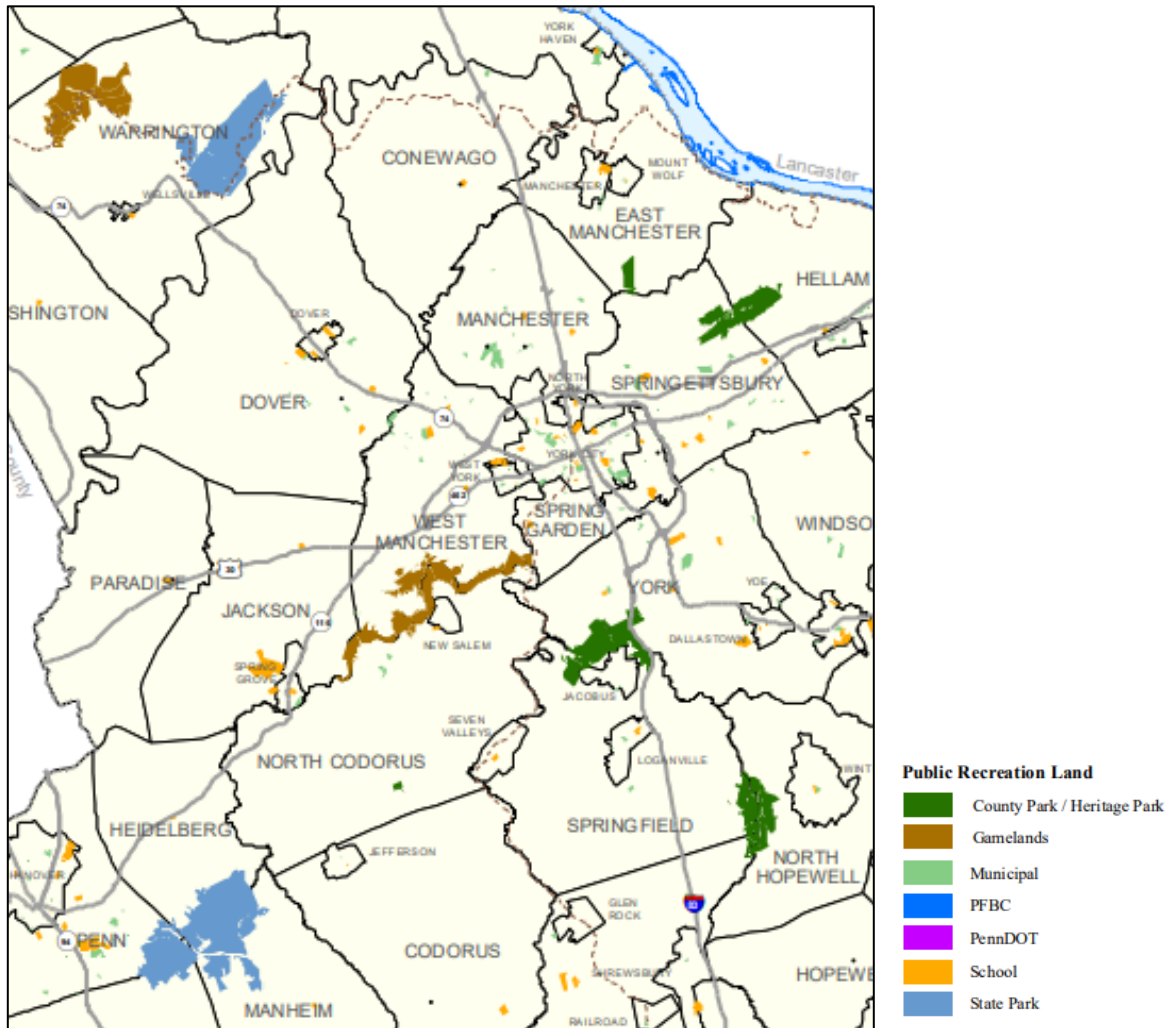
York County Parks Department operates 11 parks with over 4,300 acres of recreational land, two museums, a nature center, and a historic site. The nearest traditional county park is the John C. Rudy County Park at 400 Mundis Race Road in East Manchester Township, near Emigsville. The York County Heritage Rail Trail Park is a linear park. The nearest trailheads are located on Brillhart Station Road in Spring Garden Township and Kings Mill Road in the City of York.

State Parks & Game Lands

The Department of Conservation and Natural Resources' Bureau of State Parks manages 124 state parks with more than 300,000 acres for outdoor recreation. The nearest state parks are:

- Codorus State Park—a 3,500-acre park in southwestern York County with 19 miles of trails.
- Gifford Pinchot State Park—a 2,338-acre park in northern York County featuring 18 miles of trails and the 340-acre Pinchot Lake.
- Susquehanna Riverlands State Park—a 1,044-acre park along the confluence of Codorus Creek with the Susquehanna River. The park is traversed by 2.7 miles of the Mason-Dixon Trail, which connects to the Appalachian Trail in Whiskey Springs, Cumberland County and the Brandywine Trail in Chadds Ford, PA.

Figure 2. Excerpt from Public Recreation Land in York County, 2006.



Source: York County Open Space & Greenway Plan, 2006.

Nearly 2,000 acres of land along the Codorus Creek is owned by the federal government as part of the Indian Rock Dam flood control facility. The federal government leases these lands to the Commonwealth of PA which in turn makes them available as the State Game Lands – New Salem (Area 416) for hunting. Almost 850 acres of this land lies in West Manchester Township.

Private For-Fee Recreation Facilities

Additional for-fee recreation opportunities are available within the Township at two golf courses and two swim and sports clubs.

Briarwood Golf Club¹ is a 150-acre public golf facility at 4775 W Market Street, spanning the Jackson and West Manchester Township border. It offers 36 holes on two courses.

¹ <https://www.briarwoodgolfclubs.com/>

Honey Run Golf Club² is a 181-acre public golf facility at 3131 S Salem Church Road also along Honey Run, a tributary to the Little Conewago Creek. It also offers 36 holes on two courses. Honey Run has a driving range, a pro shop, a sports lounge, and a golf academy.

Green Valley Swimming & Sports Club³ is a private club with a variety of outdoor recreational facilities. Located on 12 acres at 1725 Poplars Road, the club has three swimming pools, a water park with a slide; tennis, volleyball, and basketball courts; a soccer field, ballfield, and batting cages; and a playground.

Lincolnway Swimming Pool & Sports Club, Inc.⁴ is another private seasonal swimming facility. Located on 5 acres at 4321 Zimmerman Drive, the club offers a large pool with diving boards and slides, as well as a toddler wading pool. Sports facilities include sand volleyball, basketball courts, a tennis court, horseshoe pits and an indoor game room. Three picnic pavilions are also available on site.

Trails

The only recreational trail in West Manchester Township is the Memorial Health Fund Wellness Trail on the UPMC Memorial Campus.

The York County Rail Trail Authority has developed the York County Heritage Rail Trail Park (York County Heritage Rail Trail) and is actively developing the Hanover Trolley Trail.

The York Heritage Rail Trail is a 26.5-mile trail between the John C. Rudy County Park and the Pennsylvania/Maryland state line (the historic Mason Dixon Line) just south of New Freedom Borough and connects to Maryland's Torrey C. Brown Trail for an additional 21 miles. The trail is open year-round for hiking, biking, horseback riding, and winter sports and is ADA-accessible. The county-owned corridor also contains the tracks of the Northern Central Railroad, used for scenic excursions. The 2022 User Survey And Economic Impact Analysis of the York Heritage Rail Trail found "an estimated 263,856 annual visits to the Heritage Rail Trail County Park, resulting in a total economic impact in 2022 of between \$2.6 and \$3.9 million into the local economy." The trail is maintained by York County Parks.

The York Heritage Rail Trail passes along the southeastern border of the Township east of Codorus Creek in Spring Garden Township. The nearest trailhead is Brillhart Station on Days Mill Road in North Codorus Township, though parking and access are located in many places along the trail.

The Hanover Trolley Trail is being built along the 16-mile corridor of the York-Hanover Trolley Line that ran between the two cities in the early 1900s and along the abandoned Genesee & Wyoming rail line. The trail is designed for year-round use and permits walking, biking (including Class-1, pedal-assisted bicycles), mountain biking and cross-country skiing.

Two disconnected trail segments totaling 5.5 miles are open as of 2024. The York County Rail Trail Authority is currently working to complete the connecting trail segment.

² <http://www.honeyrungolfclub.com/>

³ <https://greenvalleyswimmingpool.com/>

⁴ <https://www.lincolnwaypool.com/amenities>

Ultimately, the trail is envisioned to connect to the York Heritage Rail Trail. The current northern (eastern) terminus of the trail is Sunnyside Road at the Jackson and West Manchester Townships border. Additional study will be needed to explore the feasibility of continuing the trail along the former railroad right-of-way or alternative routes, such as through the public lands along Codorus Creek.

Protected Open Space

Protected open space is land that is conserved in a relatively natural condition for its ecological, economic, and/or cultural value through public ownership or a legal easement. Such lands can include farmland, riparian areas and corridors, other wildlife habitats, and scenic and historical landscapes. Some municipalities also protect open space to manage the extent of community and economic development and the associated service costs.

Other than parkland, the only significant land area protected from development in West Manchester Township is the approximately 850 acres of federally owned land associated with Indian Rock Dam flood control facility and leased to the Commonwealth of PA. These upstream lands are flooded when Indian Rock Dam is closed to provide flood protection to the City of York.

Additionally, about six acres of a York County Agricultural Land Preservation Board easement on a parcel along East Berlin Road and predominantly located in Jackson Township.

The majority of the Township's agricultural lands lie outside the Primary Growth Area in the southern portion of the Township. Primarily due to their proximity to existing development and infrastructure, these lands are not competitive for the York County Agricultural Land Preservation Board's funding. Moreover, protected agricultural lands are not widely used for public recreation, though public hunting may be permitted by the landowner.

No land in the Township is protected by the York County Farm and Natural Lands Trust.

Key Findings

1. West Manchester Township owns and maintains 13 parks across 107.6 acres. With a 2020 population count of 19,206, and a similar 2023 population estimate of 19,207, the Township provides 1 park per 1,478 residents with 6 acres of public parkland per 1,000 residents.
2. Township parks include eight active recreation parks and five passive recreation and conservation areas suitable for low-impact use.
3. Six neighborhood parks provide recreational opportunities close to home, while two community parks provide multiple facilities for larger groups and/or simultaneous use by more than one group.
4. Residents can use neighborhood streets and sidewalks to access parks on foot, by bike, or by car. Parking lots are provided at most parks, however bike parking or bike racks are not available to secure bikes.
5. Sports facilities are the most common recreational facilities in Township parks (23 facilities), followed by social facilities (15), then nature-based facilities (9).
6. The Township's recreational facilities are not all ADA-accessible, however the Township has been making accessibility improvements, particularly to its pavilions and playgrounds.

7. The Township's Parks and Recreation Plan is more than 20 years old; recreational needs and priorities for park development should be updated.
8. The Parks and Recreation Committee advises the Township on the needs for park and recreation facility improvements. Park and recreation staff and advisors should seek to understand the recreational needs of the citizens they serve in planning for parks and recreation facilities.
9. Additional for-fee recreation opportunities are available within the Township at two golf courses and two swim and sports clubs.
10. The only recreational trail in West Manchester Township is the Memorial Health Fund Wellness Trail, a 1.8-mile loop trail on the UPMC Innovation Campus.
11. The York County Rail Trail Authority has developed the York County Heritage Rail Trail Park. The Authority is actively developing an extension to the Hanover Trolley Trail to connect to the York Heritage Rail Trail.
12. Other than parkland, the only significant land area protected from development in West Manchester Township is the approximately 850 acres of federally owned land associated with Indian Rock Dam flood control facility. These upstream lands are flooded when Indian Rock Dam is closed to provide flood protection to lives and property in the City of York. Due to the rarity of dam closure, these lands are leased to the Commonwealth of PA and made available to the public as state game lands.
13. Additionally, about six acres of a York County Agricultural Land Preservation Board easement on a parcel along East Berlin Road and predominantly located in Jackson Township.

Community Facilities & Services

This section characterizes community services in the areas of public health, safety, and well-being and the facilities that house them. These services are provided by West Manchester Township, and organizations in private, for-profit and private, non-profit sectors. Figure 1 show the locations of facilities discussed in this section.

Municipal Complex

The West Manchester Township Municipal Complex located at 380 East Berlin Road houses the administrative offices, the Police Department, the Township meeting room, the elected tax collector, and a District Court office in a campus setting. The Public Works facility, the Lincolnway Fire Company building (owned by the Township), First Capital EMS (provides ambulance service to the Township), and Lincolnway Elementary School are located to the east and south of the Municipal Complex. The central location of these public facilities provides convenience to the citizens of the Township.

The Township's 13 recreational facilities are discussed in Technical Study I, Parks and Open Space Lands. The Township's transportation facilities are discussed in Technical Study F, Transportation and its water-related infrastructure, in Technical Study G, Water Infrastructure.

Township Facilities & Services

Police Service

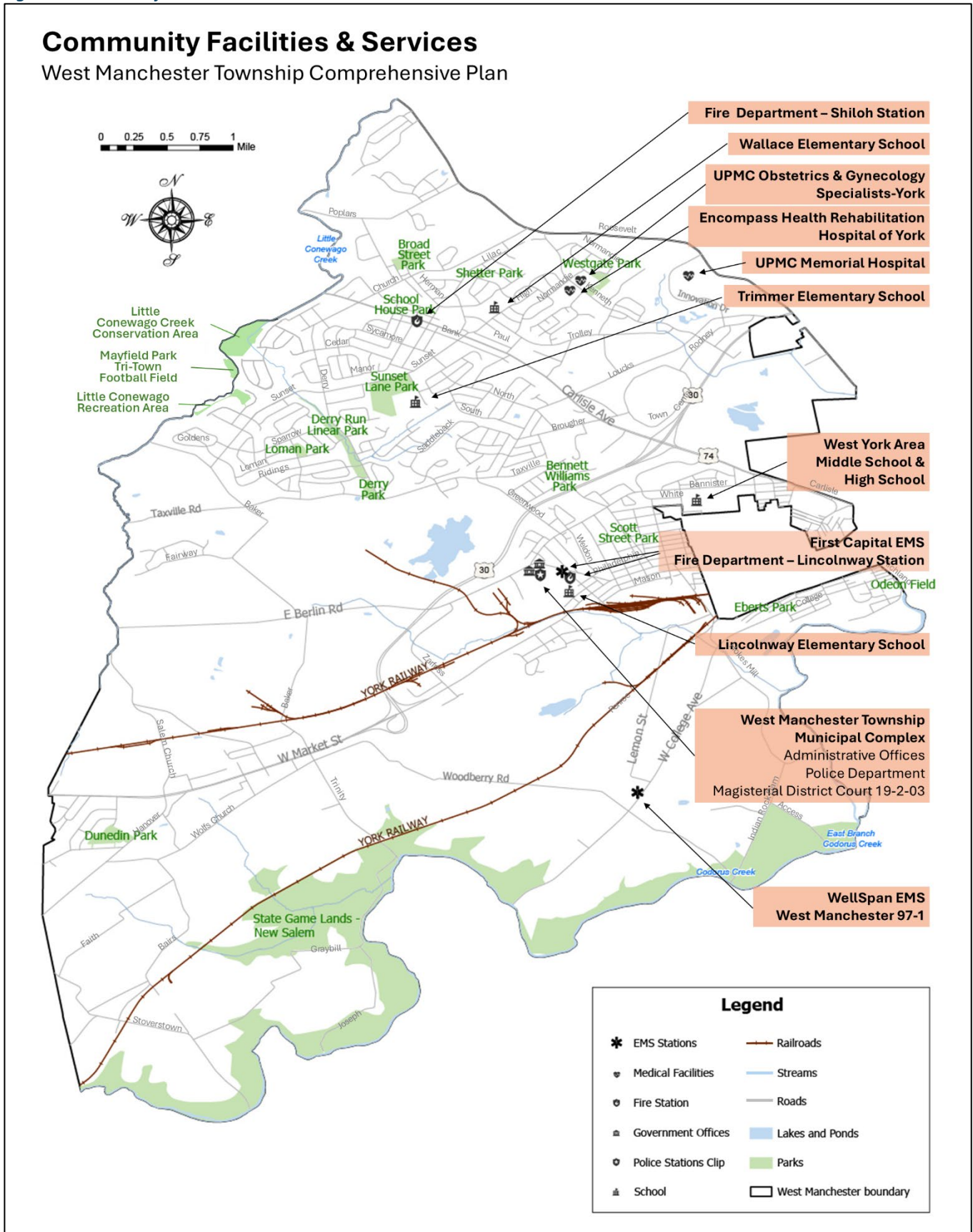
West Manchester Township operates its own Police Department, which is located in the new Township Municipal Complex. The Police Department was established in 1960 by the Board of Supervisors with the appointment of two full-time officers. The Department has continued to grow to its present-day strength of 29 full-time police officers supported by a civilian staff of four.

The current staff consists of one Chief of Police, one Lieutenant of Police Operations, four Patrol Sergeants each with a four-officer platoon, one Lieutenant of Police Administration, one Detective Sergeant, three detectives, two School Resources Officers, an office manager, and three office assistants.

West Manchester Township Police Department participates in the Metropolitan York Police Testing Consortium for officer recruitment. Members of the consortium cooperate to give candidates the opportunity to apply for employment with several agencies at one time for one cost.

The Department is a full-service Police Department. The patrol force handles the entire spectrum of police services from answering calls, taking reports, conducting preliminary investigations and accident investigations, and enforcing vehicle and crime codes. The Detective Unit is responsible for handling major case investigations such as homicide, rape, robbery, child abuse, and serious theft and forgery cases. One detective is assigned to the York County Drug Task Force with the primary responsibility of investigating drug violations and the seizure and forfeiture of property belonging to those arrested for distribution of drugs.

Figure 1. Community Facilities & Services Locations



Source: York County GIS; Gannett Fleming, Inc.

A large format version of this map is available at the Township Office.

The Police Department employs two School Resource Officers (SROs) These officers work closely with West York Area School District administrators to create a safe learning environment. While an SRO's primary responsibility is law enforcement, these officers also serve as educators, emergency managers, and informal counselors. By participating in the Teaching, Educating and Mentoring School Liaison Program (T.E.A.M.), officers are trained and prepared to teach at any of the three levels of education including elementary, middle or high school. The ultimate goal of this program is to build positive relationships by uniting educators, students and law enforcement.

The Police Department employs two officers trained in crash reconstruction to assist in identifying the causal and contributing factors of crashes, which can help to develop recommendations for making roadways safer. Officers can also volunteer to become Motor Carrier Safety Assistance Patrol (MCSAP) inspectors. Once certified, these inspectors perform vehicle and driver inspections of commercial motor vehicles, such as trucks, buses and vehicles carrying hazardous materials, toward a goal of reducing accidents, fatalities and injuries.

Additionally, the Police Department assigns volunteering officers to the York County Quick Response Team, which aids in the resolution of high-risk and volatile situations across the county.

To promote strong police-community relationships, the Police Department provides free car seat fittings and participates in National Night Out and Shop with a Cop.

911 calls are dispatched by the York County Department of Emergency Services. Non-emergency calls are handled by the Township Police Department.

Fire Protection

The Township employs one paid Fire Chief who oversees all functions of the Township Fire Department, served by two volunteer fire companies:

- Shiloh Fire Company (Station 2) based at 2190 Carlisle Road.
- Lincolnway Fire Company (Station 5) based at 300 East Berlin Road.

The two companies merged operational, executive, and administrative functions over a six-year period from 2015-2021 to reduce the burden of these efforts on volunteers.

The Fire Department responded to 1,165 calls for service in 2022, relying on approximately 30 active volunteers and 15 support volunteers. The five-year average for services calls (2018-2022) is 1,043. Calls are increasing by approximately 5 percent per year.

Volunteer fire-fighter recruitment is a challenge. In the absence of an adequate volunteer company, some paid staff may be required to fulfill the municipal requirement for fire protection service.

The top 3 call types are non-fire related. Calls to motor vehicle crashes for rescue and assistance to Emergency Medical Services account for roughly 1 in 3 calls. Calls to locations such as heavily traveled state highway corridors US Route 30, SR 462/West Market Street, and SR 74/Carlisle Road are common. Calls to the intersection of Bannister Street and Adams Street and the intersection of Taxville Road and Loucks Road are also common.

False (fire) alarm calls account for about 1 in 6 calls. These calls are commonly generated by alarms pulled for burnt foods in commercial kitchens.

Good intent calls account for 1 in 9 calls. These calls for service are often placed by citizens reporting a suspicious odor or smoke from an unknown source.

The Fire Chief reports that buildings in the Township are generally well maintained; there are very few structural hazards, which are marked with a sign indicating the hazard. The Department responds to 1-2 house fires per year. Fires are reported earlier with the increased installation of smoke detectors, resulting in faster response and better outcomes for life and property.

The Fire Chief reports congestion on major roadways as the only notable challenge to call response. Most traffic signals are equipped with emergency pre-emption, helping to clear intersections for emergency vehicles on approach. Some streets and roadways, like SR 74/Carlisle Road, and SR 462/Market Street, have little to no shoulder for motorists to use when clearing travel lanes for approaching emergency vehicles.

Each station provides for housing of the apparatus & equipment, training, monthly meetings, and community functions. Each station has dormitory areas to house live-in fire-fighters and reduce the cost of living for individuals who serve. The Shiloh Station can house 4 firefighters and the Lincolnway Station can house 13. The Lincolnway station also serves as the primary Emergency Operations Center for West Manchester Township.

The Shiloh Station was renovated and expanded in 2007 and remains in satisfactory condition. It has facilities for both male and female firefighters.

The Lincolnway Station was built in 1991. Improvements have been made and the station is also suitable for male and female firefighters.

Department apparatus includes three engines, one 100-foot tower quint, and one heavy rescue vehicle. The Township replaces each large apparatus every 20 years, one piece every five years. Apparatus are increasingly expensive and have longer, multi-year delivery schedules. The next replacement, the aerial truck, is due in 2031 and the Fire Chief anticipates order placement in 2027.

In addition, automatic and mutual aid fire services into West Manchester Township are received from the City of York, West York Borough, Spring Garden Township, North Codorus Township, Jackson Township, Spring Grove Borough, Dover Borough, and Manchester Township. In accordance with the reciprocal agreements, West Manchester Township provides automatic and mutual aid to all the surrounding municipalities upon request.

Refuse Collection And Disposal

West Manchester Township contracts for refuse and curbside recyclables collection from residential properties. Collection service is scheduled two times per week and includes collection of up to a 64-gallon volume of refuse in specified containers per pick up. The frequency of collection is largely driven by small lots with limited storage capacity.

The refuse is taken to the York County Resource Recovery Center, which is managed by the York County Solid Waste Authority, to produce electricity from waste. Additional services provided to Township residents through the contract include collection of one large item per week, yard waste once a month, Christmas tree

pick-ups after the holiday, and certain household hazardous waste materials. The York County Solid Waste Authority provides drop-off facilities for recyclables and collection services for electronics recycling and hazardous waste at the York County Resource Recovery Center at 2651 Blackbridge Road, York.

Recreation Programs and Activities

The West Manchester Township Parks and Recreation Department provides recreational programming and special activities at parks in the Township.

The Parks and Recreation Department offers a summer playground program for children ages 5-12 to play games, make arts and crafts, and play sports activities under supervision. The Department also makes recreational fields and courts available to community youth sports leagues such as the West York Soccer Club and the West York Boys Club, which offers baseball/softball, basketball, football, lacrosse, and cheerleading programs. The Department also offers bus trips to nearby cities such as New York, Philadelphia, St. Michaels (Maryland), Cape May (New Jersey), and Washington, DC.

The Township does not have an indoor recreation or community center. The nearest public facility is the Bob Hoffman Dover YMCA at 1705 Palomino Road in Dover. This YMCA of the Roses facility has a wellness center and gymnasium and offers group exercise programs.

Other Community Facilities & Services

Healthcare

UPMC Memorial, a modern 104-bed hospital, is located between Loucks Road and Roosevelt Avenue along the Township's eastern border. The facility provides acute and emergency medical care, cardiology and vascular services, chronic disease management, and surgical services. UPMC Memorial also offers treatment for patients in need of long-term acute care, replacing Memorial Osteopathic Hospital on South Belmont Street in York. In addition to the hospital, the site includes an outpatient services building, a 2.47 mile walking trail network open for public use, and space for future facility expansion.

Local specialty care includes UPMC Obstetrics & Gynecology Specialists-York on Kenneth Road and the Encompass Health Rehabilitation Hospital on Normandie Drive.

WellSpan operates an urgent care facility along Town Center Drive and WellSpan's York Hospital, located on South George Street, serves the broader York area.

Emergency Medical Services (EMS or Ambulance Service)

First Capital EMS resulted from a merger between West York Ambulance, York Regional EMS, and the EMS assets of Grantley Fire Company that took effect in early 2022. First Capital EMS Station 5-1 is located at 320 E. Berlin Road, just east of the municipal complex. Four other stations are located throughout York and Yoe.

First Capital EMS generates revenue through a subscription service offered to residents and businesses within its primary service area and service billings. The subscription fee covers service costs beyond what insurance pays. Scheduled non-emergency transport services are not covered under the subscription service. Non-subscribers are billed for services.

WellSpan operates an EMS station at 2486 W College Avenue.

Schools

The West York Area School District (WYASD) was established in 1964 to provide a public education to students in West Manchester Township and West York Borough. The school district operates three elementary schools and two secondary schools, all located within West Manchester Township, as listed in Table 1. The school district’s administrative office is located at 1891 Loucks Road.

The newest school building is the Middle School built in 2001. All other school buildings were constructed more than 25 years ago and have been renovated at least once, including the high school most recently in 2015. There are no current plans to renovate any of the school buildings in the next 10 years, though some equipment upgrades, e.g., HVAC, are expected.

According to the school district, each elementary school is designed to serve up to 700 students. The middle school is designed to serve 850 students, and the high school, 1,000 students. All schools have capacity for additional students as of the current school year.

Table 1. Public Educational Facilities

Address	Construction Date; Renovation Dates	Grade Levels	2023-2024 Enrollment as of 10/2023	2033-2034 Enrollment Projection as of 9/2023
Lincolnway Elementary 2625 W. Philadelphia Street	1973; 2004	Grades 2 and 3	415	420
Trimmer Elementary 1900 Brenda Road	1959; 2004	Grades 4 and 5	425	430
Wallace Elementary 2065 High Street	1952; 1991, 2002, 2015	Kindergarten and Grade 1	415	420
West York Area Middle School 1700 Bannister Street	2001	Grades 6-8	656	650
West York Area Senior High School 1800 Bannister Street	1956; 1983, 1993, 2000	Grades 9-12	792	780
Total			2,703	2,700

Source: WYASD

According to the school district, about 60 percent of students come from homes in the Township and the remaining 40 percent from homes in the borough.

The school district provides bus transportation for all students, using building-specific buses to transport all elementary students from across its 25-square-mile service area. A small percentage of students walk to school with 20 students estimated to walk to the Wallace and Trimmer Elementary Schools, and just one to the Lincolnway Elementary School. Estimates of walking students is higher for the middle school (130) and high school (200). No students are known to bicycle to school. The high school issues 130 parking permits for student parking spaces on campus. Students who drive to school also park along local streets.

Data from the Pennsylvania Department of Education, dated September 19, 2024, shows that the school district had a total student enrollment of 2,800 students in October of the 2024-2025 school year. The largest classes were:

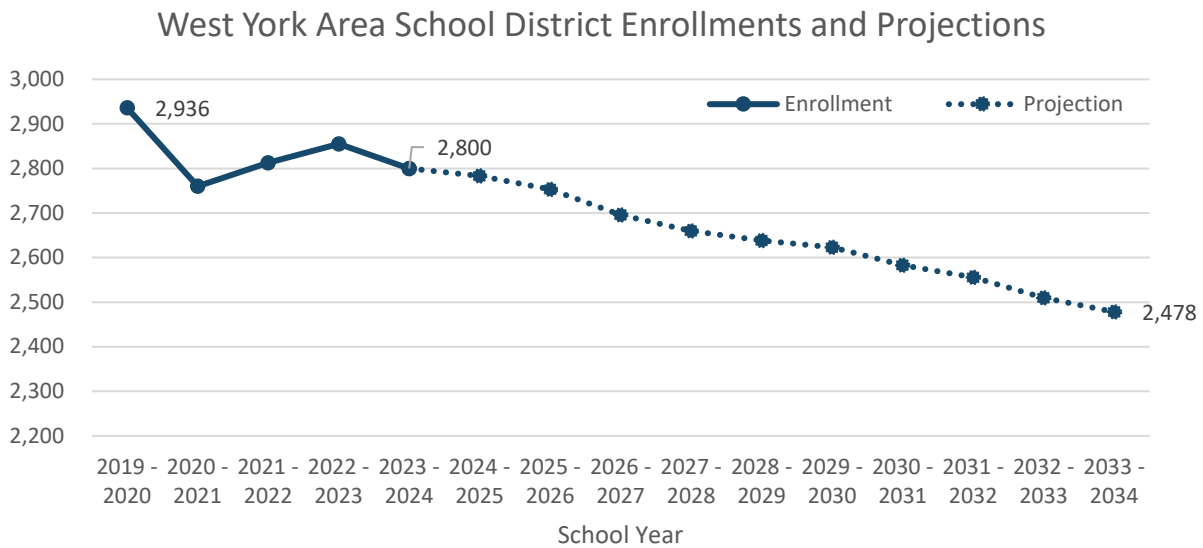
- 253 students in Grade 10, anticipated to graduate in 2026,
- 237 students in grade 6, anticipated to graduate in 2030, and
- 231 students in kindergarten, anticipated to graduate in 2036.

The smallest classes were:

- 184 students in grade 12, anticipated to graduate in 2024, and
- 194 students in grade 2, anticipated to graduate in 2034.

Based on a model that incorporates prior enrollments, grade progression rates, and enrollment rates, the Pennsylvania Department of Education projects a steady decline in student enrollment through the 2033-2034 school year—a decline of 322 students (11.5 percent). The school district agrees with the projections (Figure 2).

Figure 2. West York Area School District Enrollments and Projections



Source: Pennsylvania Department of Education, as of 9/19/2024.

If significant future development were to occur in the Township, it could have positive impacts on the school district. Residential development could increase enrollment and make use of available capacity in the buildings and operations, i.e., faculty and staff. Relatively speaking, Wallace Elementary School and the High School have more capacity for additional students and Lincolnway and Trimmer Elementary Schools and the Middle School have less capacity. Additionally, commercial and/or industrial growth in the Township could provide more property tax revenue to the school district.

Private Schools

York Adventist Christian School is the only private educational facility in the Township. Located at 2200 Roosevelt Avenue, the school’s 2023-2024 enrollment for grades PK and K-8 totaled 25 students.

Other nearby private schools in the York area, unless otherwise noted, include:

- York Country Day School at 1000 Indian Dam Road, serving grades PK and K-12,

- Christian School of York at 907 Greenbriar Road, serving grades PK and K-12,
- St. Rose of Lima Elementary School at 115 Biesecker Road, Thomasville, serving grades PK and K-6,
- York Catholic Middle and High School at 601 East Springettsbury Avenue, serving grades 7-12, and
- Logos Academy at 250 Wet King Street, serving grades K-12.

Libraries

There are no public libraries located in West Manchester Township. Nearby libraries include: Dover Area Community Library in Dover Township and Martin Memorial Library in York City, and Glatfelter Memorial Library in Spring Grove Borough. All three libraries are part of the York County Library System (YCLS). In support of library services for residents, the Township makes annual donations to the Martin Library.

Key Findings

1. The Township Municipal Complex is centrally located, offering convenience for citizens.
2. The Police Department comprises 29 full-time police officers supported by a civilian staff of four: one Chief of Police, one Lieutenant of Police Operations, four Patrol Sergeants each with a four-officer platoon, one Lieutenant of Police Administration, one Detective Sergeant, three detectives, two School Resources Officers, an office manager, and three office assistants.
3. One Fire Chief oversees all functions of one Township Fire Department, served by two volunteer fire companies.
4. The approximately 30 active volunteers and 15 support volunteers represent a significant cost savings to the Township and its taxpayers.
5. Volunteer fire-fighter recruitment is a challenge. In the absence of an adequate volunteer company, some paid staff may be required to fulfill the municipal requirement for fire protection service.
6. The Fire Department responded to 1,165 calls for service in 2022; calls are increasing by about 5 percent per year.
7. West Manchester Township provides automatic and mutual aid to all the surrounding municipalities.
8. Both fire stations are in satisfactory condition.
9. Residents have convenient access to urgent care, emergency care, and some specialty health care facilities within the Township.
10. There are two EMS stations in the Township – First Capital EMS at the Lincolnway Station and a WellSpan EMS on West College Avenue.
11. Household waste is collected two times per week and deposited at the York County Resource Recovery Center. The frequency of collection is largely driven by small lots with limited storage capacity. Residents can also dispose of select items and deposit recyclables at the same center.
12. The West Manchester Township Parks and Recreation Department provides recreational programming and special activities at parks in the Township.

13. The nearest indoor recreation or community center is the Bob Hoffman Dover YMCA at 1705 Palomino Road in Dover.
14. The West York Area School District operates three elementary schools and two secondary schools, all located within West Manchester Township. Four of the five school buildings were constructed more than 25 years ago and have been renovated at least once, including the high school most recently in 2015. There are no current plans to renovate any of the school buildings in the next 10 years, though upgrades to some equipment, e.g., HVAC, are expected.
15. The school district reported an enrollment of 2,800 students in October 2023 and lower enrollment of 2,703 in October 2024. The Pennsylvania Department of Education projects a continued steady decline in student enrollment through the 2033-2034 school year—a decline of 322 students (11.5 percent). The school district agrees with the projections.
16. All schools have capacity for additional students as of the 2023-2024 school year.
17. The school district provides bus transportation for all students. A small percentage of students walk to school and no students are known to bicycle to school. The high school issues 130 parking permits for student parking spaces on campus. Students who drive to school also park along local streets.
18. If significant future development were to occur in the Township, it could have positive impacts on the school district. Residential development could increase enrollment and make use of available capacity in the buildings and operations, i.e., faculty and staff. Relatively speaking, Wallace Elementary School and the High School have more capacity for additional students and Lincolnway and Trimmer Elementary Schools and the Middle School have less capacity. Additionally, commercial and/or industrial growth in the Township could provide more property tax revenue to the school district.
19. There is one small private educational facility in the Township: York Adventist Christian School located at 2200 Roosevelt Avenue. Several other faith-based and secular private schools are located within a few miles of the Township.
20. There are no public libraries in West Manchester Township, however three affiliates of the York County Library System are located within a few miles of the Township.

Natural & Historical Features

This section identifies natural and historic features in West Manchester Township. Natural features are recognized as assets for their ecological function and potential economic value and as potential constraints to development. Nature features characterized in this section include geologic formations, soils, steep slopes, floodplains, wetlands, woodlands, and unique natural areas.

Natural features change very slowly over time. As a result, the characterization of features and conditions presented in the text and maps of the 1978 and 2006 Comprehensive Plans requires minimal updating except where state or federal agency designations have changed. Findings have been updated to take into consideration changes in land use, economic forces, municipal policies, and infrastructure networks. The Township should remain aware of how development pressure changes and state and federal regulations evolve so that policies can be modified to most effectively manage and protect these features.

Historical features include the sites and structures deemed significant by past and present generations. They represent the people, economies, and events that occupied a location and contributed to local history and culture. Historic features distinguish one community from all others and may contribute to the fabric of county, state, and national history. They are unique; often one of a kind. Like natural features, historical features can have both economic and social value worthy of protection through public and private efforts.

Geology

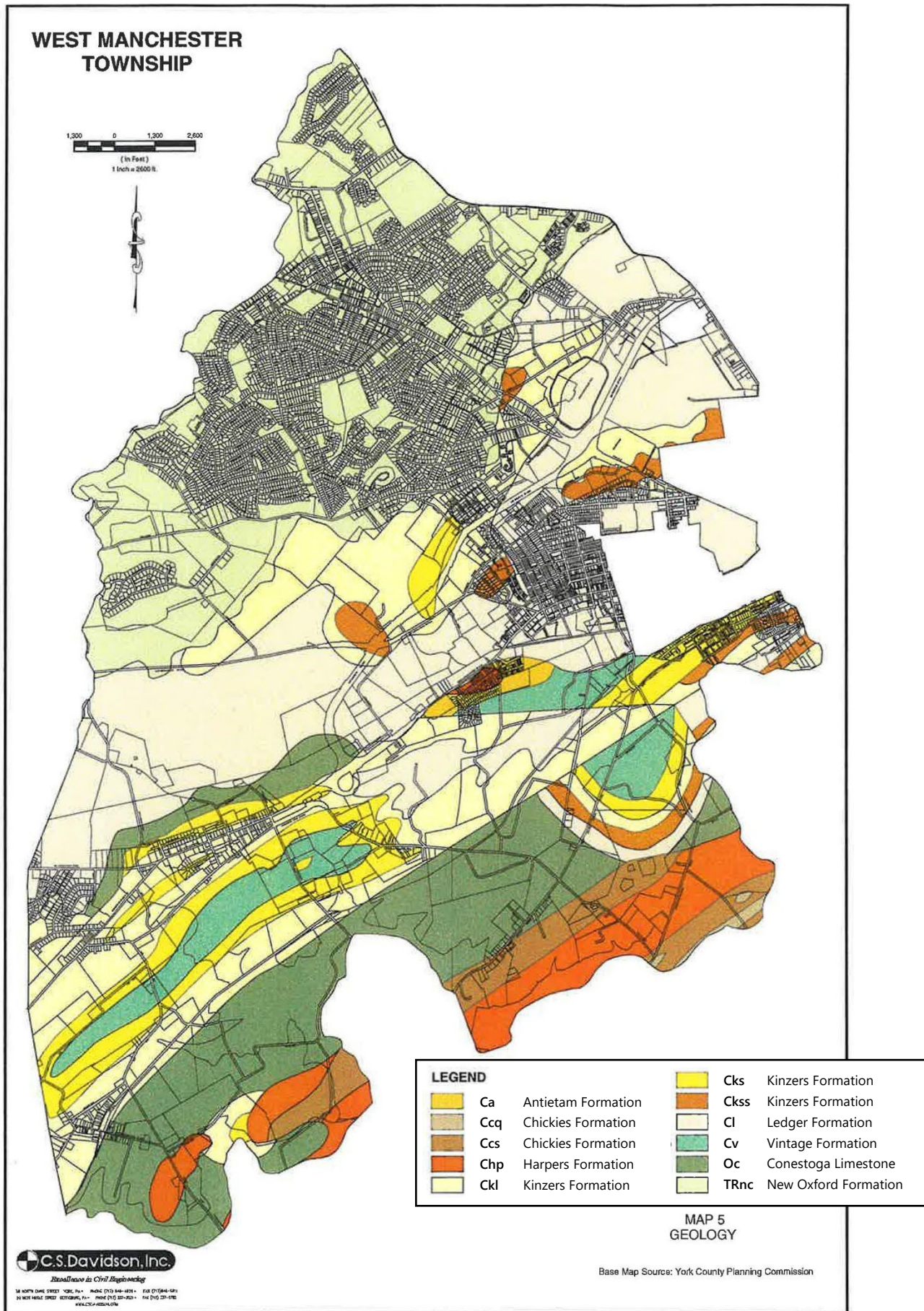
Geologic formations determine the suitability of lands for development, the availability and quality of groundwater, and economic opportunities for stone and mineral extraction.

Several geologic formations formed during the Ordovician, Cambrian, and Triassic time periods underlie the Township (Figure 1). These formations include limestone, dolomite, sandstone, quartzite, slate, and phyllite materials.

The northern area of the Township is underlain by shale and sandstone (New Oxford Formation). This appears to be a geologically sound area for development of all types; the formation provides good stability for building foundations. The average groundwater yield from the New Oxford Formation is about 14 gallons per minute—enough to support residential and farm use. The northern area has already been developed predominantly for residential uses and is served by a public water system.

Limestone and dolomite formations (Antietam, Chickies, Harpers, Kinzers, Ledger, Vintage, and Conestoga Formations) underlie the central and southern portions of the Township. These materials range from moderately easy to difficult to excavate and provide good stability for foundations. The average groundwater yield from these formations is 20-30 gallons per minute. Water hardness ranges from soft to hard and water may contain iron. The materials are valuable materials in the construction industry. Several quarries operate in the Township to extract these materials.

Figure 1. Geology Map, West Manchester Township, 2006.



While providing local employment opportunities, the quarry industry also impacts traffic, groundwater, air quality, and property values. As permits for quarry operations are renewed or expanded, the Township should review operations plans for potential impacts to the community, such as traffic, noise and dust, as well as reclamation plans.

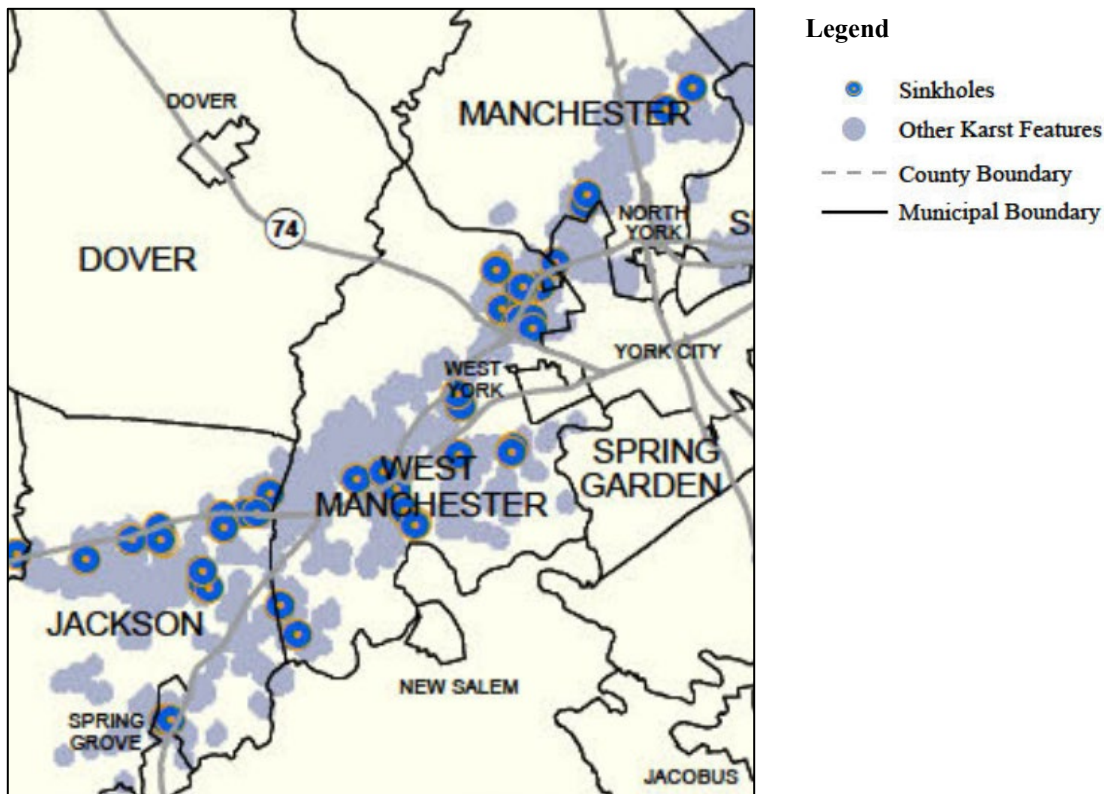
Karst Topography

The [York County Environmental Resources Inventory \(2017\)](#) defines karst topography as “areas formed of limestone and dolomite [carbonate geology] that exhibit such features as caves, closed depressions, sinkholes, and underground drainage channels.” These features or openings form when groundwater dissolves underground limestone and dolomite formations and can threaten the stability of structures on the surface, e.g., buildings and roadways.

The presence of sinkholes and other karst features can increase as land development changes the path of stormwater runoff, increases the amount of stormwater infiltrating into the ground, and raises local groundwater tables. Increases in the frequency and intensity of large storm events may also contribute to increased occurrence of sinkholes. Further, underground drainage channels formed within karst geology may allow for the transport of pollutants directly to groundwater where it could impact drinking water sources.

The Inventory presents the extent of karst topography features across the County, with a relatively high concentration of features in West Manchester Township (Figure 2).

Figure 2. Excerpt from Karst Topography Features, York County, 2017.



Source: Environmental Resources Inventory, YCPC.

To prevent the formation of additional karst features, land development and infrastructure projects should examine local geology, groundwater, and soil conditions during site-level planning and design. Drainage patterns should be evaluated to identify vulnerabilities to sinkholes. Stormwater should only be infiltrated where it can be confirmed that sinkholes will not be formed on the project site and on adjacent lots. Where infiltration cannot occur, stormwater management features may need to address water quality standards through extended detention or filtration. Additionally, the placement and design of storage tanks and the location of industrial activities that may release pollutants should consider the vulnerabilities to soil and water resources caused by local karst geology.

Soils

Soils determine the suitability of lands for agricultural production and for on-lot sewage disposal systems associated with low density development.

In 2003, the US Department of Agriculture-Natural Resources and Conservation Service (USDA-NRCS) issued an updated soil survey for York County. The updated report lists 52 unique soil mapping units in West Manchester Township.

Soil Capability for Agricultural Production

According to the USDA-NRCS, soil capability classes indicate “the suitability of soils for field crops. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management.” Classes 1 and 2 are considered good for field crops, Class 3 is considered fair, and Classes 4 through 8 are considered poor. Soil classes 1, 2, and 3 are well-drained soils characterized by level to slightly moderate slopes that generally require less time, energy and money to produce higher yields than other lands. Detailed soil characteristics are listed in the York County Soil Survey.

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended, requires municipal comprehensive plans to address the protection of natural resources, including prime agricultural land. The MPC defines “prime agricultural land” as land used for agricultural purposes that contains soils of the first, second or third class as defined by the USDA.

Figure 3, the Soil Capability Classes in the Township as mapped in 2006, shows that soil classes 1, 2, and 3 underlie the majority of the Township.

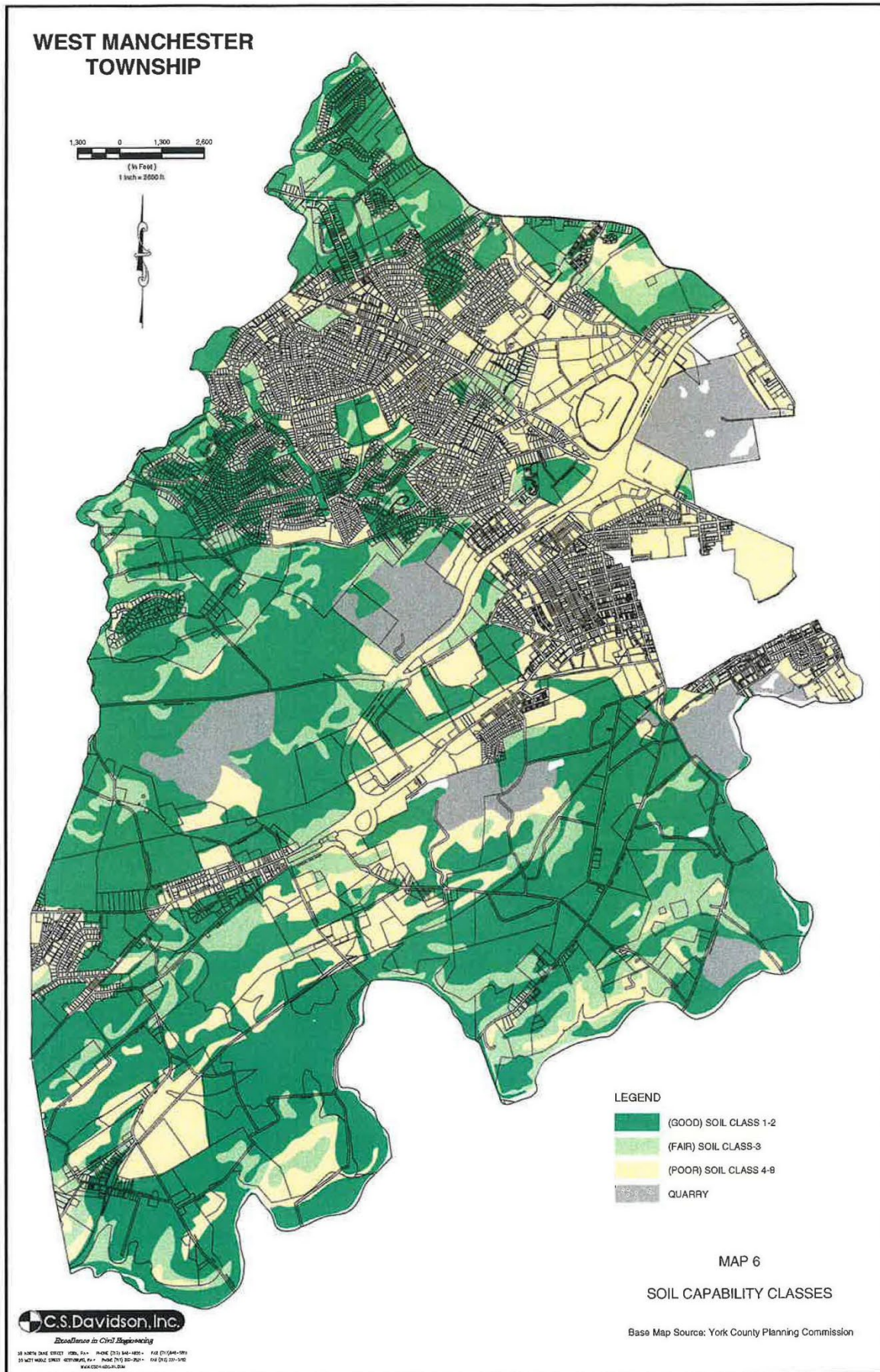
Due to existing development (see Technical Study D, Land Use), prime agricultural land in the Township is limited to lands south of Wolfs Church Road, Woodberry Road, and West College Avenue with a few exceptions. The Township uses its Zoning Ordinance, specifically its Agricultural Zoning District, to protect prime agricultural lands in this southern area and north of the quarries to Taxville Road. Agricultural lands in the northern part of the Township are zoned for residential development.

Soil Suitability for Development

The USDA-NRCS Soil Survey classifies soil suitability for small building sites and on-lot disposal system (OLDS) absorption fields by limitation:

- Slight limitation “if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome.”

Figure 3. Soil Capability Map, West Manchester Township, 2006.



- Moderate limitation "if the soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations."
- Severe limitation "if the soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required."

Suitability for Small Building Sites

According to the Soil Survey, a soil's suitability for the siting of single-family dwellings and similarly sized commercial buildings is affected by the depth to bedrock, depth to water table, large stones and boulders, slope, flooding and shrink-swell potential. These conditions affect the ease of construction and the building foundation. Areas that are generally unsatisfactory for locating single-family dwellings and small commercial buildings include soils on steep slopes, with high water tables, or shallow depths to bedrock.

Nearly 40 percent of the total area of West Manchester Township is classified as having "moderately" suitable soils for small commercial buildings, mainly located in the western and southern portions of the Township. Approximately 26 percent of the soils are listed as having "severe" constraints for the siting of small commercial buildings.

More than half (53 percent) of the soils in the Township have "slight" or "moderate" limitations for residential dwellings. These soils are located throughout the Township. Only 13 percent of the soils are classified as having "severe" limitations for residential construction.

Suitability for On-lot Disposal Systems

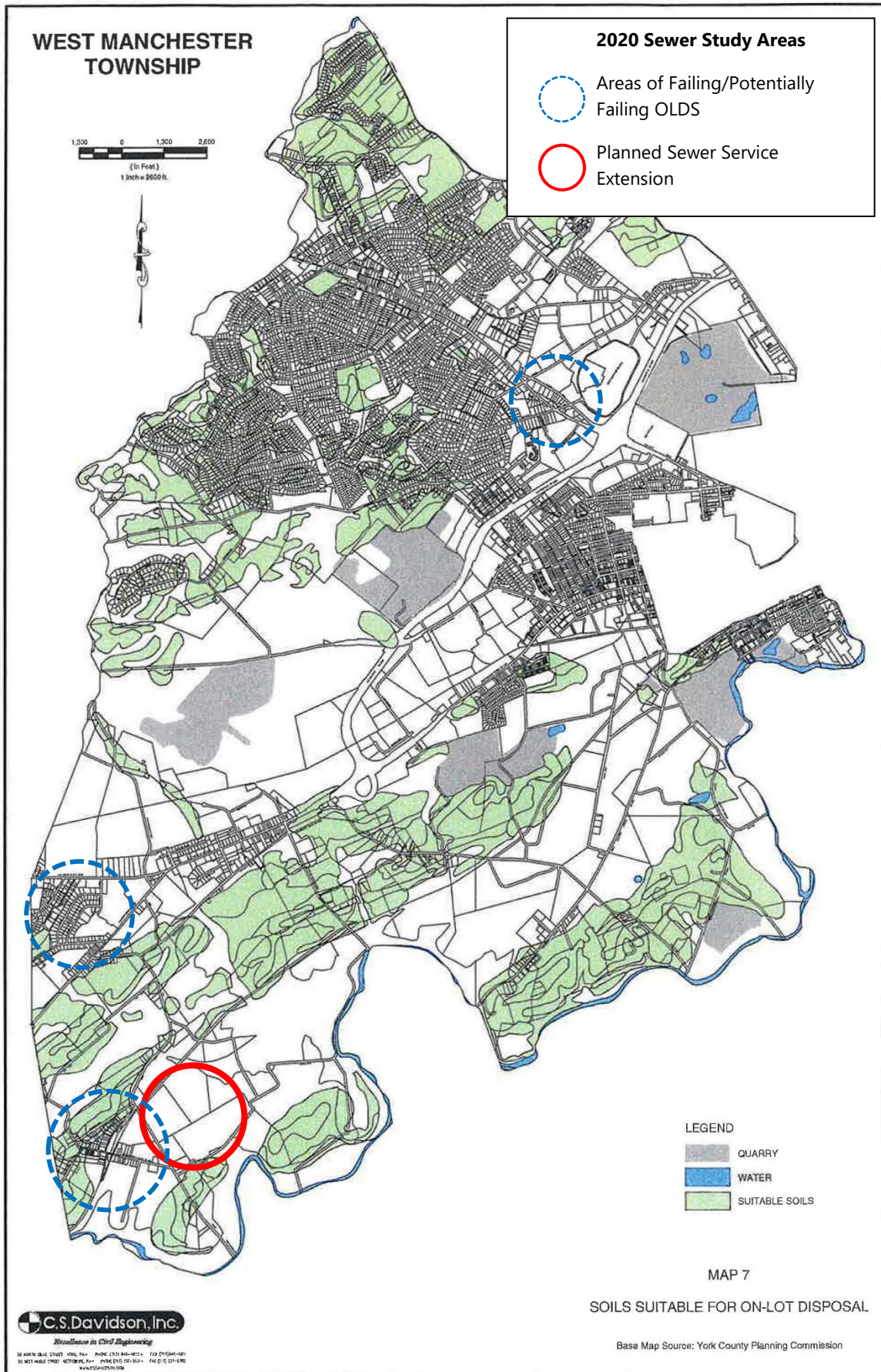
The Soil Survey classifies soil suitability for OLDS absorption fields, based on soils characteristics including permeability, slope, depth to bedrock and depth to water table. These characteristics influence the rate of fluid infiltration and the potential for sewage to contaminate groundwater or surface water. Soils with the following characteristics are generally unsuitable for OLDS absorption fields:

- Extremely slow or very rapid absorption rates,
- Steep slopes,
- Highly permeable sand and gravel or fractured bedrock,
- Shallow soils,
- Soils with a seasonal high-water table, and
- Presence of large stones or boulders that make excavation more costly.

Approximately 32 percent of the Township is identified as having "severe" limitations for the siting of OLDS absorption fields. The majority of the soils with severe limitations are generally located north of SR 234/East Berlin Road, with a smaller area in the south-central section. Soils having "moderate" limitations are generally located south of SR 234/East Berlin Road.

The remaining soils within the Township are classified as having "slight" limitation for OLDS absorption fields. Many of these areas are already served by public sanitary sewer service, or under quarry ownership, as shown in Figure 4.

Figure 4. Soil Suitability for On-lot Disposal Map, West Manchester Township, 2006, with Sewer Service Study Areas



The Township's Act 537 Plan (2020) included the study of three areas of the Township (Figure 4, circled in blue) with either a history of failing OLDS or the potential for OLDS to fail (Haviland Road, Bair's Station, US 30 West End). The Plan states that there are 464 properties in these three areas served by OLDS. The Plan also describes the Township's commitment to extending sewer service to the BAE Systems facility (Figure 4, circled in red). Findings related to these areas and the Township's responsibility to water quality are discussed in Technical Study G, Water Resources.

Slopes

As a physical characteristic of soils, slopes influence drainage patterns and ecological microclimates and determine the suitability of land for development. The following slope classifications are based on the USDA-NRCS 2003 Soil Survey for York County which are presented in Figure 5.

Gentle Slopes, 0% to 8%

Most land development and infrastructure can be sited on slopes ranging from 0 percent to 8 percent with few to no limitations on lot size or use density/intensity. Smaller lot sizes for any use can generally be accommodated on these soils due the minimal grading required. These sites are also suitable for most conventional on-lot sewage disposal systems.

Gentle slopes are the predominant slope category in the Township. Many of these lands are already occupied by development, infrastructure, or quarry operations.

Moderate Slopes, 8% to 15%

Development and infrastructure located on slopes ranging from 8 percent to 15 percent begins to face practical constraints on lot size or use density/intensity. Moderate slopes may lead to higher costs for site planning, engineering design, and construction to address stormwater management and sewage disposal.

Narrow "bands" of moderate slopes are aligned southwest to northeast particularly in the southern portion of the Township and along the Little Codorus Creek corridor north of SR 234/East Berlin Road.

Steep Slopes, 15% to 25%

Development located on slopes ranging from 15 percent to 25 percent is typically small in footprint due to more intensive site planning, engineering design, and construction costs. Slopes in this range may be suitable for certain OLDS methods, but generally on-lot disposal is impractical.

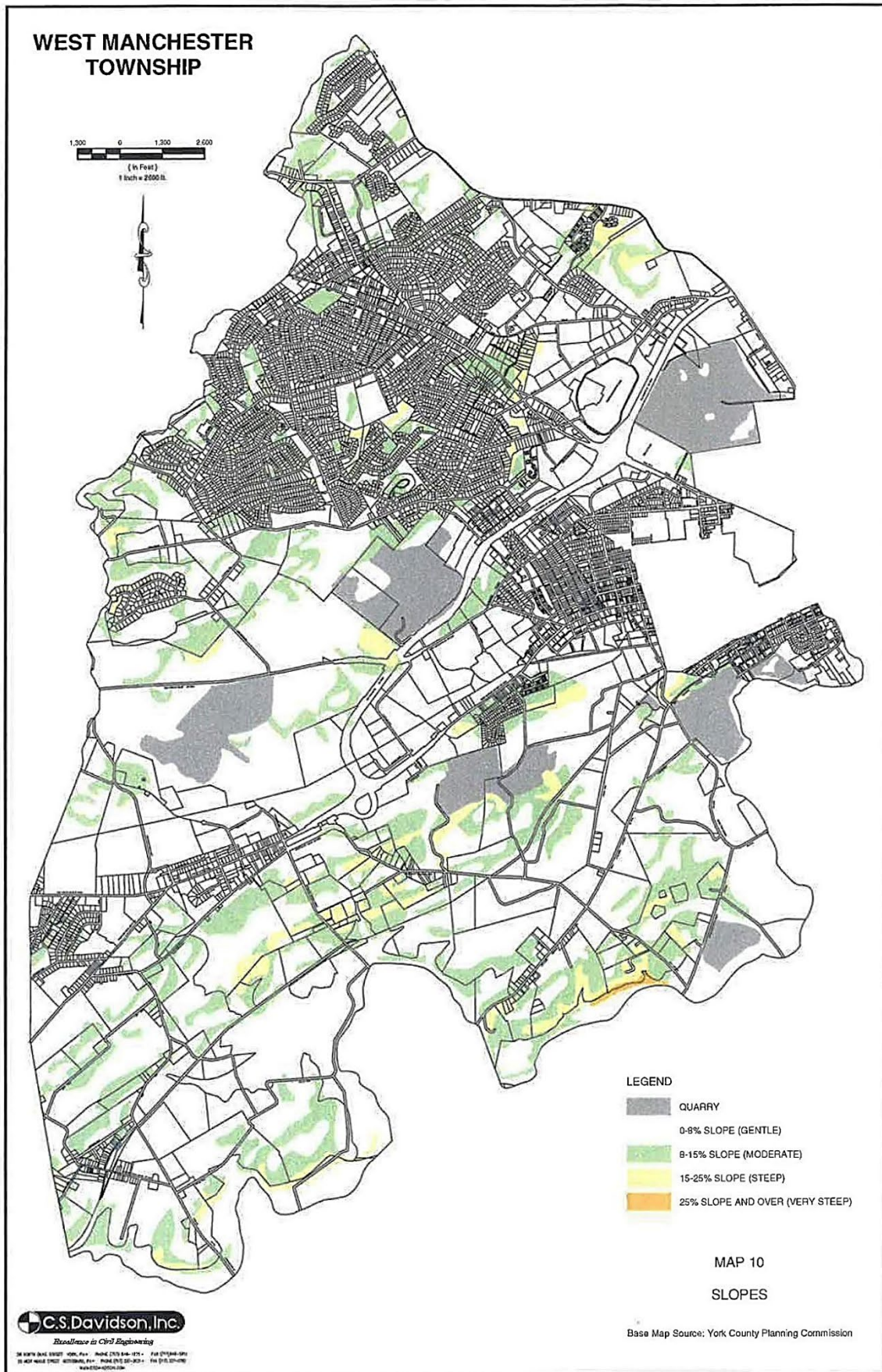
A few pockets of steep slopes exist in the Township that constrain both agricultural use and development.

Very Steep Slopes, 25%+

This category contains slopes ranging from "steep" to "very steep". Development should be severely restricted on these slopes because of the potential for environmental damage, as well as the increased risk of loss of life and property. Steep/very steep land should remain undisturbed to the greatest extent possible, with construction limited to addressing any existing runoff and erosion problems. On-lot sewage disposal methods are not permitted on slopes greater than 25 percent.

Very steep slopes are found in only one location along the Codorus Creek corridor.

Figure 5. Slopes Map, West Manchester Township, 2006.



Watersheds & Streams

A watershed is the land area that drains to a specific waterway and is named for the same waterway. Three watersheds drain West Manchester Township: the Codorus Creek, the West Branch of the Codorus Creek, and the Little Conewago Creek as shown in Figure 6.

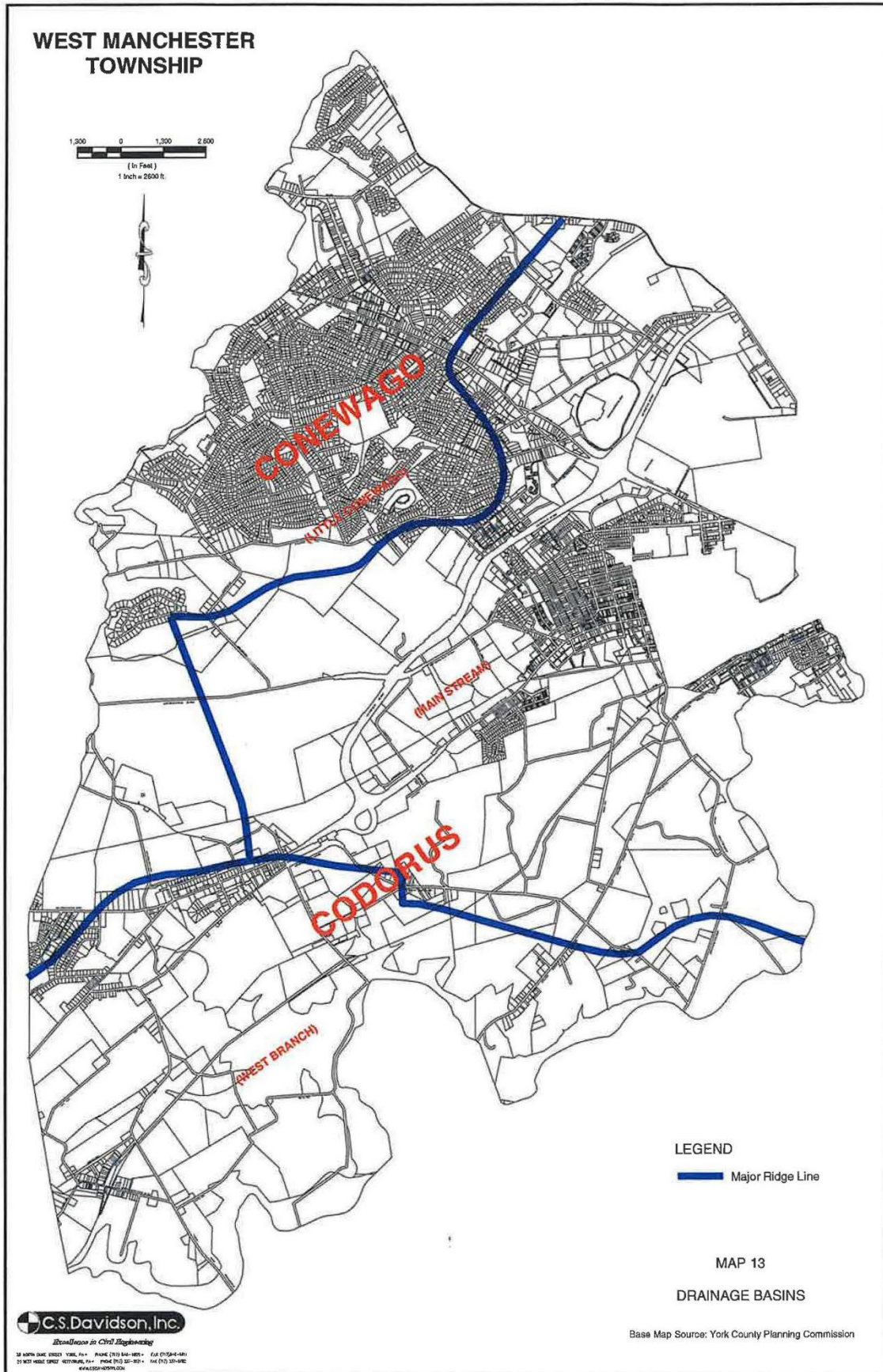
Streams and the lands along their banks influence water quality for aquatic and terrestrial habitat and for public water supply and recreational uses.

All streams are identified by the Pennsylvania Code, Title 25, Chapter 93 - *Water Quality Standards* as having protected water uses. These uses are considered during the development of effluent limitations when a point source discharge is proposed for that stream.

Chapter 93 designates the water use of Codorus Creek as a Warm Water Fishes (WWF) stream. The Chapter 93 - *Water Quality Standards* define the WWF designation as the "maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat." In contrast, the Little Conewago Creek, which flows through the northwest portion of the Township, is designated as a Trout Stocking Fishes (TSF) stream. The TSF designation is defined as such for the "protection and maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional fauna and flora which are indigenous to a warm water habitat."

All of the streams in West Manchester Township are included on Pennsylvania's 2024 Integrated Water Quality Report as impaired, not meeting water quality standards associated with their designated use. Little Conewago and its tributaries in the Township are impaired by siltation attributed to the golf course and agriculture, as well as pathogens. The Codorus Creek and its tributaries in West Manchester are impaired by urban runoff, agricultural runoff, and pathogens. The West Branch of Codorus Creek and its tributaries in West Manchester are impaired by pathogens and industrial point source discharges..

Figure 6. Drainage Basins Map, West Manchester Township, 2006.



Floodplains

Floodplains are land areas adjacent to waterways that are periodically inundated by rising water levels during and after storm events. Improper development and human activity in the floodplain may pose a risk to life and property by disrupting flowpaths and displacing natural water storage areas.

The Federal Emergency Management Agency (FEMA) maintains and updates flood hazard data through flood maps that show which areas have the highest risk of flooding. Figure 7 shows Special Flood Hazard Areas as mapped in 2006.

The flood maps for York County were most recently updated in December 2015 without significant change. Flood hazard designations in West Manchester Township include:

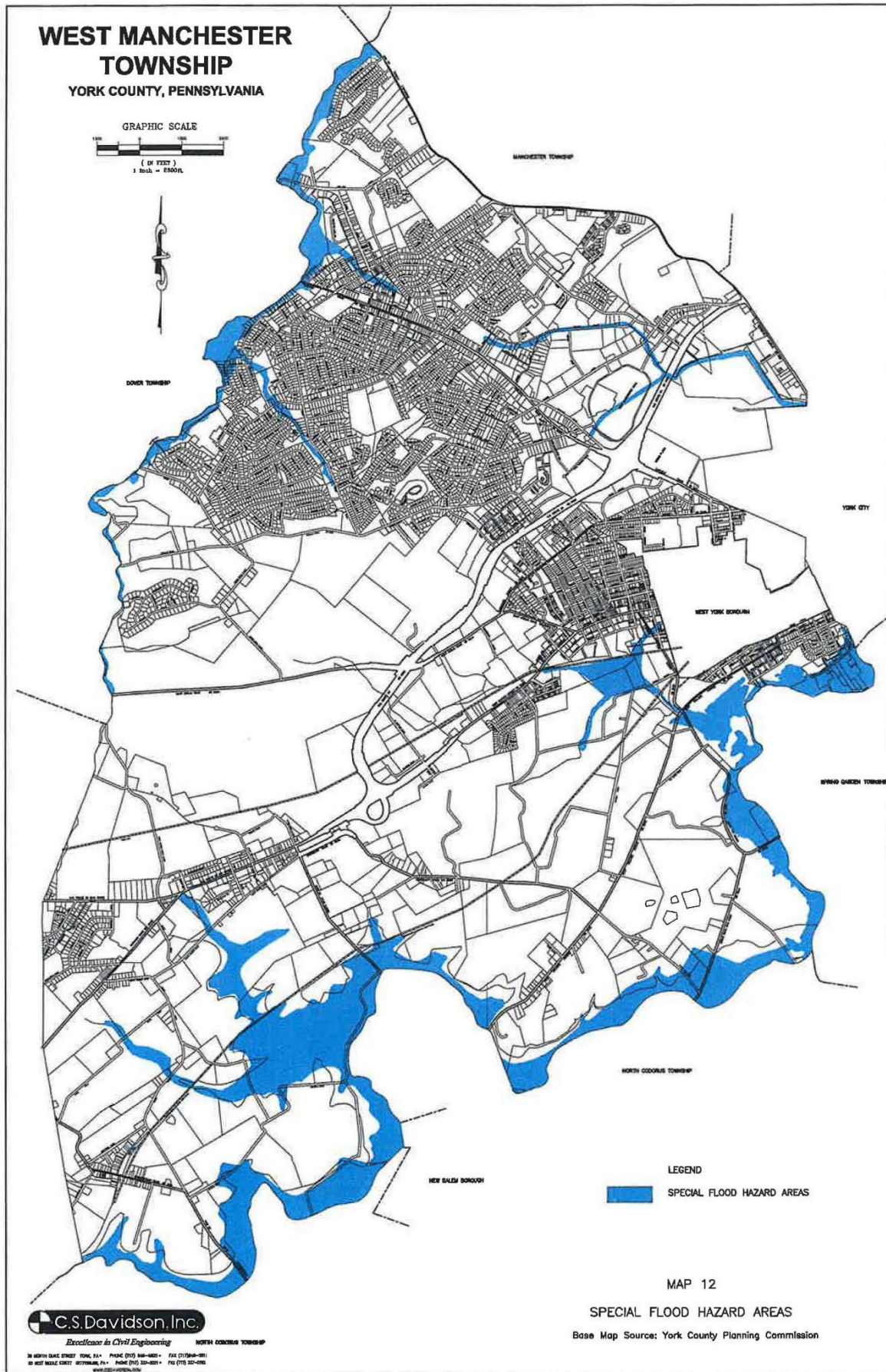
- Regulatory Floodway—the land area that must be reserved from development
 - Designated in the Township along Codorus Creek from Indian Rock Dam to Richland Avenue; along Little Conewago Creek downstream (north) of East Berlin Road; along the Shiloh tributary to Little Conewago Creek to Roosevelt Avenue
- 1% Annual Chance Flood Hazard—the land area that has a one percent chance of being flooded each year; commonly known as the 100-year floodplain
- 0.2% Annual Chance Flood Hazard—the land area that has a 1 in 500 chance of being flooded each year; commonly known as the 500-year floodplain.

In West Manchester Township, the floodplain areas are generally free of development. There has been some development activity in areas with seasonal high-water tables, particularly in the Shiloh area.

The Township is a participant in the National Flood Insurance Program. As a participant in this program, the Township is required to regulate development in its flood-prone areas in order to avoid or reduce future flood damage. The Township adopted a Floodplain Ordinance in 2015 that references the December 16, 2015 flood hazard data, or the most recent revision thereof, and imposes regulations and requirements for development in floodplain areas.

Most of the flood-prone land within the Township adjacent to the West Branch of the Codorus Creek and its tributaries is precluded from future development. The US Army Corps of Engineers purchased the flooding rights to these lands in conjunction with the construction of the Indian Rock Dam located on the West Branch of the Codorus at the southeast corner of the Township. The dam was built to lessen the degree of flooding damage in the City of York. The US Army Corps of Engineers lease a substantial portion of this federal land to the Commonwealth of Pennsylvania, which manages the area as state game lands in the southeastern and southwestern areas of the Township.

Figure 7. Special Flood Hazards Areas Map, West Manchester Township, 2006.



Wetlands & Hydric Soils

Wetlands, also called swamps, marshes, and bogs, are lands where water covers the soil, or is present at or near the surface of the soil, during some portion of the year. Wetlands function as natural water storage areas that help to control flooding and erosion, filtration areas that improve water quality, and infiltration areas that recharge groundwater. They also provide unique aquatic and terrestrial habitat and support passive recreation activities. For these reasons, the US Environmental Protection Agency and the US Army Corps of Engineers regulate the disturbance of wetlands through a state and federal permit process, administered by the Pennsylvania Department of Environmental Protection (PA DEP).

According to the National Wetland Inventory (NWI), a data service of the US Fish and Wildlife Service that estimates the location of wetlands based on aerial imagery, two types of wetlands are found in West Manchester Township: palustrine or freshwater wetlands (upland swamps and small ponds) and riverine wetlands (perennial or intermittent creeks or streams). Wetlands and their classifications can be viewed in Figure 9 and on the [NWI's Wetlands Mapper](#).

In addition to the wetlands identified in the NWI, most hydric soils also qualify as wetlands. Hydric soils are soils that are flooded, ponded, or saturated enough during the growing season to develop anoxic or anaerobic conditions. These conditions favor the growth and regeneration of hydrophytic vegetation. Only one soil type (Croton) present in the Township is listed as hydric. See Figure 8 for its location. This location is not identified on the [NWI's Wetlands Mapper](#) as of November 2024.

Any disturbance of lands that have wetlands characteristics as defined by the 1987 Corps of Engineers Wetlands Delineation Manual, whether included in the NWI or not, must obtain a permit from PA DEP.

Woodlands

Woodlands and other tree cover provide multiple functions and community benefits. Woodlands provide habitat, protect water quality and shade stream waters from the sun. In the community, they provide shade and reduce urban heat islands, improve air quality, buffer land uses, and mitigate stormwater runoff. Larger and more contiguous woodlands offer greater benefits, however, even single trees can improve property values and lower energy costs for heating and cooling.

Woodlands likely covered all of West Manchester Township before European settlers converted the landscape to agriculture. Today, woodlands and dense tree cover overlays less than 10 percent of the Township, namely where lands are no longer in active agricultural use or where planted for beautification. Figure 10 shows the extent of tree canopy in the Township in 2021 as presented in the National Land Cover Database (NLCD).

Figure 8. Hydric Soils, York County, 2017.



Legend Hydric Soils

Source: York County Environmental Resources Inventory

Figure 9. Wetlands Map, West Manchester Township, 2006.

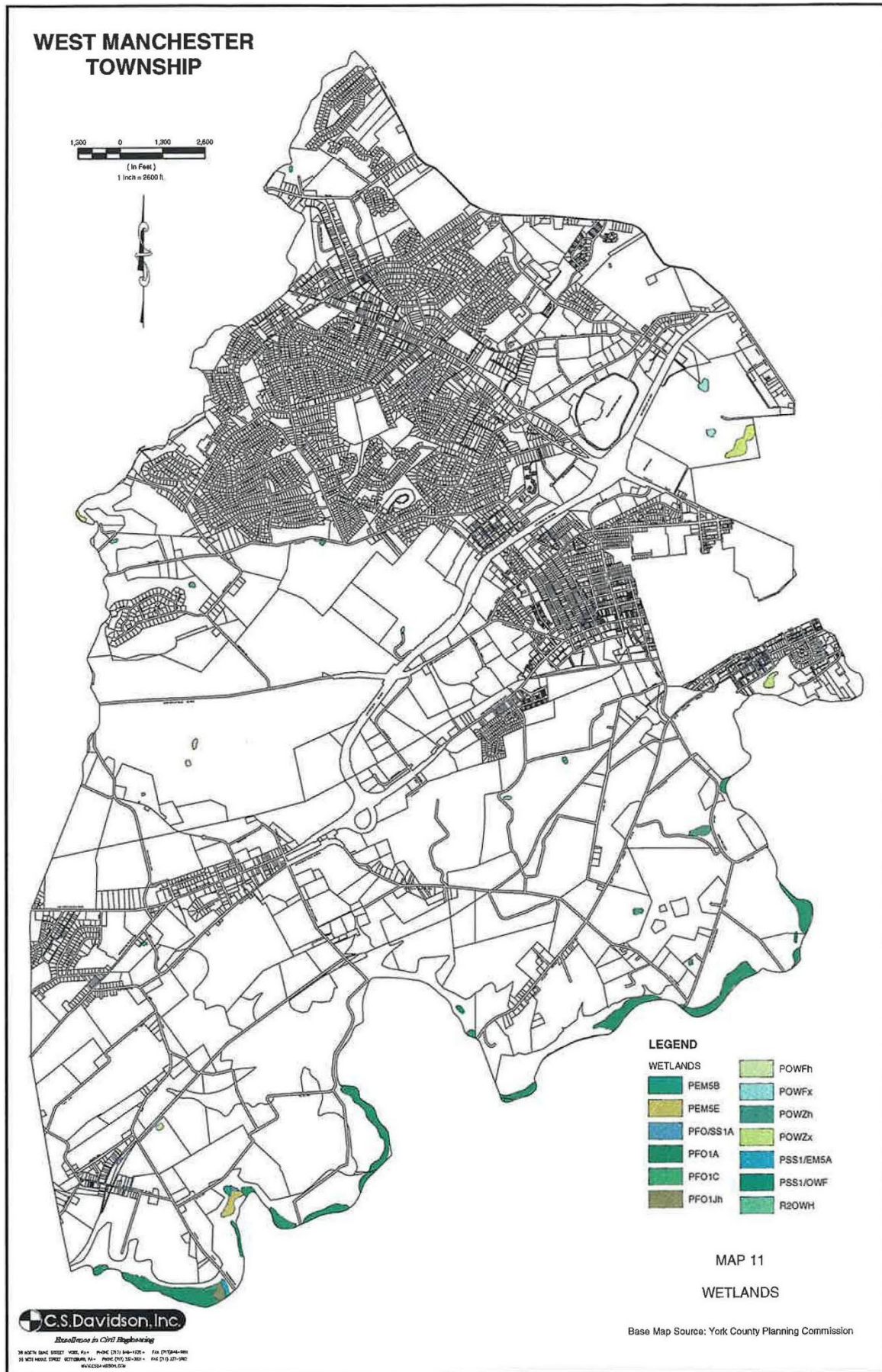
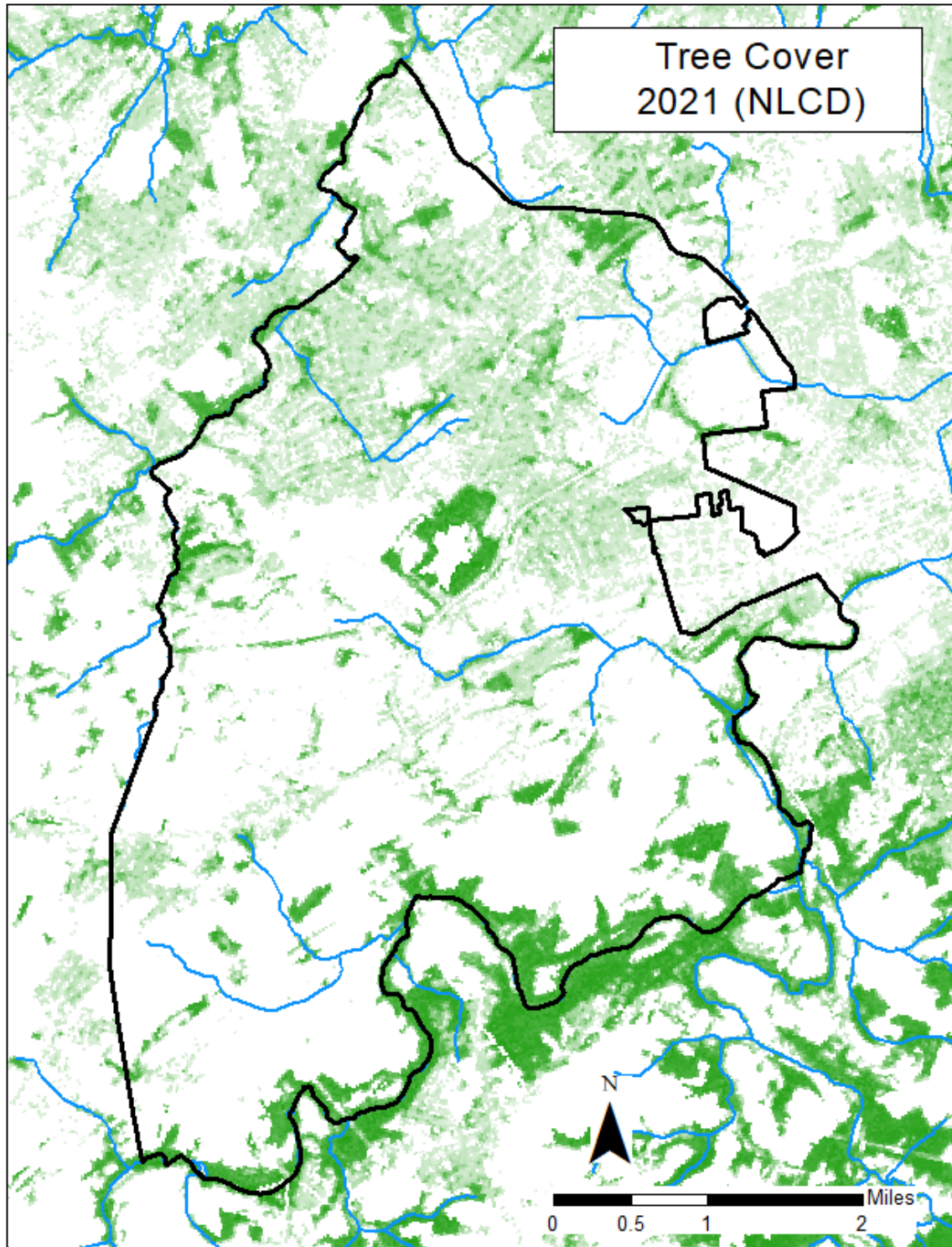


Figure 10. Tree Cover, 2021.



Source: National Land Cover Database (NLCD)

Unique Natural Areas

Two unique natural areas within West Manchester Township are recognized in the York County Natural Area Inventory and York County Open Space & Greenways Plan (2006).

The Taxville Quarry site includes a limestone cave, which supports a population of an invertebrate animal species of concern (G3S2S3: globally restricted range, rare; state restricted range, endangered). This species is defined in the York County Natural Areas Inventory. This invertebrate species can be found in limestone caves in south central Pennsylvania. It has specific habitat requirements and has adapted to life in caves. It has no eyes or pigmentation. Contamination of the groundwater flowing through the cave is a threat to the existence of this species.

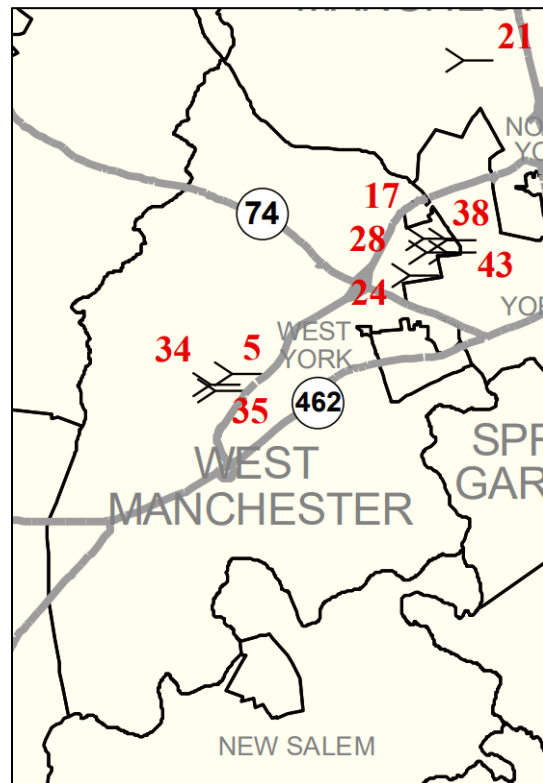
The Indian Rock Floodplain site includes both upland and bottomland forests adjacent to the West Branch of Codorus Creek. Both forest types found here are relatively mature. Several sycamores on the floodplain measure more than five feet in diameter. The floodplain at this site includes a linear slough, which is an excellent habitat for amphibians. Tree species include May-apple, spring-beauty, sedges, and trout lily. Maintaining the canopy in this forest is important to the existence of its inhabitants. This site supports a G3S3 (globally rare; state rare) plant species, which is defined in the York County Natural Areas Inventory.

In addition, the York County Environmental Resources Inventory identifies and describes four additional caves as unique features in West Manchester Township.

5. Colmoru Cave, a cave formed from gray and white spotted limestone and marble associated with the Kinzers Formation.
17. Marble Cave – a cave formed in the Kinzers formation.
24. Pigeon Cave – a cave formed from light gray magnesium limestone and named for the pigeons that roost there.
28. Sandy Cave - a cave formed in the Kinzers formation.
34. Taxville Quarry Caves – Cave 2 and
35. Taxville Quarry Caves – Cave 1 – both formed of white and pink fine grain marble associated with the Kinzers formation.

The Unique Features Map is presented in the York County Environmental Resources Inventory and in the York County Open Space & Greenways Plan, a component of the York County Comprehensive Plan, as shown in Figure 11.

Figure 11. Excerpt from the Unique Features Map, York County Open Space & Greenways Plan, 2006.



Source: YCPC

These areas are not identified for awareness or protection in the Township's development-related ordinances.

Historical Features

The most comprehensive resource documenting historical features in the Township is the book entitled *West Manchester Township 200th Celebration (1799 – 1999)*. The listed features and any remaining contextual landscape are representative of the Township’s agricultural legacy, industrial past, and architectural styles.

Previous Comprehensive Plans included a list of these structures, some of which were noted as demolished. All of these features exist on private property, without formal preservation. However, documentation of the features as of the bicentennial is generally complete.

Local Historical Sites (2006)

West Manchester Township has a very rich cultural heritage from its roots as a farming community in the 1730’s to its suburban development in the mid-twentieth century. Figure 12 shows the location of historical sites within the Township, numbered in three lists without explanation:

1. A two-part sandstone structure. The easternmost portion of which is medieval Germanic in nature and dates from the 1770’s. Also on this site is a limestone quarry and kiln (demolished).
 2. A classically fenestrated stucco structure, circa 1780 (demolished).
 3. A classically fenestrated sandstone structure, circa 1800 (demolished).
 4. The 19th Century corollary of Item 3. It is a 4/4 single doorway structure, circa 1840.
 5. A two story classically fenestrated sandstone structure, circa 1800 (demolished).
 6. A two story classically fenestrated banked structure with large flat stone arches, circa 1820.
 7. A two story 5/5 classically fenestrated brick structure with Italianated appointments, circa 1850.
 8. A two-story central chimney Germanic log structure indicative of the type of structure which probably was the most easily constructed by the early Germanic settlers.
 9. The Hokes Mill assemblage which includes a classically fenestrated brick structure dating from circa 1800 and the mill itself which is dated from the first quarter of the 19th century.
 10. The Five Mile House which is a classically fenestrated limestone structure. Of particular note are the sandstone groins and the fine sandstone flat arches.
 11. A two-story banked structure; this building retains some of its 18th Century character on the east side. Greatly modified in the 19th Century, the building is reputed to have been originally a distillery. A pool behind the house was used for baptisms in the 20th Century.
-
- 1A. A two story classically fenestrated brick structure, circa 1800.
 - 2A. A two story classically fenestrated brick structure with Greek revival appointments, circa 1830.
 - 3A. A two story 4/4 brick structure with a single doorway and double ended chimneys, circa 1840.
 - 4A. A two story classically fenestrated brick structure with Italianated appointments, circa 1850.
 - 5A. A story and a half log structure, circa 1840.
 - 6A. A three-part farmstead. The oldest block being 3/3 Philadelphia styled farmhouse, circa 1780 with additions which are appended in the 1820s and 1850s, respectively (demolished).
 - 7A. A one and half story log structure, circa 1840.
 - 8A. A two story classically fenestrated brick structure; of particular note are the gauged flat arches, circa 1800.

Figure 12. Historical Sites, West Manchester Township, 2006.



- 1B. A two-story limestone structure with 4/4 openings. Noteworthy are the small flues characteristic of the Germanic use of stoves. The structure is dated 1804.
- 2B. A two story classically fenestrated limestone structure. Note in particular the brick arches over the windows which are characteristic of the Moravian influence, circa 1780.
- 3B. A two story 4/4 single doorway limestone structure, circa 1800.

State Resource Inventory

Pennsylvania's State Historic and Archaeological Resource Exchange (PA-SHARE) is the online data management and cultural resources GIS tool of the Pennsylvania State Historic Preservation. PA-SHARE identifies 65 above-ground resources (which may comprise multiple sites or buildings) and one state historical marker in West Manchester Township, as well as 19 archaeological resources:

Above-ground Resources

- 2 demolished resources: Emig-Ehrhart House at 4450 West Market Street and Sprenkle-Arnold-Burger House at 4460 West Market Street
- 1 listed resource on the National Register of Historic Places: Samuel Stoner Homestead on West Market Street; listed in 1976
- 8 resources eligible for listing on the National Register of Historic Places; 2 railroad/railway corridors and the Martin Hoke Farm have been determined to be eligible since 2006
- 3 resources with determinations of eligibility for listing by the Keeper of the National Register at the National Park Service
- 16 resources not eligible for listing based on data available at the time of review
- 35 resources for which eligibility has not been determined (undetermined); 9 have been identified in this category since 2006:
 - Resource Name (Null) at 2210 Locust Lane, PA 17408
 - Lau Tract
 - Donna Heinze Property, E Berlin Rd., PA
 - Codorus Meeting House, 1005 Stoverstown Road, PA
 - West Manchester Consolidated School No. 1, Emig Mill Rd., PA
 - Bott Log House, Emig Mill Rd., PA
 - Reigelbach, E Berlin Rd., PA
 - House, 2420 Pine Road, York PA 17409
 - Garber Farmstead, 1750 Taxville Rd, York Pa 17408

State Historical Marker

Title: Gettysburg Campaign

Text: June 28, 1863, Confederate Gen. Gordon's brigade of Early's division followed this route through York to Wrightsville. Early's main force remained here until June 30, when it left to rejoin Lee's army.

Type: Roadside at W Market St. (PA 462 / old US 30) & John St.

Date Dedicated: 10/08/1947

Historical preservation offers opportunities for the community and visitors alike. Many educational opportunities become available to all ages, while at the same time, historic sites create a sense of civic pride in the community. They also offer the Township economic vitality, and various tourism opportunities.

Key Findings

1. The northern portion of the Township—north of Taxville Road and US Route 30 east of PA/74 Carlisle Road—generally has slight constraints for development. The underlying geology generally offers good stability and has limited economic value for mineral extraction. Soils are also suitable for small-scale development and for on-lot sewage disposal systems (OLDS) in undeveloped and agricultural areas. In fact, much of this area has already been developed and is served by public water and public sewer systems.
2. The central and southern portions of the Township—south of Taxville Road and US Route 30 east of SR 74/Carlisle Road—has moderate constraints for development and economically valuable rock material. The underlying geology is prone to develop sinkholes and surface depressions. Future private development and public infrastructure should undertake site investigation and careful site design to avoid creating conditions that could contribute to subsidence and/or groundwater pollution. Three quarries operate in this area; any future expansion may result in traffic, noise, and dust that are not compatible with existing development. Soils are also suitable for small-scale development and OLDS in most locations.
3. Most of the remaining prime agricultural lands—agricultural soils in classes I, II, and III and used for agriculture—are located outside the Primary Growth Area and specifically south of Wolfs Church Road, Woodberry Road, and West College Avenue.
4. Slopes are generally not a significant limitation to development across the Township. Small areas of slopes greater than 15 percent are found between Wolfs Church Road, Woodberry Road, and the more southern of the York Railway lines and also within 2,500 feet of Codorus Creek. Slopes in this range may be suitable for certain OLDS, but generally on-lot disposal is impractical.
5. All of the streams in West Manchester Township are included on Pennsylvania’s 2024 Integrated Water Quality Report as impaired due to human use and land management.
6. Floodplains area generally free of development. FEMA’s flood hazard maps for lands in West Manchester Township were last updates on December 16, 2015. The Township’s Floodplain Ordinance regulates development in the floodplain referencing the flood map dated December 16, 2015, or more recent revision thereof.
7. Wetlands are present along most waterways and scattered in upland areas in the Township. The largest concentration of wetlands lies along the West Branch of the Codorus Creek. PA DEP and the US Army Corps of Engineers regulate any disturbance to wetlands through a permitting process.
8. Woodlands and dense tree cover overlays less than 10 percent of the Township, namely where lands are no longer in active agricultural use or where planted for beautification. Development-related ordinances encourage the conservation of woodlands and the establishment of additional tree cover.
9. Two unique natural areas—the Taxville Quarry Site and the Indian Rock Floodplain—and four underground caves are known to exist in the Township. These areas are not referenced for awareness or protection in the Township’s development-related ordinances.
10. Historical sites represent the Township’s agricultural legacy, industrial past, and architectural styles; some sites extend beyond the Township in location and significance. Only the Samuel Stoner Homestead is recognized by the National Register of Historic Places for its historic significance.

Adjacent Municipal Planning

This section identifies local planning tools in use by neighboring municipalities and examines zoning compatibility along shared borders with West Manchester Township in 2023. Upon development of a future land use plan and map, a land use compatibility statement will be included in the comprehensive plan.

Municipal Planning Tools

All municipalities adjoining West Manchester Township use the primary planning tools authorized by the PA Municipalities Planning Code (Table 1).

Table 1. Planning Tools in Use

	Planning Commission	Comprehensive Plan	Zoning	SALDO
West Manchester Township	Yes	Yes	Yes	Yes
Manchester Township	Yes	Yes	Yes	Yes
City of York	Yes	Yes	Yes	Yes
West York Borough	Yes	Yes	Yes	Yes
Spring Garden Township	Yes	Yes	Yes	Yes
North Codorus Township	Yes	Yes	Yes	Yes
New Salem Borough	Yes	Yes	Yes	Yes
Jackson Township	Yes	Yes, multi-municipal	Yes	Yes
Dover Township	Yes	Yes, multi-municipal	Yes	Yes
Conewago Township	Yes	Yes	Yes	Yes

Source: York County Planning Commission

Municipalities are required by the Pennsylvanian Municipalities Planning Code to share draft plans and ordinances with adjacent municipalities prior to adoption. As adjacent municipalities share draft updates to plans and ordinances, West Manchester Township should review them for compatibility with the Township’s planning policy along the shared municipal border and comment, as needed.

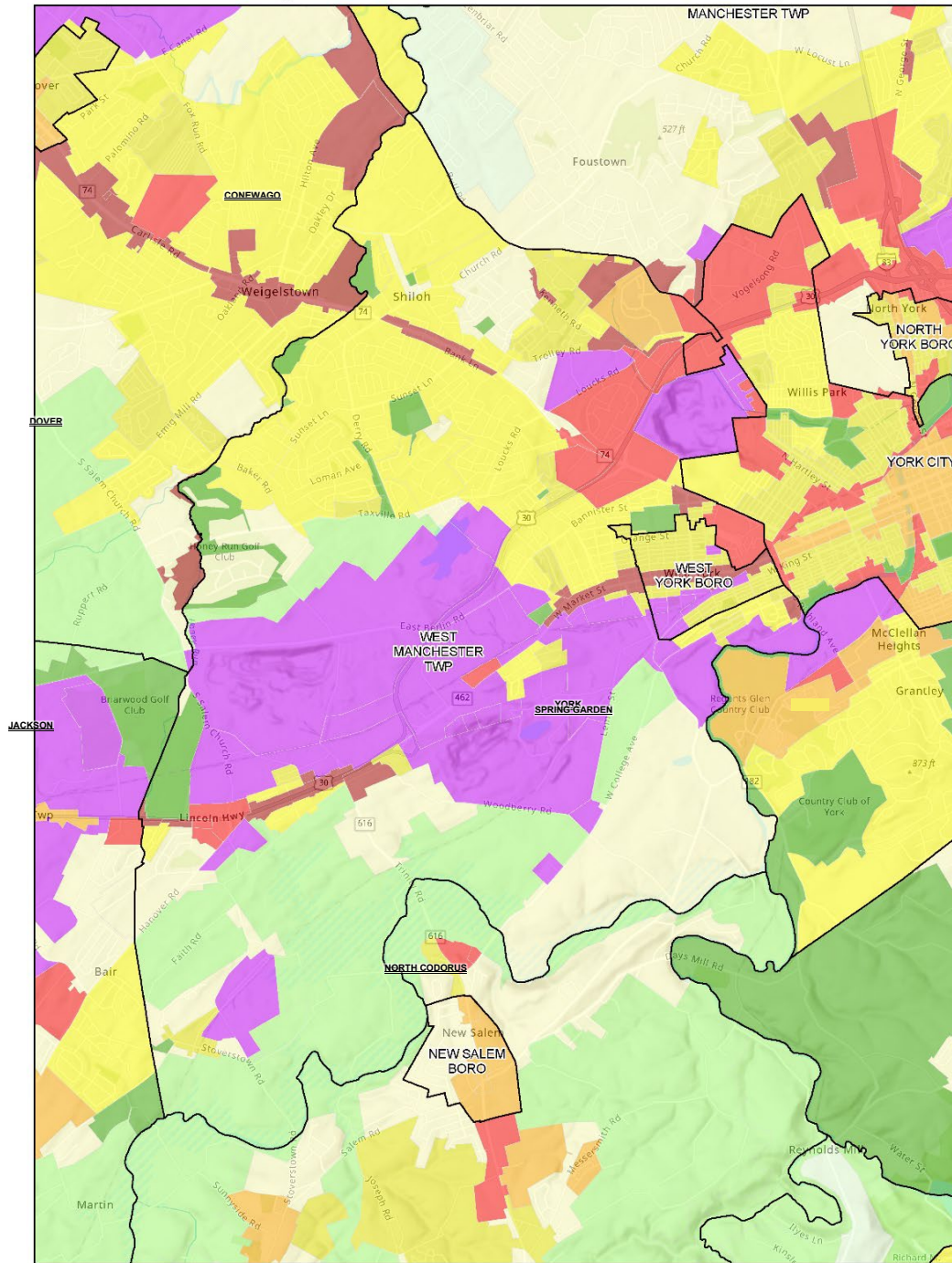
Zoning Compatibility in 2023

The York County Planning Commission (YCPC) compiles municipal zoning data, generalizes zoning designations and makes the data available through the York County GIS Portal. See Figure 1 for a map of generalized zoning in and surrounding the West Manchester Township.

Manchester Township

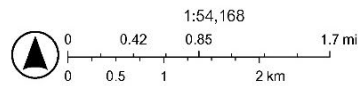
Manchester Township has zoned primarily for low density residential uses and rural land uses along Roosevelt Avenue, its border with West Manchester Township. Maximum residential density is lower in Manchester Township than in West Manchester, as classified by YCPC, however these use patterns are generally compatible. Manchester Township has zoned small pockets of neighborhood commercial and highway commercial at the southernmost point of the shared border near UPMC Memorial and the more heavily urbanized US Route 30 corridor.

Figure 1. Adjacent Generalized Zoning, August 2023



8/28/2023

- York County Municipal Boundaries
- Zoning**
- Conservation/Open Space
- Resource Protection
- Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- Highway Commercial
- Industrial
- World Hillshade



Esri, NASA, NGA, USGS, FEMA
 York County Planning Commission, data.pa.gov, Esri, HERE,
 Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
 EPA, NPS, USDA

Source: YCPC

City of York

Along its border with West Manchester Township, the city has zoned primarily for highway commercial, medium density residential, and industrial uses, as well as one area each of mixed use and conservation/open space. Residential districts in the city abut industrial and highway commercial districts in the Township, and the conservation/open space designation along the border abuts a neighborhood commercial district in the Township. The Township requires a residential buffer strip of 50-100 feet between industrial and highway commercial buildings, structures, off-street parking lots, loading areas and outdoor storage areas and adjoining residentially zoned properties.

The city's conservation/open space zoning designation for Odeon Field along South Richland Avenue abuts a neighborhood commercial district in the Township. Both are bordered by residential neighborhoods and residential zoning districts to the north and Codorus Creek and industrial uses and industrial zoning districts to the south. While different in use, these small-scale patterns are compatible in an older urban setting.

West York Borough

West York has zoned for medium-density residential, neighborhood commercial and industrial uses along its border with West Manchester Township. With the exception of commercial zoning for the York Fairgrounds, these use patterns are compatible.

Spring Garden Township

Spring Garden Township has zoned for a narrow buffer of conservation/open space uses along the South Branch of Codorus Creek, which separates its medium-density and low-density residential districts from the industrially zoned lands in West Manchester Township. Abutting industrial districts do not have a conservation/open space buffer. These use patterns are generally compatible.

North Codorus Township

Along its border with West Manchester Township, Codorus Township has zoned for resource protection, namely the Codorus Creek corridor. These use patterns are compatible.

New Salem Borough

Along its small border with West Manchester Township, New Salem has zoned for low-density residential uses. These use patterns are generally compatible.

Jackson Township

Along its border with West Manchester Township, Jackson Township has zoned land for a wide range of uses. Commercial zoning along US Route 30 and conservation/open space zoning north of US Route 30 are compatible. Low-density residential zoning south of US Route 30 is also compatible.

South of SR 116/Hanover Road, Jackson Township has zoned for medium-density residential uses and conservation/open space along Codorus Creek; these districts primarily abut resource protection areas (i.e., farmland) in West Manchester Township, as well as a low-density residential district surrounding the village of Bair Station and a very small conservation/open space area. While the zoning pattern in this area appears

complicated, the only significant potential conflict lies between medium-density residential use in Jackson Township and the resource protection district in West Manchester Township.

Dover Township

Along its border with West Manchester Township, Dover Township has zoned land for conservation/open space, low-density and medium-density residential, and neighborhood commercial uses. These use patterns are generally compatible.

Conewago Township

Along its minimal border with West Manchester Township, Conewago Township has zoned land for medium-density residential. The use pattern is compatible.

Key Findings on Adjacent Municipal Planning

1. All adjoining municipalities use the primary planning tools authorized by the PA Municipalities Planning Code.
 - As adjacent municipalities share draft updates to plans and ordinances, West Manchester Township should review them for compatibility with the Township's planning policy along the shared municipal border and comment, as needed.
2. Zoning for lands along the shared borders is generally compatible. In locations where general use designations differ across the border, West Manchester Township and adjacent municipalities use zoning districts and dimensional buffer requirements to separate potential activity conflicts.

County Planning & Guidance

As the planning agency for York County, the York County Planning Commission (YCPC) provides direction for sustainable development and conservation efforts, with the goal of enhancing the quality of life, community value, public stewardship, and the reliability of safe transportation in the communities of York County. Through various divisions, YCPC provides countywide planning services in the areas of long-range planning, transportation planning, and water resource planning.

This section overviews plans and reports prepared by the York County Planning Commission and the York County Economic Alliance. Activities of the York Area Metropolitan Planning Organization are acknowledged here and detailed in the Transportation Infrastructure section. Plans and reports were reviewed for recent inventory, analysis, and planning guidance to West Manchester Township and its 2023-2024 comprehensive planning effort.

Long-Range Planning

York County's Comprehensive Plan comprises nine component plans, each addressing a specific aspect of community and economic development. These plans are overviewed below.

- [Agricultural Land Protection Plan](#)
- [Economic Action Plan](#)
- [GOYORK 2045, The Metropolitan Transportation Plan](#)
- [Growth Management Plan](#)
- [Hazard Mitigation Plan](#)
- [Heritage Preservation Plan](#)
- [Housing & Community Development Plan](#)
- [Integrated Water Resources Plan](#)
- [Open Space & Greenways Plan](#)

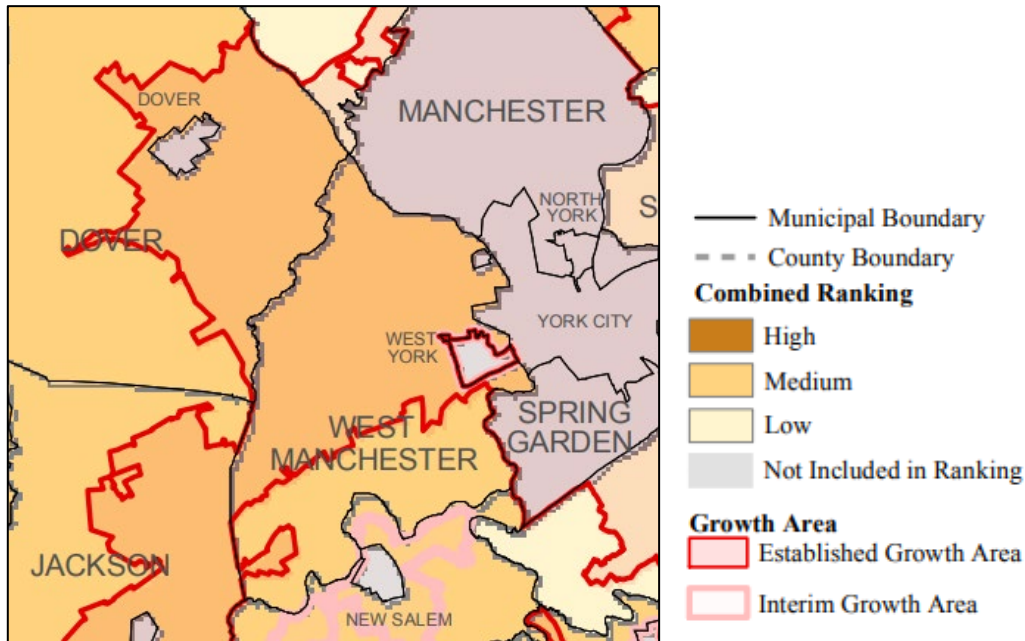
1. **[Agricultural Land Protection Plan](#)**, adopted December 10, 2008.

This plan calls attention to economic and social realities facing farmers today (2008) but more importantly addresses the protection of agricultural land, specifically class I-IV soils and large parcels in agricultural use, in rural townships. The reader is referred to the Economic Development Plan component (now titled Economic Action Plan) of the County Comprehensive Plan for analysis of the business climate for agricultural operations and agricultural support businesses.

- Relevant Findings:
 - A significant portion of West Manchester Township's rural area was (in 2008) enrolled in the Agricultural Security Area Program, indicating a commitment by the farm owner to continue farming.
 - West Manchester Township was classified as a medium-rank township for county-led agricultural protection efforts based on the number of large farm parcels and soil quality. (Figure 1).
- Actions with relevance for West Manchester Township:

- Encourage the expansion of Agricultural Security Areas to meet minimum qualifications for future land preservation programs, i.e., the County Agricultural Conservation Easement Program and/or the State’s Land Trust Reimbursement Program, administered by the Farm and Natural Lands Trust (FNLT).
- Encourage and support the efforts of rural area townships to establish municipal conservation easement purchase programs.
- Continue to advocate the PA Municipalities Planning Code requirement that “zoning ordinances shall encourage the continuity, development, and viability of agricultural operations.”

Figure 1. Excerpt from Agricultural Land Protection Plan Map 10: Combined Ranking



Source: YCPC

2. **Economic Action Plan**, adopted December, 2020.

This plan was prepared as a short-term roadmap for economic recovery from the disruptions caused by COVID-19, as well as a 10-year plan for economic growth and development. The plan aims to leverage the county’s “strengths in healthcare and manufacturing, arts and culture, increasing diversity, and a marriage of rural and urban spaces to create pathways to economic prosperity for all.” The plan deliberately emphasizes equity and inclusion in organizational leadership and workforce opportunities, business assistance and entrepreneurship.

- Plan Themes (general relevance to municipal action):
 - Create opportunities for all people, regardless of educational or cultural background.
 - Fuel the engines of prosperity, industry and entrepreneurship, by understanding needs and expanding programs.
 - Enhance York County’s sense of place through enhancing its urban, small town, and rural economies.

3. [GOYORK 2045, The Metropolitan Transportation Plan](#), adopted June 24, 2021; update underway.

This Plan presents strategies for improved mobility across surface transportation networks in York County, specifically in support of its physical, social, economic, and institutional environments. It addresses passenger and freight transportation across highway, rail, public transportation, and bicycle and pedestrian modes. This plan also emphasizes equity in the process and outcomes of transportation planning. Select strategies addressing topics relevant to West Manchester Township are listed in Table 1.

Table 1. Select Strategies

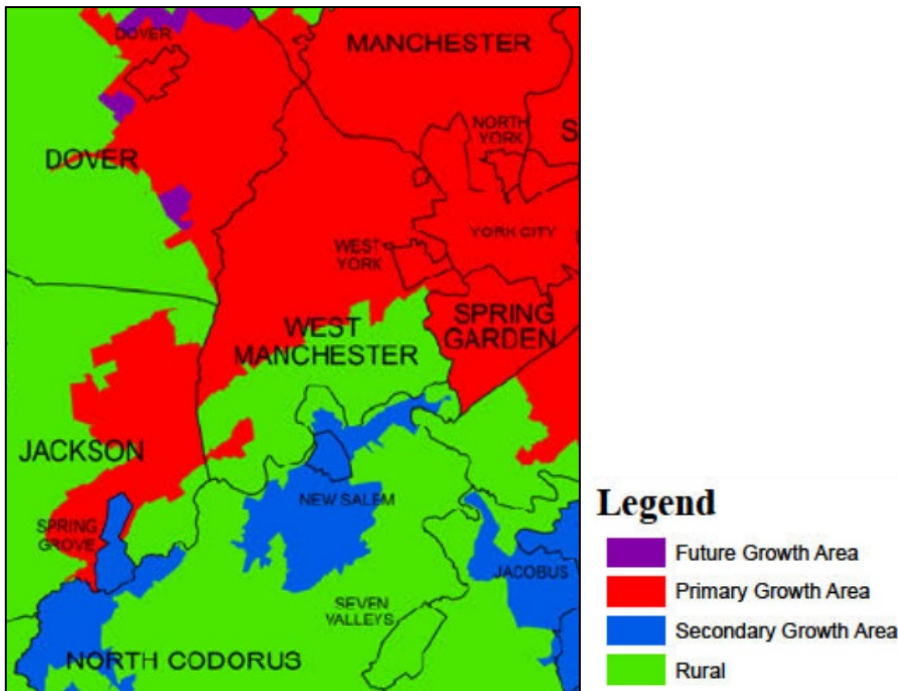
Plan Topics	Strategies
Equity	<ol style="list-style-type: none"> Develop projects to reduce the disproportionate impact of bicycle and pedestrian crashes in minority and low-income areas. Facilitate input from rabbitCARES partnership during land development and transportation impact study processes.
Active Transportation	<ol style="list-style-type: none"> Work with municipalities to develop community facilities and bicycle and pedestrian plans. Build sidewalks in the gaps identified in the York County Bicycle and Pedestrian Connectivity and Safety Inventory. Work with municipalities to ensure bicycle and pedestrian accommodations in land development design. Work with municipalities to enact a Complete Streets Policy.
Freight	<ol style="list-style-type: none"> Educate municipalities about the cause-and-effect relationship between zoning and truck traffic. Work with developers to dedicate truck parking along major corridors.
Roadway Asset Management	N/A
Bridge Asset Management	N/A
Other Asset Management	<ol style="list-style-type: none"> Install signal preemption for buses. Provide battery back-ups for traffic signals.
Transit	<ol style="list-style-type: none"> Build additional park-and-ride lots.
Historic Transportation Facilities	N/A
Safety	<ol style="list-style-type: none"> Implement systematic safety improvements. Implement traffic calming methods. Work with local officials and police to identify problem areas.
Operations	<ol style="list-style-type: none"> Connect and coordinate traffic signals. Expand Intelligent Transportation System infrastructure. Encourage grid layout [i.e., a roadway network with multiple routes].

Plan Topics	Strategies
Environment	18. Prioritize roads and bridges identified in the York County Flooded Roadway Study during the TIP project selection process and scope projects appropriately.
Job Access/ Economic Development	19. Educate employers about multi-modal transportation needs of workers.
PennDOT Connects	N/A [though West Manchester Township is invited by PennDOT to participate in coordination meetings and other efforts].

4. [Growth Management Plan](#), adopted September 1997; amended – December 20, 2017.

This plan fulfills the requirement for a county land use plan. It provides a regional (countywide) assessment of land use patterns and demands, including the relationship of land-based resources to intensive development, agricultural production, and mineral extraction.

Figure 2. Excerpt from the York County Growth Management Map.



Source: YCPC

5. [Hazard Mitigation Plan](#), adopted November 20, 2024.

The hazard mitigation plan fulfills a federal requirement for the development and submission of a hazard mitigation plan by local governments (counties and municipalities), as a condition of receiving various types of pre- and post-disaster assistance. YCPC prepared the plan for county and municipal adoption.

The plan identifies 195 mitigation actions to be implemented by York County and its municipalities, which were broadly subcategorized under the following four categories:

1. **Education and Awareness.** Example actions include:
 - Promote the use of low flow technology and other water conservation techniques.
 - Identify comfort stations available during extreme temperatures.
2. **Local Plans and Regulations.** Example actions include:
 - Incorporate groundwater recharge provisions into zoning and subdivision/land development ordinances.
 - Promote the use of native species in plans and ordinances.
3. **Structure and Infrastructure.** Example actions include:
 - Promote the use and acquisition of early warning systems and devices, including utilization of a weather radio.
 - Promote the maintenance and inspection of all dams.
 - Use structural and nonstructural retrofitting for buildings, infrastructure retrofits, structural elevation, and mitigation construction (e.g. proper scoping preconstruction and construction activities and demolition/removal).
4. **Natural Systems Protection.** Example actions include:
 - Use minor localized flood reduction projects including but not limited to culverts, retention/ detention basins, channelization, and the incorporation of stormwater BMPs into local ordinances.
 - Use drainage system maintenance and wetland protection to lessen the impact of floods.
 - Promote stream and floodplain restoration and buffering to lessen the impacts of stormwater runoff and flooding.
6. **[Heritage Preservation Plan](#)**, adopted August 17, 2016.

This policy plan aims to promote and help to protect heritage resources as part of York County's unique character and sense of place and to provide guidance to decision-makers when difficult questions emerge regarding which resources should be preserved. The plan acknowledges that the future of heritage resources lies in many hands and calls for broadly collaborative protection and funding methods across five (5) strategies:

1. Celebrating York County's Heritage.
 2. Building Preservation Partnerships.
 3. Making New Friends.
 4. Developing Support Systems.
 5. Strengthening the County's Role.
7. **[Housing & Community Development Plan](#)**, adopted December 16, 2020.

This Plan provides a foundation for York County's housing and community development programs and initiatives, particularly those administered by the YCPC. Housing affordability and access is a primary element of the plan.

Key strategies include:

1. Promote the Creation of Safe, Affordable Housing Units.
2. Promote Home Ownership & Safety Needs.
3. Increase County Capacity for and Awareness of Affordable Housing.
4. Raise Community Awareness for housing needs.
5. Support Housing Access through Barrier Removal.

8. [Integrated Water Resources Plan](#), adopted March 2011.

This policy plan aims to create a comprehensive strategy to ensure the protection and supply of clean water to all users and the environment. It has been approved by PA DEP as the York County Act 167 Stormwater Management Plan.

Key recommendations include:

1. Develop Source Water Protection Plans for all water supply systems.
2. Recommended that municipalities consider adopting a water supply well testing ordinance.
3. Promote the establishment of municipal Environmental Advisory Councils (EACs)
4. Incorporate non-structural BMPs into municipal ordinances.
5. Investigate the potential for the development of a wetland mitigation bank in conjunction/coordination with the PennDOT.

9. [Open Space & Greenways Plan](#), adopted December 13, 2006; update underway.

This policy plan provides a guidebook for county open space preservation and greenway conservation efforts that complement York County's development pattern. This plan builds upon the county's [Environmental Resources Inventory \(ERI\)](#) and its [Natural Areas Inventory \(NAI\)](#). Like the Heritage Preservation Plan, this plan acknowledges the many voices in land preservation and resource conservation from land owners to advocates.

Land Use Planning Guidance

YCPC publishes various reports and reference material to aid its work and the planning activity of local governments.

1. [Protecting York County's Rural Environment; January 2024](#). This report outlines agricultural protection zoning techniques, agricultural security areas, and conservation easements in simple language for ease of application by any municipality.
2. [York's Envisioned Scenarios: YES 2040; February 2013](#). This planning study examined development factors and influences to define six (6) distinct future development patterns, then evaluated the scenarios for their impacts on infrastructure and the environment. The resource protection scenario and centralized growth scenario were rated highest by stakeholders. The report concludes that both scenarios should be further examined in preparing updates to the Growth Management Plan and the Long-range Transportation Plan.

YCPC also prepares and publishes model ordinances to help local governments address emerging land uses and development topics in a manner consistent with best practices and countywide planning. The following model ordinances have been developed to date:

1. [Geothermal Heating Systems Model Ordinance](#)
2. [Warehousing and Associated Uses Model Ordinance](#)
3. [Outdoor Wood-Fired Boiler Energy Systems Model Ordinance](#)
4. [Small Wireless Communications Facilities Model Ordinance](#)
5. [Solar Energy Systems Model Ordinance](#)
6. [Stormwater Management Model Ordinance](#)
7. [Sustainable Landscaping Model Ordinance](#)
8. [Water Supply / Well Testing Model Ordinance](#)
9. [Wind Energy Systems Model Ordinance](#)
10. [Zoning Ordinance Content Guide](#)
11. [Cryptocurrency and Data Mining Model Ordinance \(PDF\)](#)
12. [Electric Vehicle \(EV\) Charging Station Model Ordinance \(PDF\)](#)

Transportation Planning

YCPC serves as staff for the federally designated York Area Metropolitan Planning Organization (YAMPO). YAMPO is responsible for long-range transportation, also known as metropolitan transportation planning, as well as transportation improvement programming for the surface transportation system; project programming is conducted in conjunction with PennDOT's Engineering District 8-0.

Long-range Transportation Planning and Transportation Improvement Programming

1. [GOYORK 2045 Metropolitan Transportation Plan – see above](#)
2. [Capital Improvement Plan \(CIP\) 2021-2045](#)
3. [Transportation Improvement Program \(TIP\)](#)
4. [Air Quality Conformity Report](#)
5. [Congestion Management Process \(CMP\)](#)
6. [Coordinated Public Transit Plan](#)
7. [Unified Planning Work Program](#)

Other Transportation Studies, Plans, and Reports

YAMPO conducts studies, prepares plans, and publishes reports on transportation topics of local and regional/county interest. YCPC's website provides a brief description of each document under the [Transportation](#) heading of its the Reports & Documents webpage.

1. [Annual Pavement & Bridge Condition Report](#)
2. [Bicycle & Pedestrian Plan](#)
3. [Flooded Roadway Studies](#)
4. [Freight Plan](#)
5. [I-83 Master Plan Exits 24-28](#)
6. [I-83 Traffic & Conditions Report](#)
7. [Impact on Minority and Low-Income Populations](#)
8. [Report on Congestion, 2016](#)
9. [Safety Evaluations](#)
10. [Transit Development Plan 2017 \(TDP\)](#)
11. [York County Bridge Plan](#)

Water Resources Planning

YCPC is a leader in countywide water resource planning, especially regarding stormwater management and water quality improvement in the Chesapeake Bay. YCPC's website provides a brief description of each document under the [Water](#) heading of its the Reports & Documents webpage.

1. [BANCS Assessment of Designated Stream Reaches](#)
2. [Integrated Water Resources Flowchart](#)
3. [Model Water Supply / Well Testing Ordinance](#)
4. [Regional Chesapeake Bay Pollutant Reduction](#)
5. [York County Clean Water Action Plan](#)

Key Finding on County Planning & Guidance

1. The York County Planning Commission provides countywide analysis and planning guidance for Township planning and development policies. Its various tools, reports, and publications offer technical assistance to local planning.