

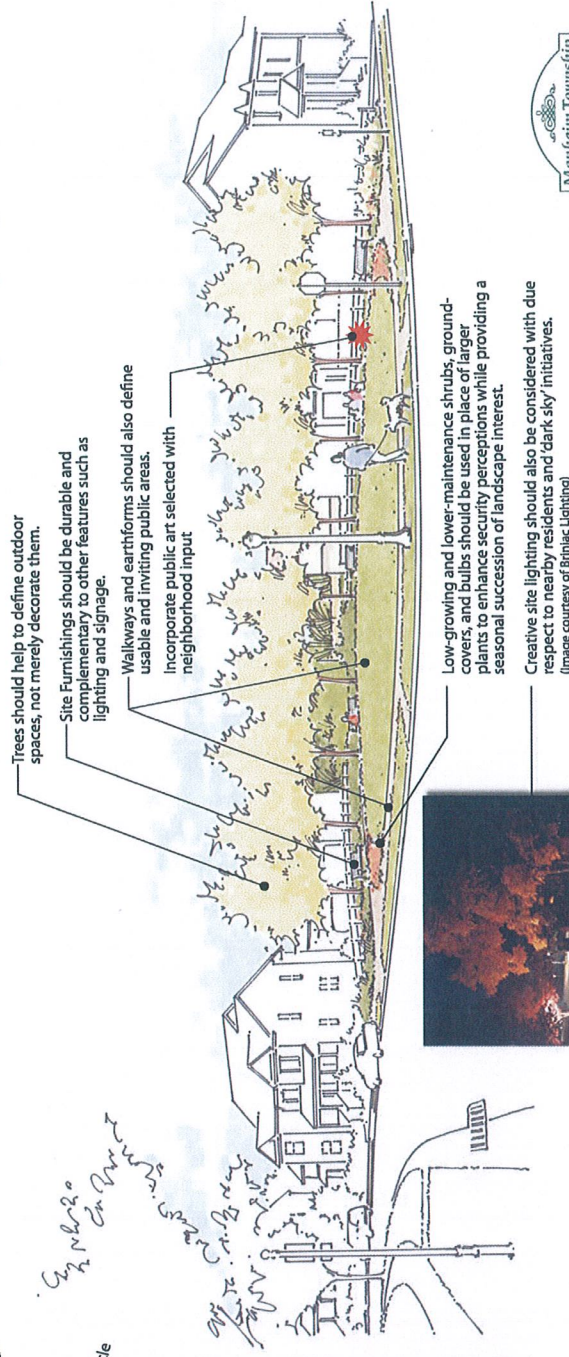
Existing Open Space



Site of Proposed Transformation Example



Proposed Open Space Transformation

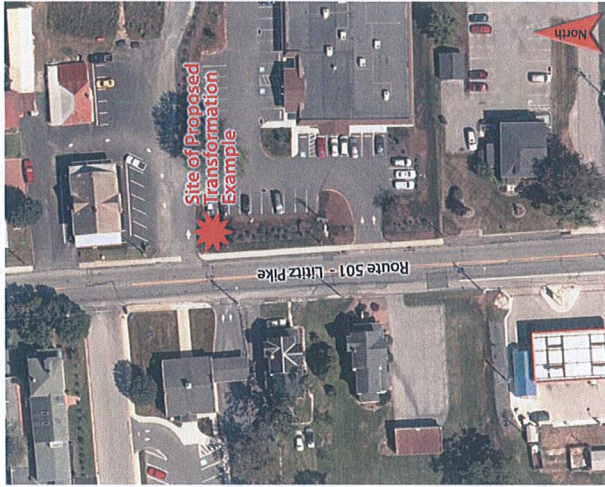


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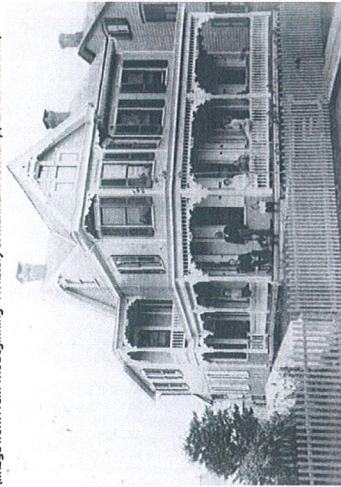
Appendix B: Transformation Concept #1

Pedestrian Gathering Area (Kissel Hill Commons Example)

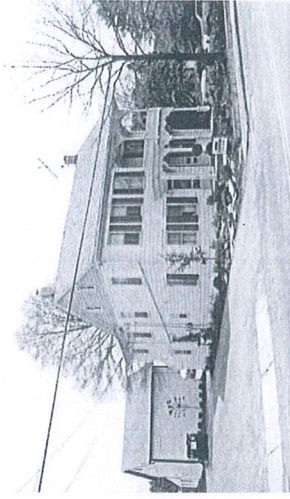
July 21, 2011



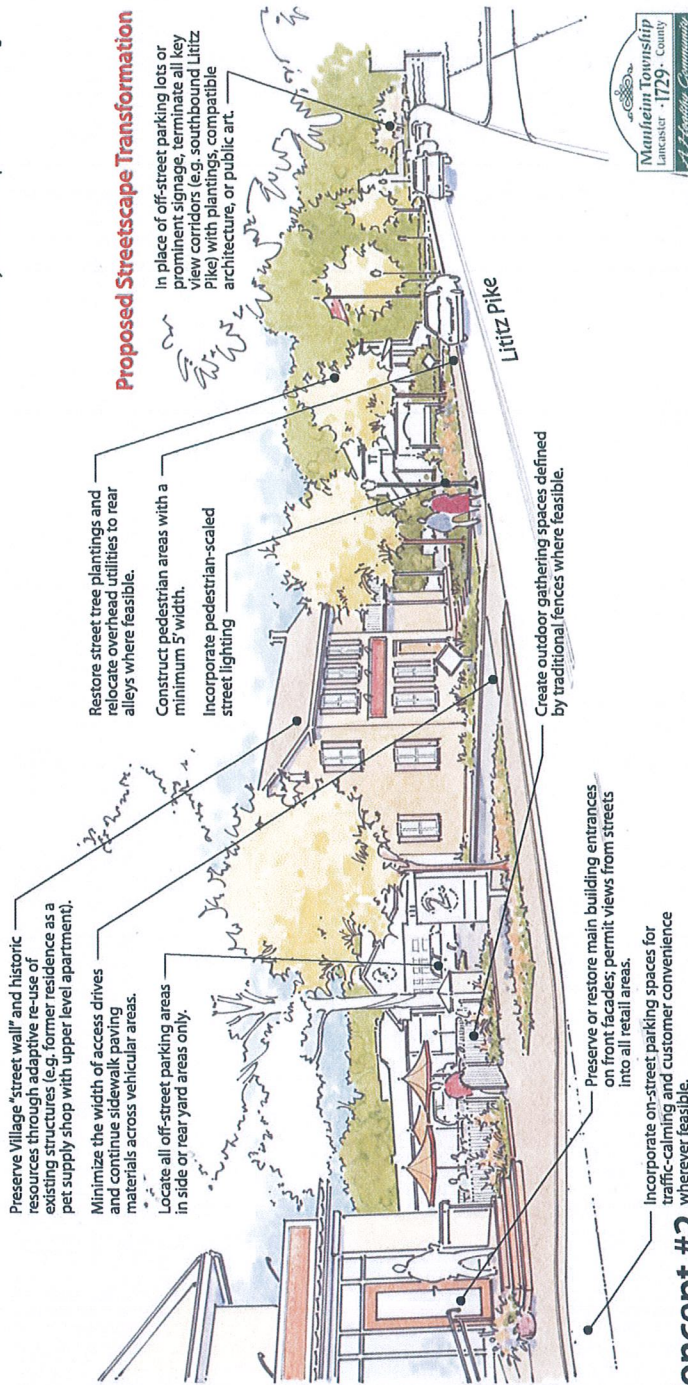
Fences defined public and private areas in historic Neffsville.
(Image from *From The Beginning - A History of Manheim Township, C. Nat Netscher*)



Existing Streetscape

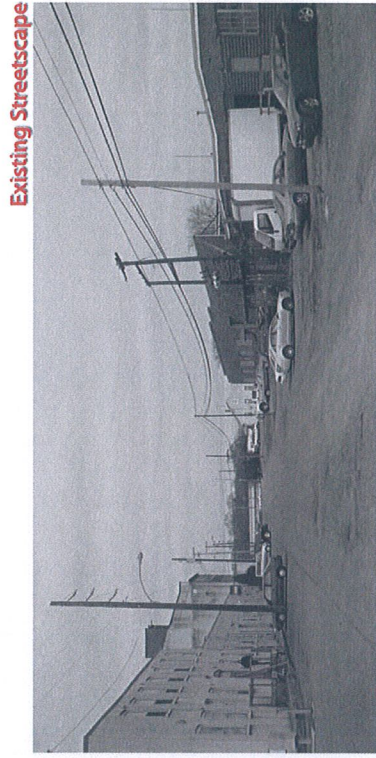
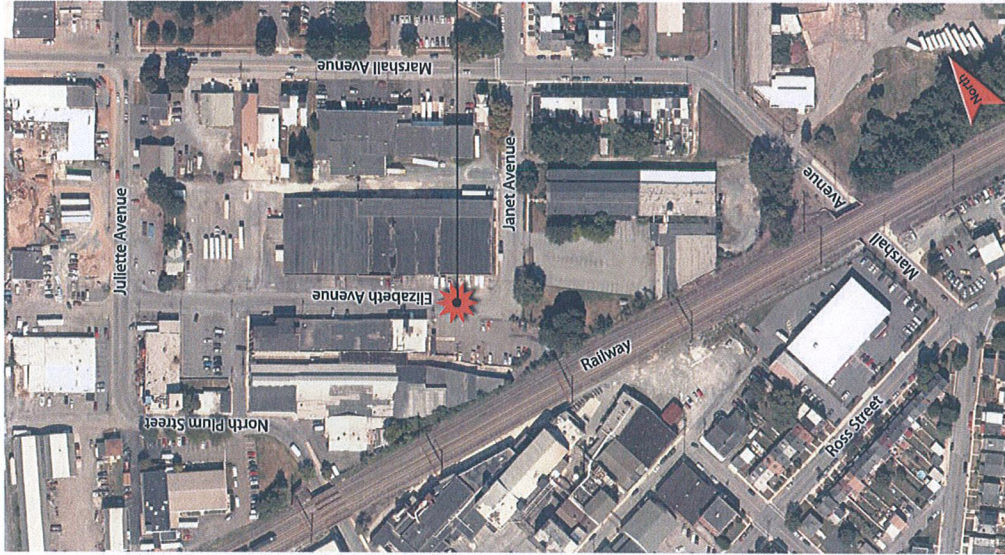


19th Century Structures Replaced with Parking Lot

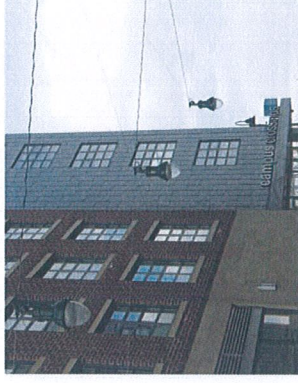


Appendix B: Transformation Concept #2 Village Infill/Redevelopment (Neffsville Example)

July 21, 2011



Existing Streetscape



Contemporary architecture with traditional materials & cable-mounted street lighting

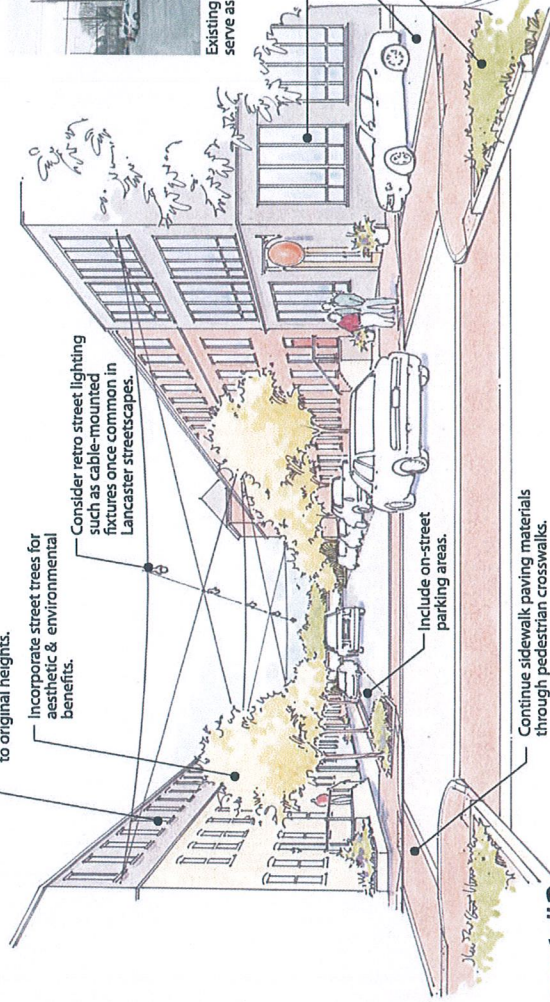
Proposed Streetscape Transformation

Site of Proposed Transformation Example

Restore historic warehouse structures to original heights.

Incorporate street trees for aesthetic & environmental benefits.

Consider retro street lighting such as cable-mounted fixtures once common in Lancaster streetscapes.



Include on-street parking areas.

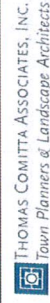
Continue sidewalk paving materials through pedestrian crosswalks.

Existing 3-story structure on Elizabeth Ave. could serve as an architectural model for infill development.

Replace 1-story buildings with new mixed-use infill structures (min. 3-stories).

Provide access to off-street parking located to the side or rear of new structures.

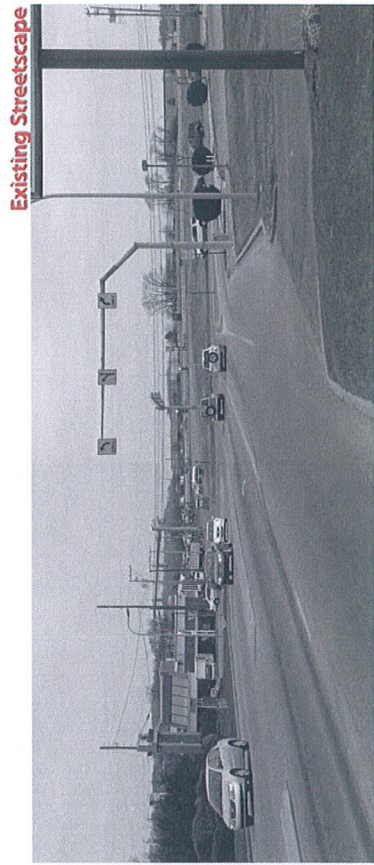
Incorporate rain gardens to reduce storm water run-off.



Appendix B: Transformation Concept #3

MIXED-USE REDEVELOPMENT (Elizabeth Avenue Example)

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Existing Streetscape

Proposed Streetscape Transformation



Site of Proposed Transformation Example



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Appendix B: Transformation Concept #4

Commercial Corridor Retrofit (Manheim Pike Example)

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Appendix B: Transformation Concept #5

Industrial District Retrofit to a Transit-Oriented, Mixed-Use Neighborhood

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