



South Mountain Partnership Conservation Landscape

Spring Meeting 2026



York County Economic Alliance

**Economic Development
Corporation**

Chamber of Commerce

**Downtown Inc
(Main Street York)**

AFFILIATES

General Authority

**Industrial
Development Authority**

**BLOOM Business
Empowerment Center**

**Redevelopment
Authority**

**York Business
Improvement District
Authority**

**York County
Land Bank Authority**

**Firefly Outdoor &
Economics Consultancy**



**York County
Economic
Alliance**



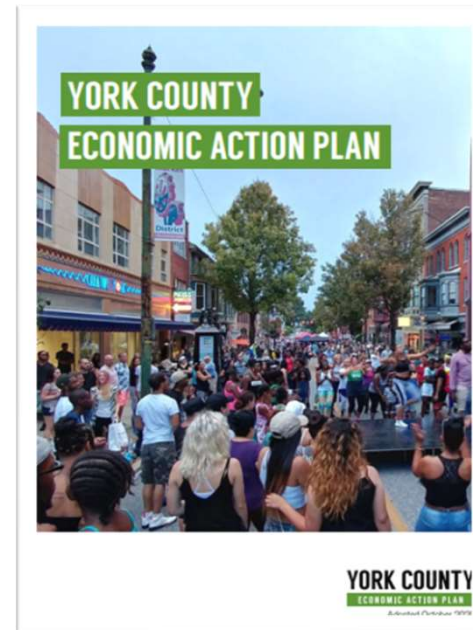
York County Economic Action Plan

Guiding Themes

- CREATE OPPORTUNITIES FOR ALL PEOPLE
- ENHANCE YORK COUNTY'S SENSE OF PLACE
- FUEL THE ENGINES OF PROSPERITY

Foundational Principles

- EQUITY, ACCESS, AND INCLUSION
- COMMUNICATION AND INFORMATION SHARING
- COLLABORATION AND COORDINATION





York County Economic Action Plan



Future of Industry

- Current economic drivers
- Projected industry growth
- Impact of technology and innovation



Workforce Development

- Aligning labor force with industry needs
- Education and upskilling



Entrepreneurship

- Small business support
- Diverse venture development



Equity and Economic Mobility

- Removing barriers to employment
- Diversity and inclusion



Quality of Place

- Arts and cultural amenities
- Environmental assets



Infrastructure/Built Environment

- Roads, transit, water, sewer
- Commercial, industrial, residential real estate



Rural Economy

- Community and agricultural businesses
- Broadband, other services



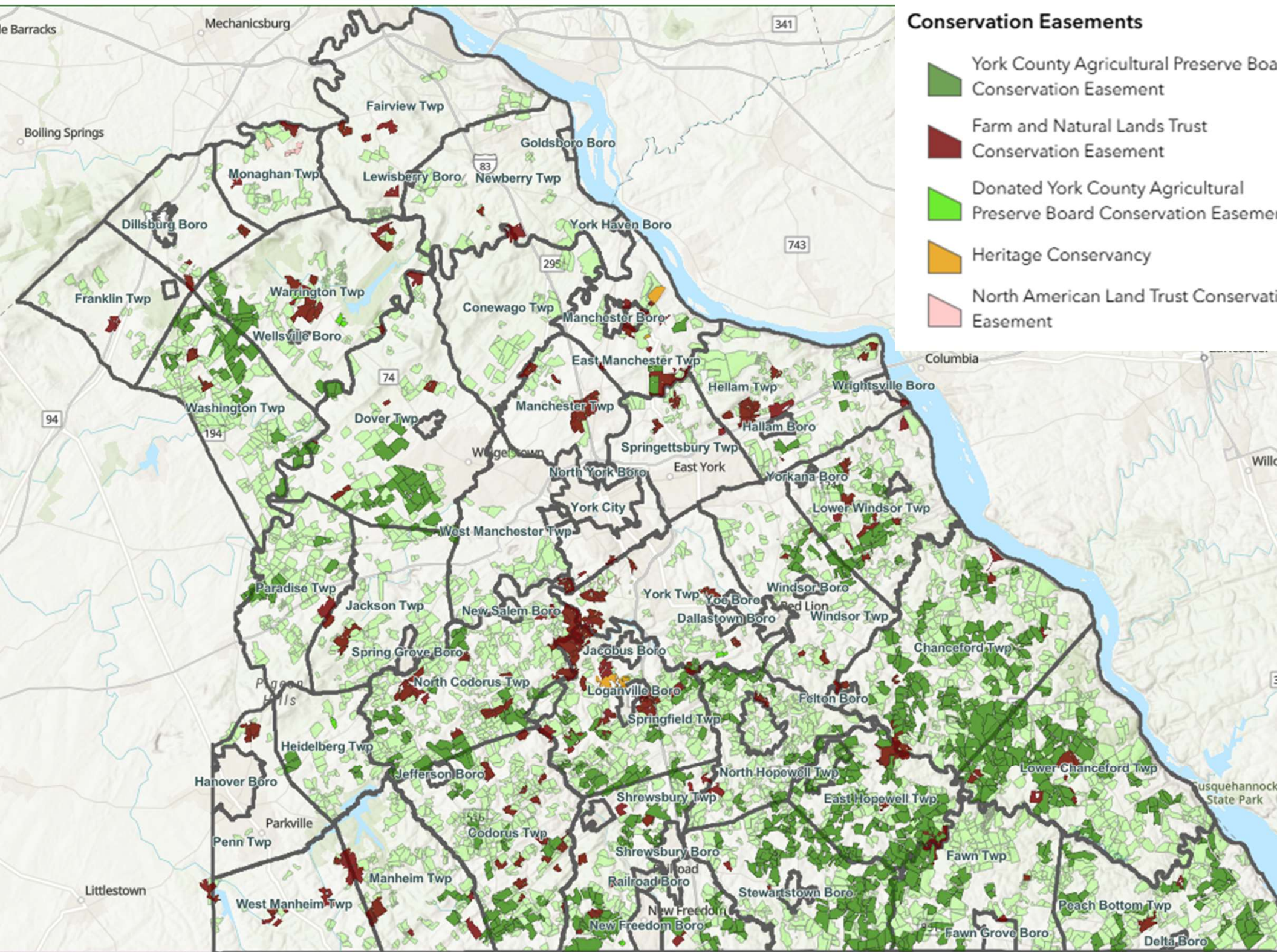
Infrastructure & the Built Environment Theme

Goal:

- Support economic growth through new development & redevelopment within established growth areas

Strategies:

1. Create a dynamic & updateable inventory of all parcels that are vacant, undeveloped, or ripe for redevelopment, and zoned for economic development.



Conservation Easements

- York County Agricultural Preserve Board Conservation Easement
- Farm and Natural Lands Trust Conservation Easement
- Donated York County Agricultural Preserve Board Conservation Easement
- Heritage Conservancy
- North American Land Trust Conservation Easement

Adjacent County Future
Land Use

Legend

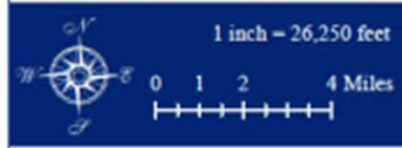
- Future Growth Area
- Primary Growth Area
- Secondary Growth Area
- Rural

Adjacent County Future
Land Use Classes

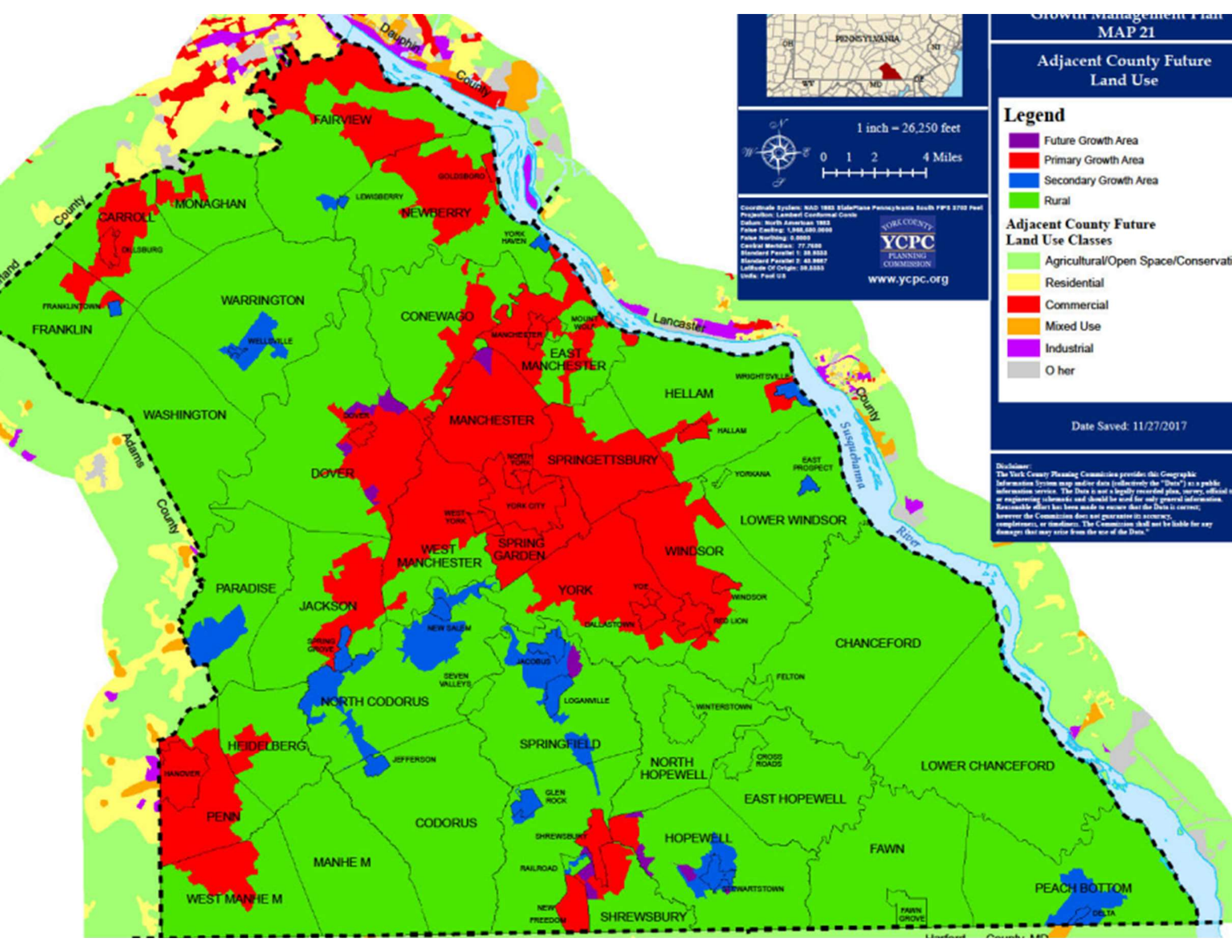
- Agricultural/Open Space/Conservation
- Residential
- Commercial
- Mixed Use
- Industrial
- Other

Date Saved: 11/27/2017

Disclaimer:
The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.



Coordinate System: NAD 1983 StatePlane Pennsylvania South FIPS 2702 Feet
 Projection: Lambert Conformal Conic
 Datum: North American 1983
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 False Northing: 0.0000
 Central Meridian: 77.7680
 Standard Parallel 1: 39.9330
 Standard Parallel 2: 40.0670
 Latitude Of Origin: 39.9335
 Units: Feet US
 YORK COUNTY
 YCPC
 PLANNING
 COMMISSION
 www.ycpc.org

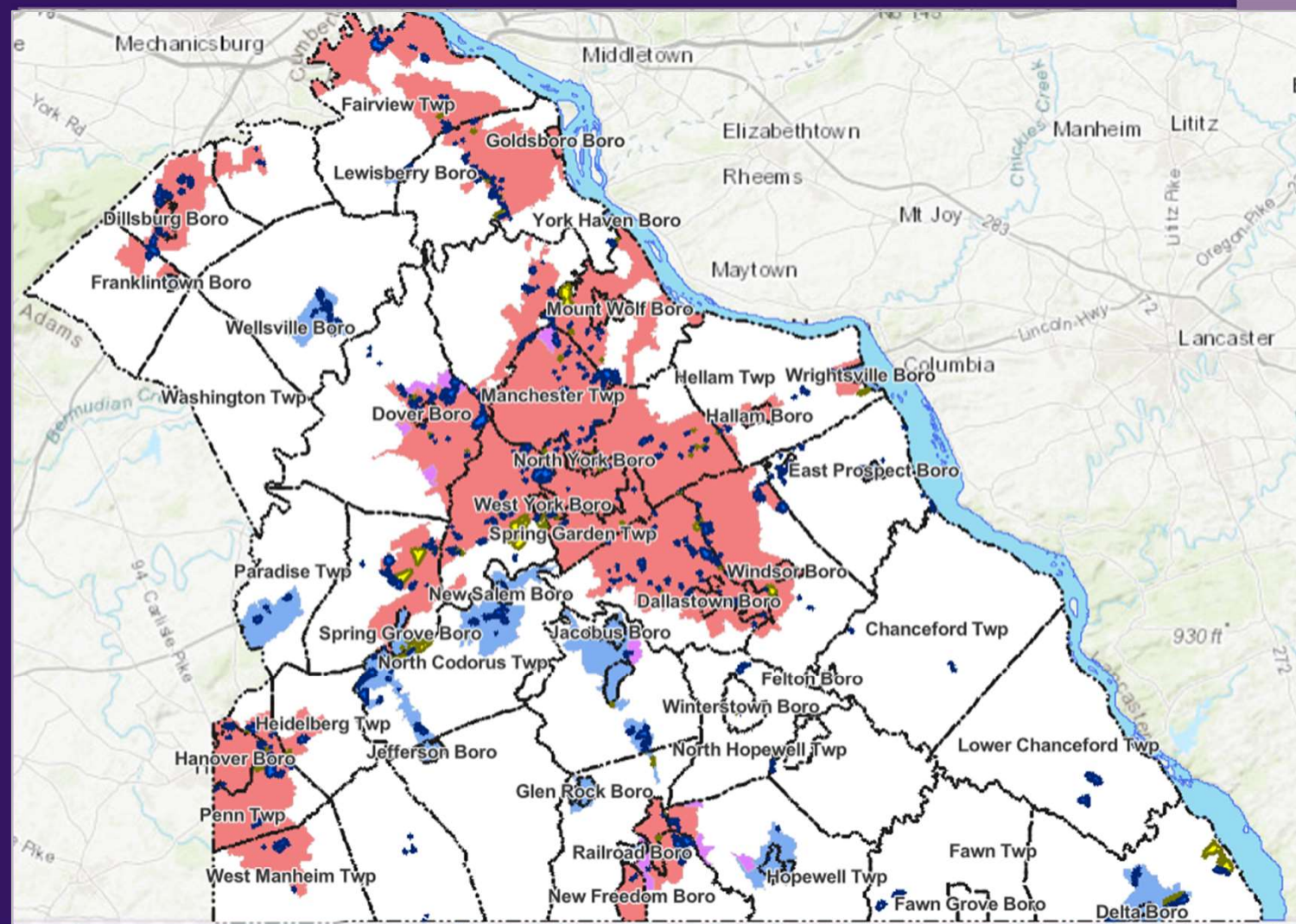


Economic Development Mapping Application



York County Economic Development Mapping Application

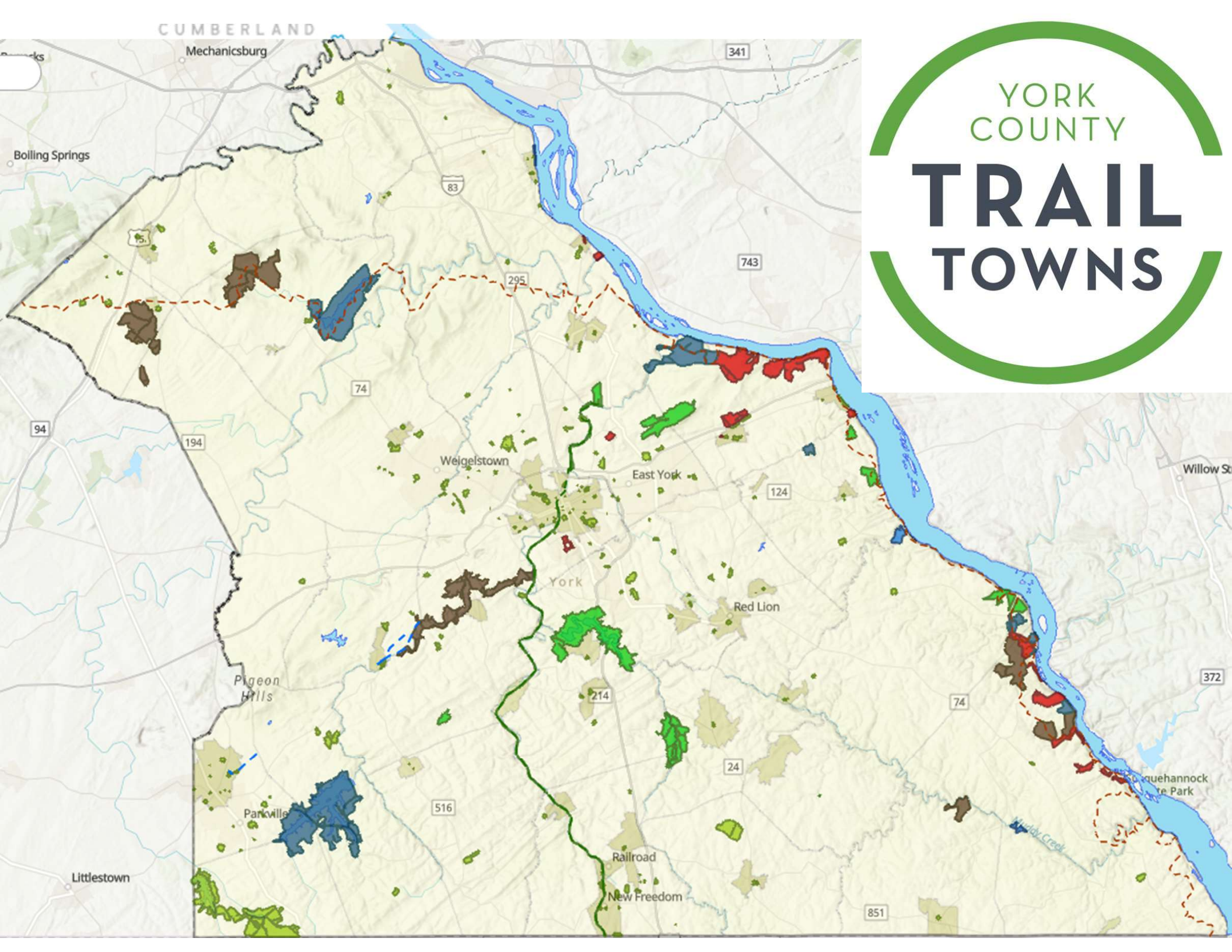
- Search Vacant Candidates >
- Search UnderUtilized Candidates >



Making Development Happen - Economic Development & Financing

YCEA's Role in Expansions & Locations

- Leads generated through site location firms, Business PA Team or direct request from business
- Real estate network that includes both local and national real estate agencies and developers
- Relationship with local municipal partners (Boroughs, Townships and County)
- Coordination with local utility providers (electric, natural gas, wastewater, and water)



CUMBERLAND

Mechanicsburg

341

Boiling Springs

83

743

5

295

74

94

194

Weigelstown

East York

124

Willow St

York

Red Lion

Pigeon Hills

214

372

Parkville

516

24

74

Quehannock State Park

Littlestown

Railroad

New Freedom

851

Waldy Creek



YORK
COUNTY

TRAIL
TOWNS

Brownfields Work

\$500,000 Community-wide Assessment Grant

- Awarded in FY 2025
- Grant will fund the development of a Brownfields Inventory, Re-use Planning, and Initial Environmental Work to re-use environmentally contaminated sites.
 - Former manufacturing sites
 - Former gas stations/underground storage tanks
 - Automotive repair garage/parking areas with the presence of oils/other chemicals.
- Target Areas for the Work include the City of York & Glen Rock Borough
- First EPA Brownfields Grant for YCEA & Affiliates since 2006



Infrastructure & the Built Environment Theme

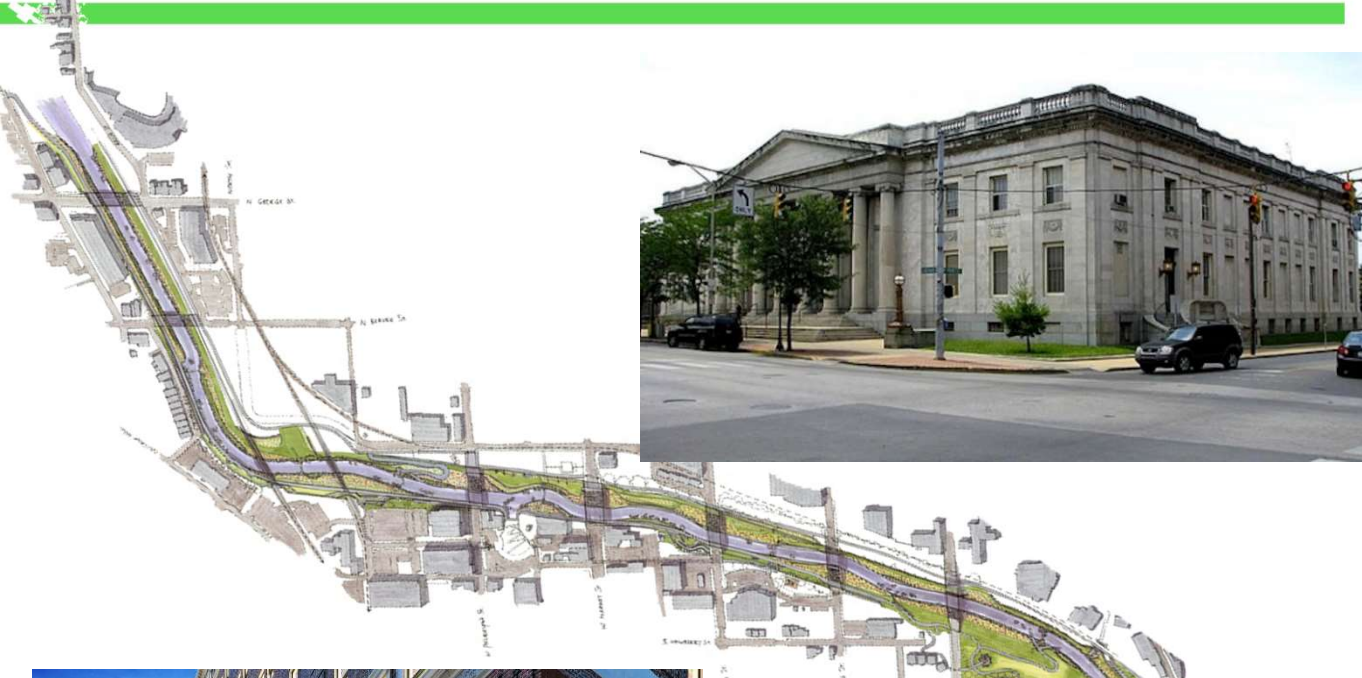
Goal:

- **Support Economic Growth Through New Development & Redevelopment within Established Growth Areas**

Strategies:

1. **Create a dynamic & updateable Inventory of all parcels that are vacant, undeveloped, or ripe for redevelopment, and zoned for economic development.**
2. **Increase collaboration and coordination among private & public sector stakeholders to streamline planning and support investment and development in York County's Established Growth Areas.**

Strategic Development & Adaptive Re-use



Municipal Outreach & Local Gov. Playbook

Role with Municipal Outreach

- Trusted partner serving an information broker

Local Government Playbook

- Provide context on key barriers to employment:
 - Child Care
 - Housing
 - Transportation
- Provide a menu of options for smart growth policies & resources

Municipal Development Playbook [DRAFT]
Early Childhood Education (Center Based & Home Based)

MODEL ZONING ORDINANCE – COMMERCIAL CHILD CARE FACILITIES

Section 1. Authority and Purpose

This ordinance is enacted pursuant to the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended). The purpose of this section is to regulate the development of commercial child care facilities, to ensure compatibility with surrounding land uses, to promote overall greater access to commercial child care facilities, and to support sustainable growth across urban, suburban, and rural communities.

Section 2. Definitions

The following recommendations include several options for defining types of commercial child care facilities.

- **Child Care** – An establishment that provides care, protection, and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools or facilities operated in conjunction with employment use, shopping center or other principal activity, where children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.
- **Child Care (General)** – A child care center that provides care, protection and supervision for seven (7) or more children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.
- **Child Care Center** – A facility licensed by the Commonwealth of Pennsylvania that provides a wide range of formal day-care services for remuneration to seven (7) or more children, who are supervised by a qualified staff. The child care areas in a day-care center shall not be used as a family residence.
- **Day Care Center, Child** – A facility, licensed by the Commonwealth of Pennsylvania, located within a building which is not used as a dwelling unit, for the care of children under the age of sixteen (16) for a portion of a 24-hour day. This land use classification includes nursery schools which provide daytime care and/or instruction for two (2) or more children of preschool age.

Section 3. Applicability and Permitted Locations

This ordinance applies to commercial child care facilities located in residential, mixed-use, commercial, and/or industrial zoning districts.

- **Urban:** Residential, central business districts, mixed use, commercial, and industrial zones.
- **Suburban:** Residential, mixed-use, commercial corridor, office park, and industrial zones.
- **Rural:** Residential, mixed-use, village commercial, or industrial zones with existing infrastructure.

Section 4. Floor Area Requirements

This ordinance provides for the following gross floor area requirements:

- The gross floor area of a commercial child care facility in any structure other than an office, residential, or industrial structures shall total no less than one thousand two hundred sixty (1,260) square feet or 0.70 percent of the gross floor area of the structure exclusive of parking, loading, and other exceptions listed in the municipal zoning ordinance.



Infrastructure & the Built Environment Theme

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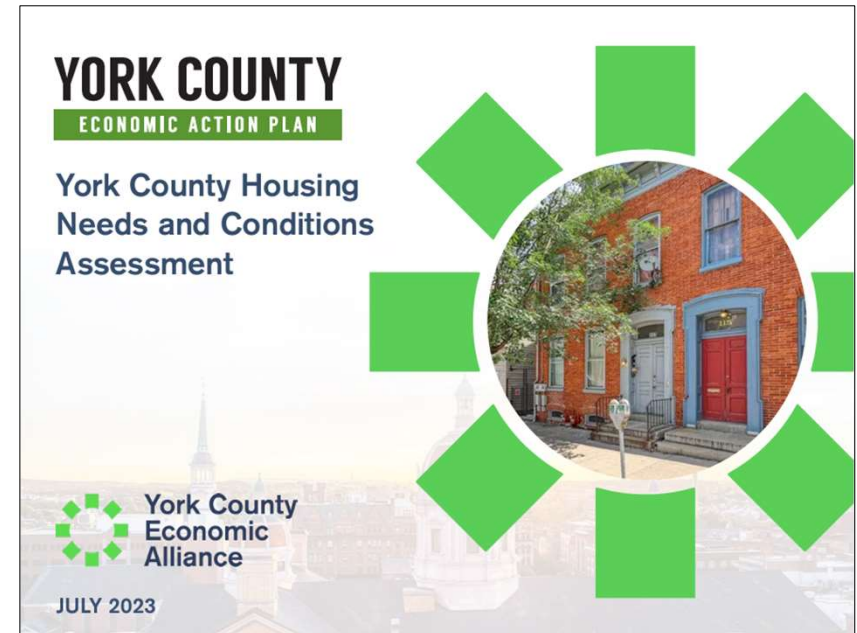
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2. **Increase Collaboration and coordination among private & public sector stakeholders to streamline planning and support investment and Development in York County's Established Growth Areas.**
3. **Encourage redevelopment and increased density to make market-rate, workforce more affordable.**

Working toward Attainable Housing

Two Phase Process

- Phase 1:
 - Convene steering committee
 - Gather baseline data
 - Promote
- Phase 2:
 - Identify existing collaboratives and initiatives, as well as gaps
 - Develop and promote agenda of key initiatives to support housing partners
 - Advance new initiatives where appropriate



Housing Action Plan

- Produced a York County Housing Action agenda to encourage more coordination, advocacy and development related to attainable housing
- Encouraging and incentivizing naturally occurring affordable housing in York's 36 historic boroughs through redevelopment and new construction
- Alignment with the York County Stable Housing Collaborative and other partners working in this space to improve access to attainable housing.

York County Housing Action Agenda

- ▶ **ACTION #1** - Support the goal of Friends & Neighbors of Pennsylvania, the York County Coalition on Homelessness, and other emergency shelter providers to develop a **permanent day shelter** in the City of York through strong advocacy to funders and other stakeholders. The day shelter will provide essential services and comfort to community members from throughout the county who are experiencing housing or essential service insecurity.
- ▶ **ACTION #2** - Collaborate with Affordable Housing Advocates, York Housing Authority, LifePath, York County Stable Housing Collaborative and other housing support partners to develop a **housing stability continuum of care** that increases coordination between partners to deliver improved access to emergency housing services, enhanced financial planning, and clearer pathways to stable housing, which includes the development of an educational support program connecting tenants to responsible, private landlords.
- ▶ **ACTION #3** - Invest **\$1,200,000** from the Whole Home Repairs program in training partnerships that create **pathways to in-demand construction careers**, in turn growing the capacity of the builder community for home rehabilitation, maintenance of York County's aging residential stock and new home construction.
- ▶ **ACTION #4** - Support York County Planning Commission's (YCPC) implementation of a federal **PRO Housing Grant** aimed at municipal outreach and education, to promote missing middle housing through zoning reform and model ordinances that help address housing barriers, including opposition to new housing development.
- ▶ **ACTION #5** - Launch a quarterly **Housing Developers Roundtable** to provide a **forum** for information sharing and issue identification amongst the public and private residential development and construction community.
- ▶ **ACTION #6** - Formalize discussions of **employer-invested workforce housing** and home ownership or rental incentives through **Welcoming Workplaces**, a collective of nearly 100 York County employers focusing on equity and workplace culture to attract and retain a talented workforce.

For more information on the York County Housing Study Partnership, please contact David Gonzalez, Director of Economic Initiatives at dgonzalez@yceapa.org or Silas Chamberlin, Chief Strategy Officer at schamberlin@yceapa.org. For updates on implementation of the Housing Action Agenda and to access the full York County Housing Conditions and Needs Assessment, please visit YorkCountyEAP.org.

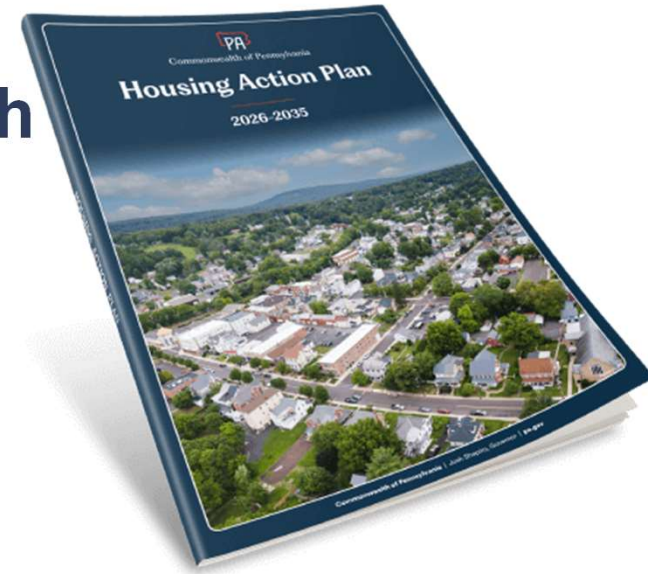


Over the course of 18 months, a collaborative of 30+ housing stakeholders analyzed data and on York County's housing market and came to a consensus around these six strategies that would make a tangible improvement in housing attainability across the market.

Legislative Advocacy

Leveraging YCEA's Voice for Smart Growth

- Support for Governor's Housing Action Plan & Related efforts
 - Home Repair Funding & Mixed-use Development
 - Reducing Barriers to Home Ownership
 - Providing Support for Housing Stability
 - Permitting, Planning and Zoning Reform
 - Intergovernmental Cooperation & New DCED Housing Shop
- PA 10k Friends Housing Priorities
 - Expanding Access to ADU's (HB 2186)
 - Supporting Multiplex Housing (HB 2185)
 - Municipal Occupancy Reform (HB 2109)
 - Transportation-oriented Development (TBD)
 - Pre-approved Housing Plans (TBD)
 - Permitting Reform (TBD)



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OF PENNSYLVANIA
LEADING THE WAY ON SMART GROWTH

Present & Upcoming Challenges

Rural Economy

- Rural and agricultural sector is unstable; discussions continue to determine tangible next steps.

Stability of Utilities / Energy Grid

- Continued discussions with developers and municipalities around issues with utilities.
 - Developers
 - Electricity – lead time. From permitting to actual completion, delays continue to inflate costs.
 - Municipalities
 - Wastewater Treatment Capacity

Data Centers / AI

- Likelihood remains that York will see at least 2 Data Centers developed in the coming years

Questions?