

Manheim Township CPC/BOC Joint Meeting September 16, 2024



*Getting to a
Complete community*



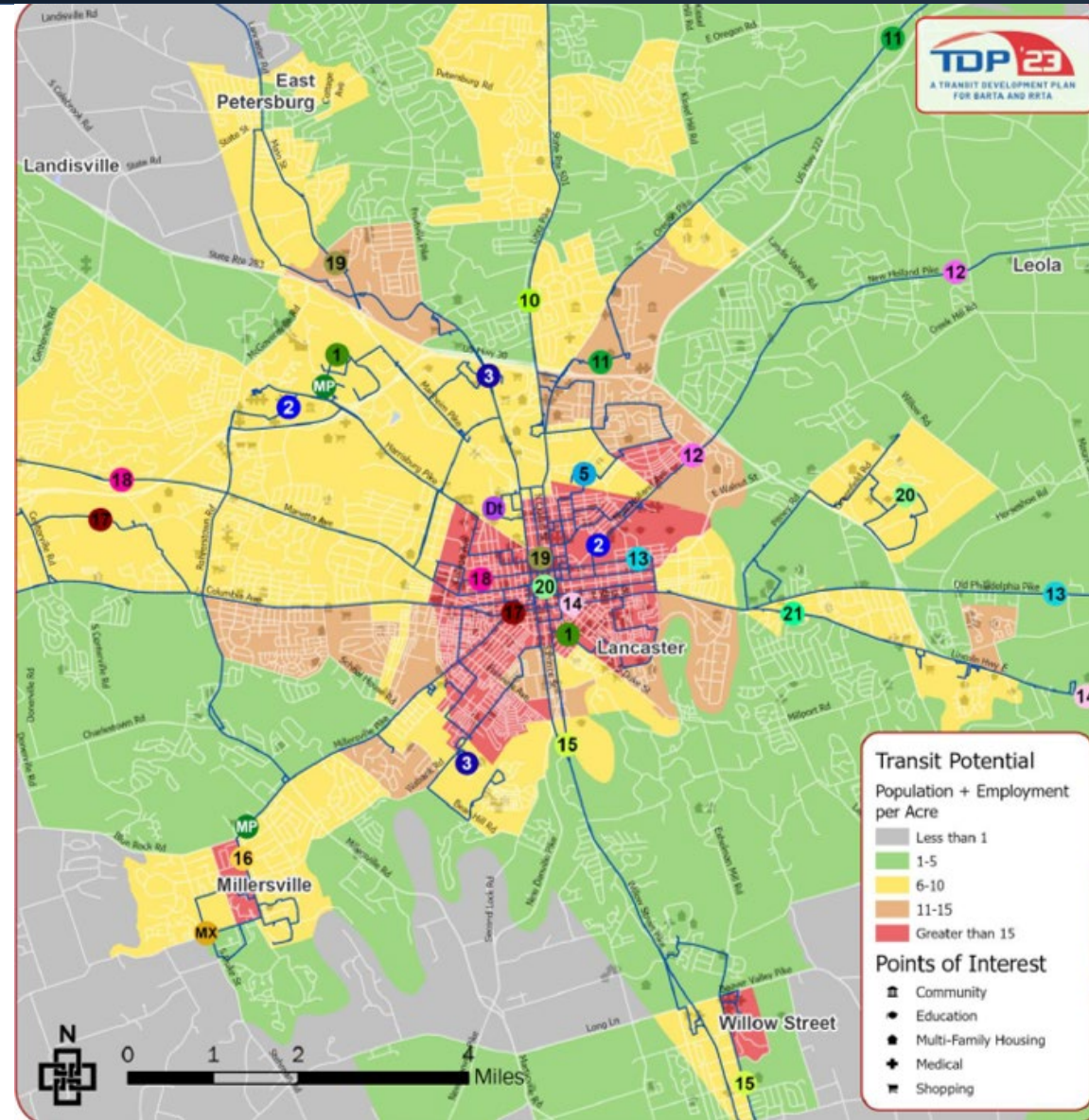
Agenda

Plan Process – Where are We Now?



Plan Development Schedule

Transportation Trends – Bus Route and Transit Potential



Critical Issues, Core Values and Principles



Critical Issues — Issues that are having the biggest impact to our Township.

1. **HOUSING IS OUT OF REACH:** Housing costs are rising, and homeownership is out of reach for young adults and seniors in the Township.
2. **UNWELCOMING TRANSPORTATION NETWORK:** The Township is negatively impacted by a transportation system that is not designed for all users. Lack of sidewalk connections and bike facilities as well as high traffic roadways create an unsafe environment for our residents and is harming our business community.
3. **FISCALLY RESPONSIBLE GROWTH:** The costs to provide our public services and maintain community amenities are not keeping pace with the demands of a growing community.
4. **LAND USE REGULATIONS:** Our local land use policies and regulations are not adequately flexible to realize our core values and principles.
5. **ADVOCATE BASED ON OUR PLAN:** Proactive decision making and planning needs to influence local, regional, state, and federal programs.
6. **PARTNERSHIPS ARE NEEDED:** The metro area is continuing to grow and if not properly planned will negatively impact the quality of life for our residents.

Core Values – Deeply held beliefs that are widely shared.

1. We value our people over cars and want to make sure that residents are connected to parks, schools, and business without having to drive.
2. We value a community that meets the everyday and long-term needs of our residents and businesses but not at the detriment of our other core values.
3. We value our community's importance as part of the metro-region of Lancaster County and seek to advocate our core values and principles at all levels of influence.
4. We value collaboration and partnerships to help us grow responsibly.
5. We value the fiscal sustainability of our community now and in the future.
6. We value a community that cherishes its agricultural past and its natural environment while growing responsibly.



Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow



Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



Principles and Policies – Our basis for decision making.

1. Find new and innovative ways to reduce congestion.
2. Make it easier for residents and visitors to get around without a car.
3. Promote entrepreneurship and help local businesses grow.
4. Connect housing, jobs, schools, transportation, and other destinations.
5. Build more compactly and efficiently near the urban core.
6. Integrate place-based thinking into all future planning initiatives.
7. Preserve and enhance our community assets (parks and schools)

Places2040 Policy Priorities

Big Ideas	Policies	Score
Creating Great Places	Make our downtowns more vibrant, safe, and attractive	4
	Design communities that put people first	8
	Create a mix of uses in our communities and corridors	9
	Provide a greater supply and diversity of housing types to own and rent	8
	Find new and innovative ways to reduce congestion	13
Connecting People, Place, & Opportunity	Make our downtowns into regional hubs	3
	Create more places to hike, bike, play, and enjoy nature	5
	Make it easier for residents and visitors to get around without a car	12
	Connect housing, jobs, schools, transportation, and other destinations	11
	Intentionally cultivate, retain, and expand industry	3
	Maintain, attract, and retain a skilled workforce that earns a competitive wage	4
	Facilitate business partnerships	3
Taking Care of What We Have		
	Preserve large, contiguous areas of agricultural and natural land	7
	Preserve the farmer as well as the farm	7
	Improve water quality and work together on stormwater management	7
	Use existing buildings and maintain public infrastructure	12
	Promote entrepreneurship and help local businesses grow	10
Growing Responsibly		
	Grow where we're already growing	6
	Prioritize redevelopment and infill in Urban Growth Areas	12
	Manage the use of large tracts of vacant land in Urban Growth Areas	6
	Limit large-lot suburban development in rural areas	5
	Build more compactly and efficiently	10
Thinking Beyond Boundaries		
	Integrate place-based thinking into all future planning initiatives	11
	Break down the traditional silos that limit our effectiveness	9
	Make planning and regulation more efficient, consistent, and regional	9
	Keep ourselves accountable for the goals we've set	8

Focus Areas



Areas of Focus



Safety

Pedestrian and bike safety

Technology and cutting-edge public safety needs to be considered

Improve accommodations for pedestrians and cyclists



Traffic and Transportation

Coordinate transportation agencies

Traffic is a problem

Mobility hubs can help with traffic



Land Use Policies

Zoning needs to be flexible

Make it easier to build the types of development that is supported by the community

Agricultural zoning should allow for agri-businesses to expand

Protect water quality

Township should be proactive with developers

Housing affordability is a concern. Allow mix of housing types

Design housing around mobility hubs.



Development

Increased density and vertical development

Multi-modal hubs and networks are important.

Central hub for the community is needed.

Neffsville is viewed as the historic center of the Township but lacks good access and walkability.



Assets

The School District was seen as a major asset amongst all groups.

Community outdoor and recreation amenities are a strength.

Draft Areas of Focus

HOUSING

REDEVELOPMENT

CONNECTIVITY/MOBILITY

FUTURE LAND USE POLICIES

FISCAL SUSTAINABILITY

PUTTING IT ALTOGETHER

1. We value our people over cars and want to make sure that residents are connected to parks, schools, and business without having to drive.
 2. We value a community that meets the everyday and long-term needs of our residents and businesses but not at the detriment of our other core values.
 3. We value our community's importance as part of the metro-region of Lancaster County and seek to advocate our core values and principles at all levels of influence.
 4. We value collaboration and partnerships to help us grow responsibly.
 5. We value the fiscal sustainability of our community now and in the future.
- *Is housing planned for and at a density that will support alternative modes of transportation?*
 - *Are we planning for housing that is attainable for a diversity of incomes and family sizes?*
 - *Are we effectively advocating for housing programs and transportation improvements that meet the needs of our residents?*
 - *Are we partnering with developers and agencies that will provide the types of housing that our residents need now and in the future?*
 - *Are we assessing the long-term impacts of our decisions on our ability to maintain services?*

Next Steps

- *Parks and Rec survey including Connectivity and Mobility Questions
– Week of June 17th*
- *Jaycee Park Grandview Pop Up Event – July 12th/13th*
- *Next CPC Meeting – July 11th TBD*



THANK YOU!

PREPARED BY

Michael Baker

INTERNATIONAL