



Cumberland County Board of Commissioners

Kelly Neiderer, Chairman . Jean Foschi, Vice Chairman . Gary Eichelberger, Secretary

Press Release

FOR IMMEDIATE RELEASE

Wednesday, Sept. 10, 2025

MEDIA CONTACT:

Samantha Krepps, *Communications Director*

O: 717.240.6343 | M: 717.706.0001

sgkrepps@cumberlandcountypa.gov

Cumberland County Releases Facilities Master Plan with Options to Address Obsolete Facilities and Space Deficits Over Next 20 Years

First-ever master plan will guide facility projects to keep pace with growing demand for county services

Carlisle, PA – Cumberland County today released its first-ever [Facilities Master Plan \(FMP\)](#), which includes independent expert recommendations to proactively address its obsolete facilities, growing facility space deficits and increasing demand for county services. The FMP will guide future facility decisions, enabling the county to provide services to residents in the most effective and fiscally responsible manner for generations to come.

For years, Cumberland County has managed its facility and space challenges through a series of short-term fixes, including renovations, building purchases, relocations and consolidations. The new Facilities Master Plan marks a shift for the county towards a long-term, comprehensive approach to facility and space planning over the next 20 years.

“Cumberland County’s Facilities Master Plan is a critical step in ensuring county government can effectively serve our rapidly growing population,” said County Commissioner Kelly Neiderer. “It’s important to emphasize that the plan provides independent analysis, options and estimated costs. It does not represent actual costs or any decisions.”

Commissioner Jean Foschi said, “The reality is that our county government has a significant facility space deficit. County facilities are also widely dispersed, hindering resident access, and some do not meet modern standards for accessibility and safety. The plan will enable the county to make long-term facility decisions that ultimately will improve the delivery of services and reduce spending on leases and costly short-term fixes.”

“As our county continues to experience tremendous growth, our facilities need to keep pace,” said Cumberland County Planning Director Kirk Stoner. “The Facilities Master Plan will guide the county in advancing facility projects that are most sensible fiscally and operationally and will deliver the greatest benefit for residents over the long-term.”

275
years

CUMBERLAND COUNTY PENNSYLVANIA

Addressing Critical Space and Growth Challenges

Cumberland County is one of the fastest-growing counties in Pennsylvania. The county's population has grown 63% to 275,516 over the past 50 years and, based on the FMP, is projected to increase to 331,688 by 2043. This growth has led to substantial facility space deficits across county departments.

Based on a needs assessment performed for the FMP, the county requires about 527,400 square feet of space to meet current service demand but only has 484,200 square feet, a deficit of 43,200 square feet. Projections indicate an additional 115,400 square feet is needed by 2043, bringing the total space needs to almost 599,600 square feet – a 24% increase. By 2043, every county department is forecasted to face a significant space deficit, with Courts and Criminal Justice facing a 69% space deficit.

Streamlining Fragmented and Inefficient Operations

County services are currently dispersed across 15 county-owned and leased buildings spanning a five-mile area. This fragmentation causes operational inefficiencies, complicates public access to services, and increases annual costs. The FMP identifies opportunities to consolidate operations, which will improve convenience for residents and efficiency for county staff. One of the key challenges identified in the plan is parking availability, which is rated as fair or poor by over 50% of residents who use key buildings like the Main Courthouse and the Dennis Marion Public Services Building in Carlisle.

Modernizing Aging and Obsolete Infrastructure

Some of Cumberland County government's facilities are functionally or structurally obsolete, failing to meet modern standards for accessibility, safety and technology. The FMP highlights the need to address the county's aging structures to ensure accessibility and safety for both residents and staff.

Comprehensive and Fiscally Responsible Solutions

The county is now engaged in evaluating the Facilities Master Plan's findings and recommendations. *The plan does not represent actual costs or any decisions.* While the document recommends over 20 potential projects, with estimated costs ranging from \$200,000 for improvements to over \$200 million for new facilities, the county will only advance projects that are fiscally and operationally responsible. Proposed projects will be discussed at future county board meetings and the county plans to provide opportunities for public feedback.

Cumberland County's Facilities Master Plan was developed by Chambersburg-based Noelker and Hull Associates, Inc. in association with CGL and OnPointe Insights, Inc.

To access Cumberland County's Facilities Master Plan, visit cumberlandcountypa.gov/FMP

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