

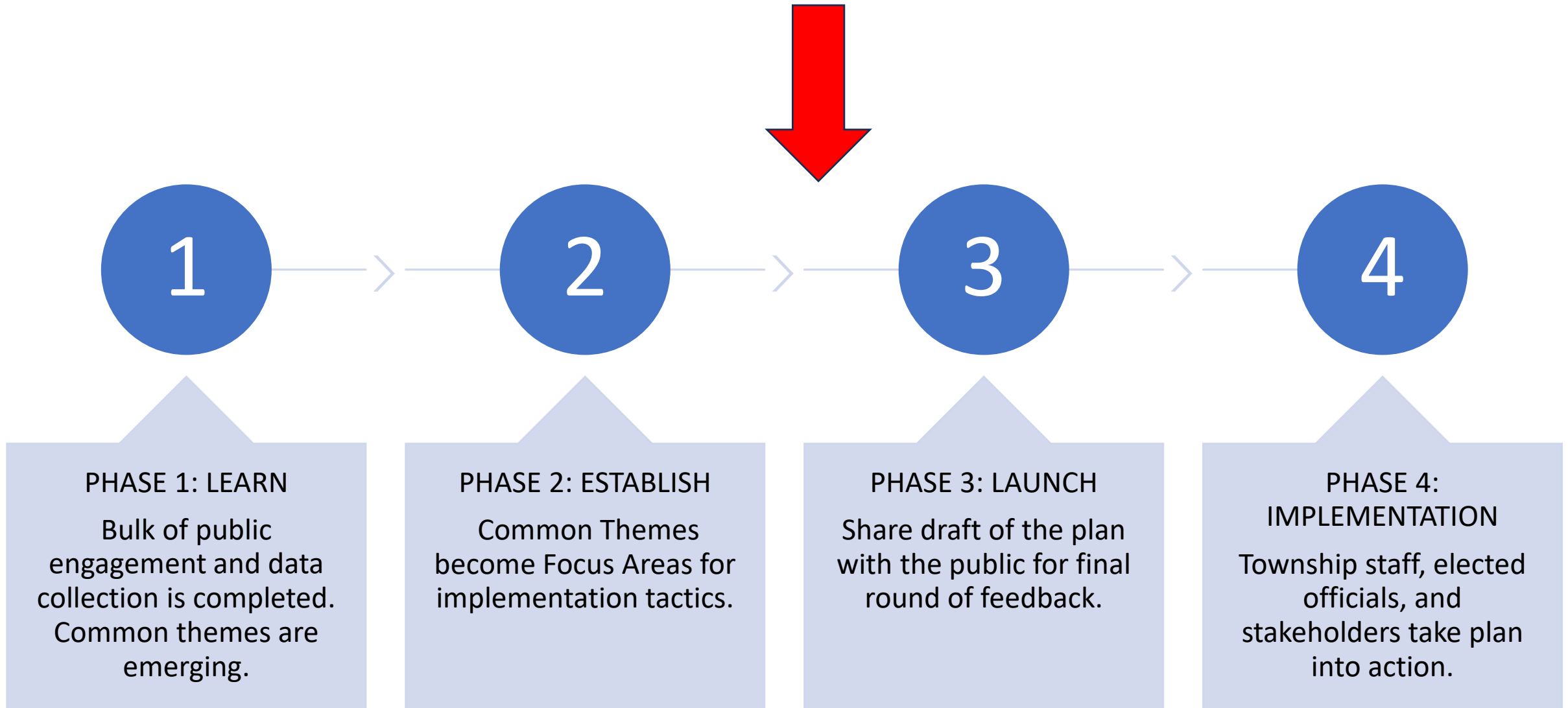
# Manheim Township Comprehensive Plan



*Getting to a  
Complete community*



# Plan Process – Where are We Now?



# Manheim Township Engagement Events



2 Surveys – 2,819  
Total Responses



Focus Group – 6  
Groups – 63 SME



Pop Up Event #1 –  
40+ participants,  
3 stations



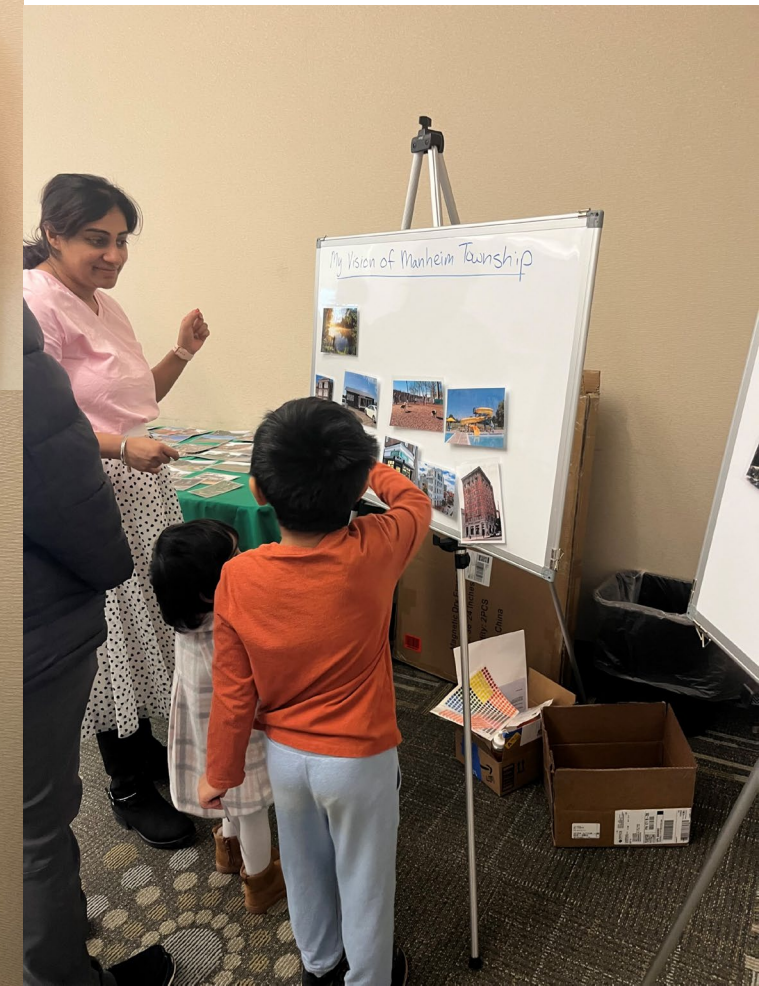
Pop Up Event #2 –  
15+ participants,  
3 stations including  
one for parks



# Pop Up Events– Visioning Activity

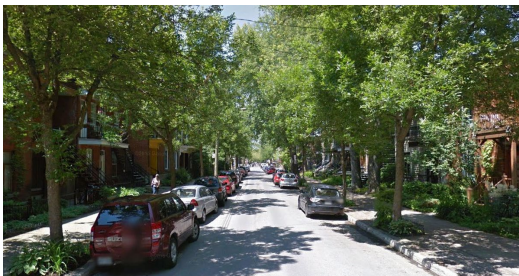
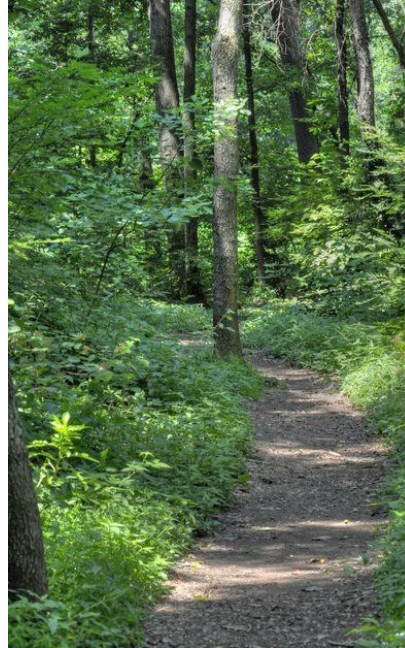


28 people created their unique vision for the Township



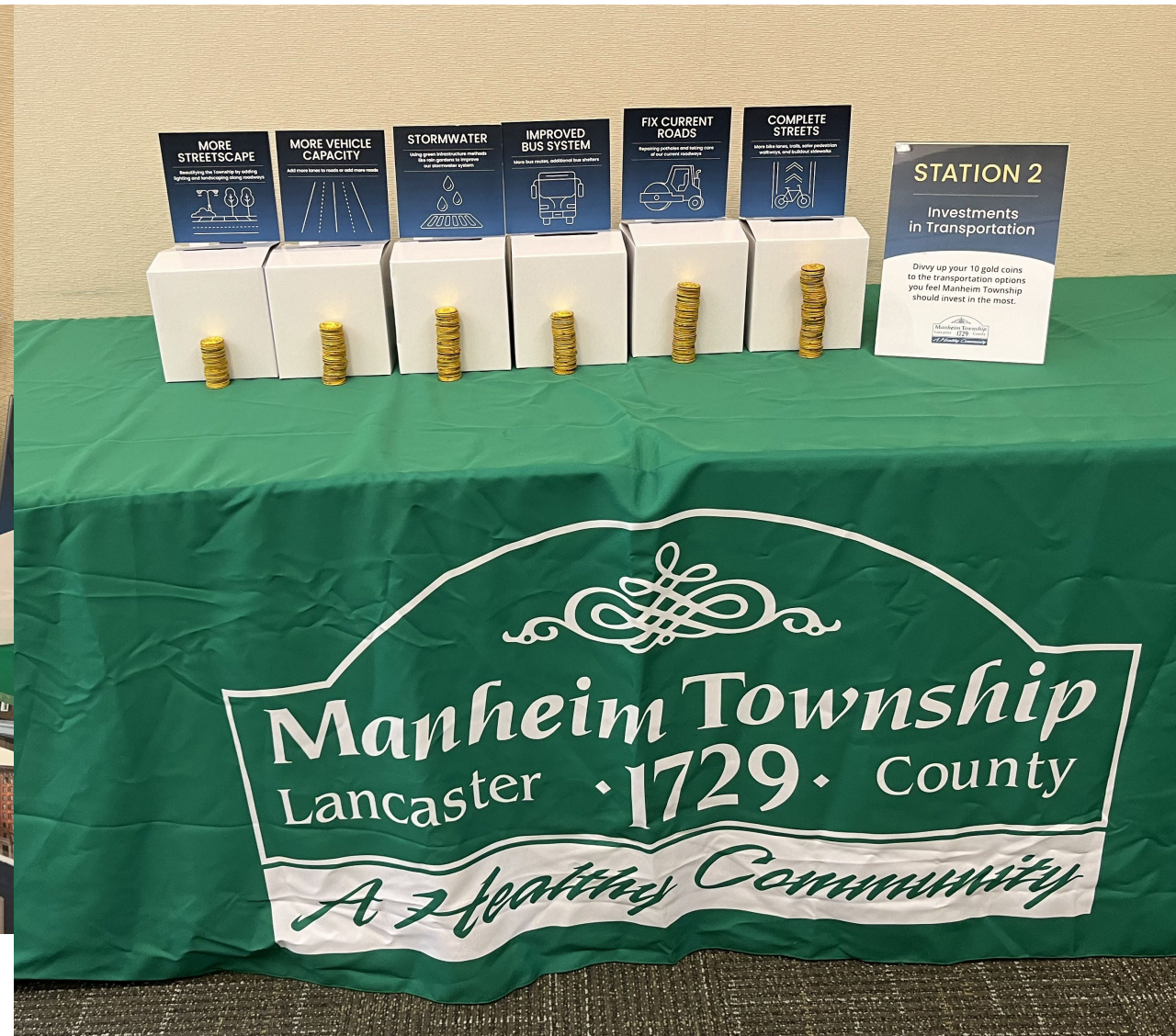


# Pop-Up Events– Visioning Activity Result





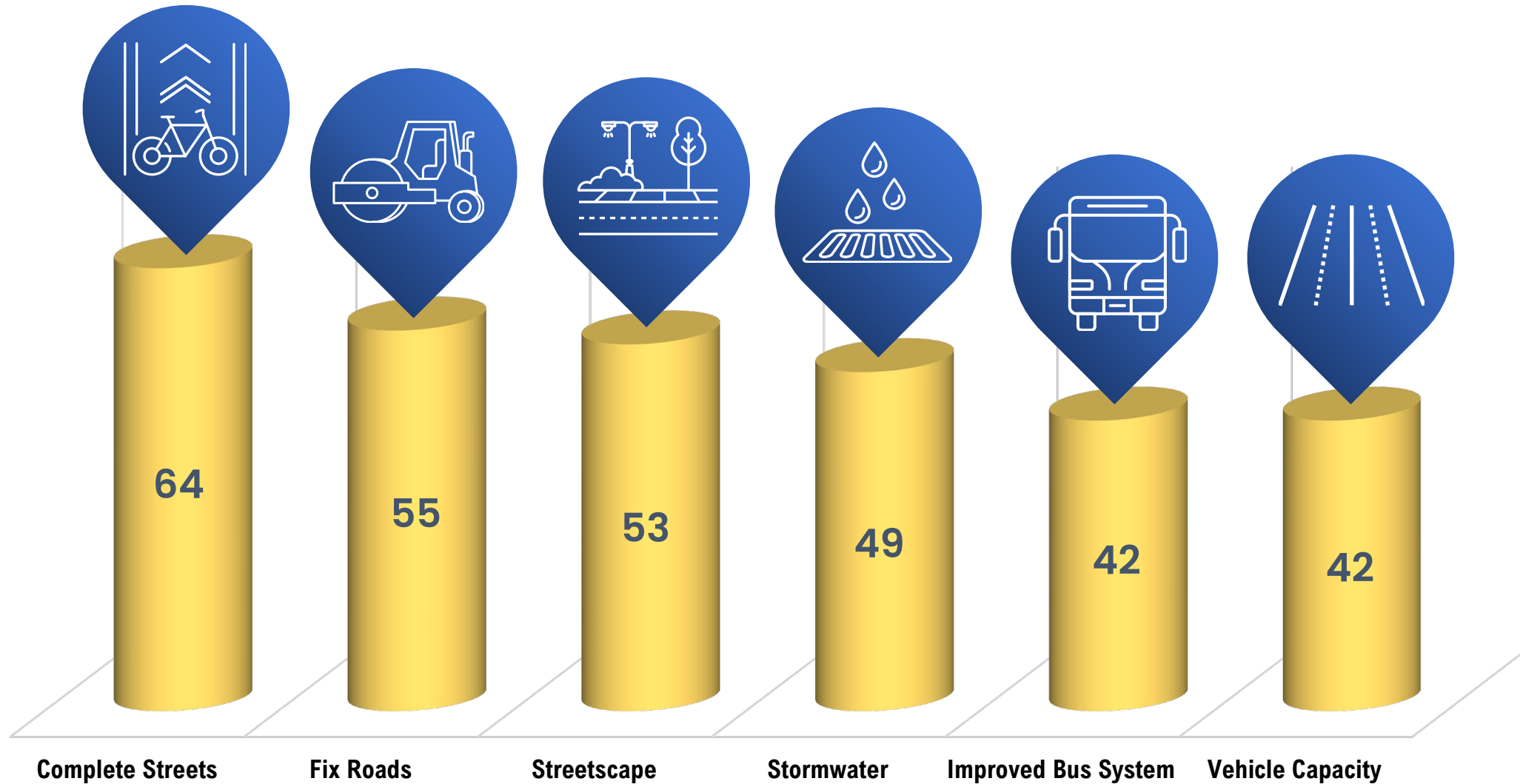
# Pop Up Event– Transportation Activity



32 people voted for their preferred transportation improvement

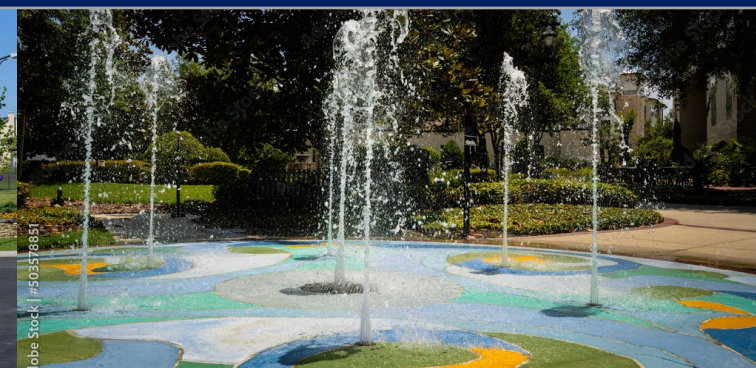


# Pop-Up Events– Transportation Activity Results





# Manheim Township Overall Vision Board





# Parks and Amenities Overall Vision Board





# Public Input Findings

- **Road Safety:** There is a significant need to improve road infrastructure that creates more connectivity and safer conditions, especially for pedestrians and cyclists.
- **Traffic Congestion:** Traffic is a major concern, especially as the Township's population grows.
- **Zoning:** Land use regulations are too restrictive and need to become more flexible.
- **Housing:** Housing affordability is a major concern. There is a need to allow for diverse types of housing, like ADUs, townhomes, and apartments.
- **Multi-Modal Transportation:** To accommodate denser development, multi-modal transportation networks and mobility hubs need to be created.
- **Redevelopment Opportunities:** Redevelopment of underused sites near job centers should be explored to help meet population growth demands and reduce traffic congestion.
- **Parks and Recreation/School District:** The Township's parks are seen as well-used and well-loved recreational assets, and the school system is seen as a major strength.



# 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 lack of coordinated, multi-use transportation networks which has created an unsafe and unwelcoming environment for our residents and is harming our business community.
3. **FISCALLY RESPONSIBLE GROWTH:** Public services and community amenities must keep up with the demands of a growing community.
4. **LAND USE REGULATIONS:** Our local policies and regulations need to be flexible and reflect our core values and principles.
5. **ADVOCATE BASED ON OUR PLAN:** Proactive decision making and planning needs to influence local, regional and state policies.
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

“Why are we making these decisions?”

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. *(Connecting People, Place & Opportunity)*
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. *(Taking Care of what we have)*
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. *(Thinking Beyond Boundaries)*
4. **We value collaboration and partnerships** to help us grow responsibly. *(Thinking Beyond Boundaries)*
5. We value the **fiscal sustainability** of our community now and in the future. *(Growing Responsible)*
6. We value a community that cherishes its agricultural past and its natural environment while **growing responsibly**. *(Growing Responsibly)*



# Draft Areas of Focus

HOUSING

REDEVELOPMENT

CONNECTIVITY/MOBILITY

FUTURE LAND USE POLICIES

FISCAL SUSTAINABILITY

# Housing Analysis

## Key Findings and Recommendations

### Future housing needs for the Township

- Construct both rental and for-sale housing at rates above current growth rates
- Develop housing at more attainable price points for households making under 150% of the median income.
- Small-scale multifamily and smaller-lot single-family, and other housing that is affordable for middle-income households who have had their buying power decrease from inflation, housing price spikes, and increased interest rates.
- Expand housing for smaller households, to solve the mismatch between bedroom count and household size.
- Develop housing for seniors (smaller, accessible) to help them age in place without nursing or supportive care.
- Expand housing for people working in the region's growing labor markets.

### Expand New Housing Opportunities

- Strategy #1 – Incentivize the redevelopment of key sites. Develop a criteria list along with the CPC for potential sites. Example: Areas south of Rt 30/Golden Triangle
- Strategy #2 – Remove barriers to development in the Township Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) that increase housing costs. See Zoning Analysis for more details.
- Strategy #3 – Assess availability of vacant property for future housing sites. Consider single family lots that are under-developed and where new “Missing Middle” housing may be appropriate.



# Golden Triangle

## Redevelopment Potential



Brecht  
Elementary  
school

Stauffer  
Park



# Golden Triangle

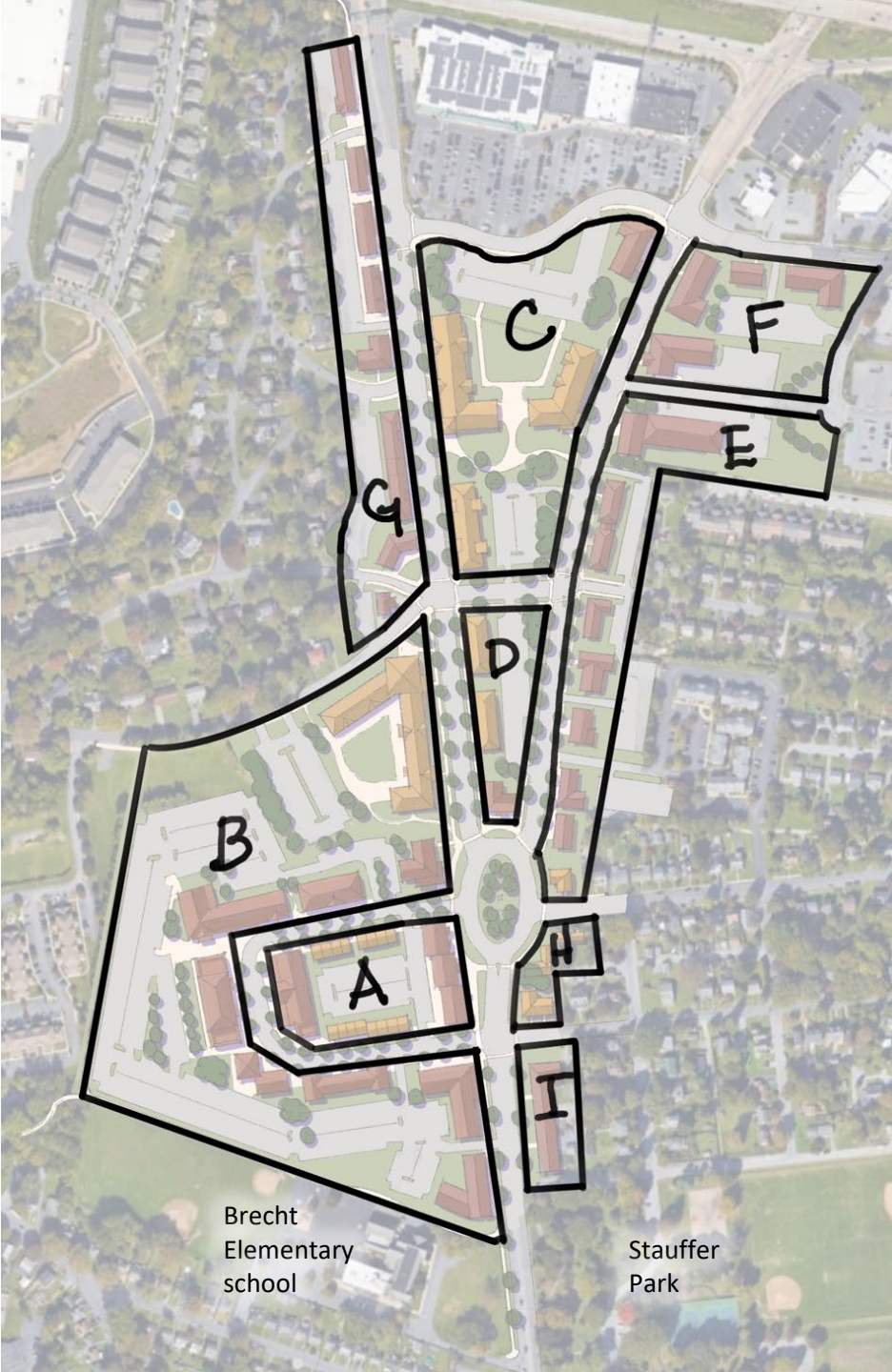
## Capacity of Concept Plan

Concept Plan Capacity

Retail SF (Ground Floor)	Commercial/Office SF (upper floors)	Multifamily SF	Attached Dwelling (units)
231,400	654,400	950,000	21
includes primarily office		~698 approximate apartment units	

### Blocks

- A** Ground floor retail, upper floor apartments, and townhomes on an internal street, and senior housing complex.
- B** New housing with no ground floor retail. 5 stories enables the density needed to support courtyards and landscaping to make it a marketable location for residential.
- C** Small, existing parcels are suited to infill and expansion. Shown here as office/commercial.
- D** Existing buildings, suited to expansion, shown here as office/commercial.
- E** Small, existing parcels may be consolidated for mixed use development with shared access and parking.
- F** Small infill housing
- G** Apartment opportunity site





# Connectivity and Mobility Analysis

## Key Findings and Recommendations

### Tier 1 Micro-Connections

- Representative of projects and initiatives that the Township can manage.
- Funding is minimal in most cases. Local and state grants can support larger projects.
- Connections Committee are well positioned to help support these types of projects.

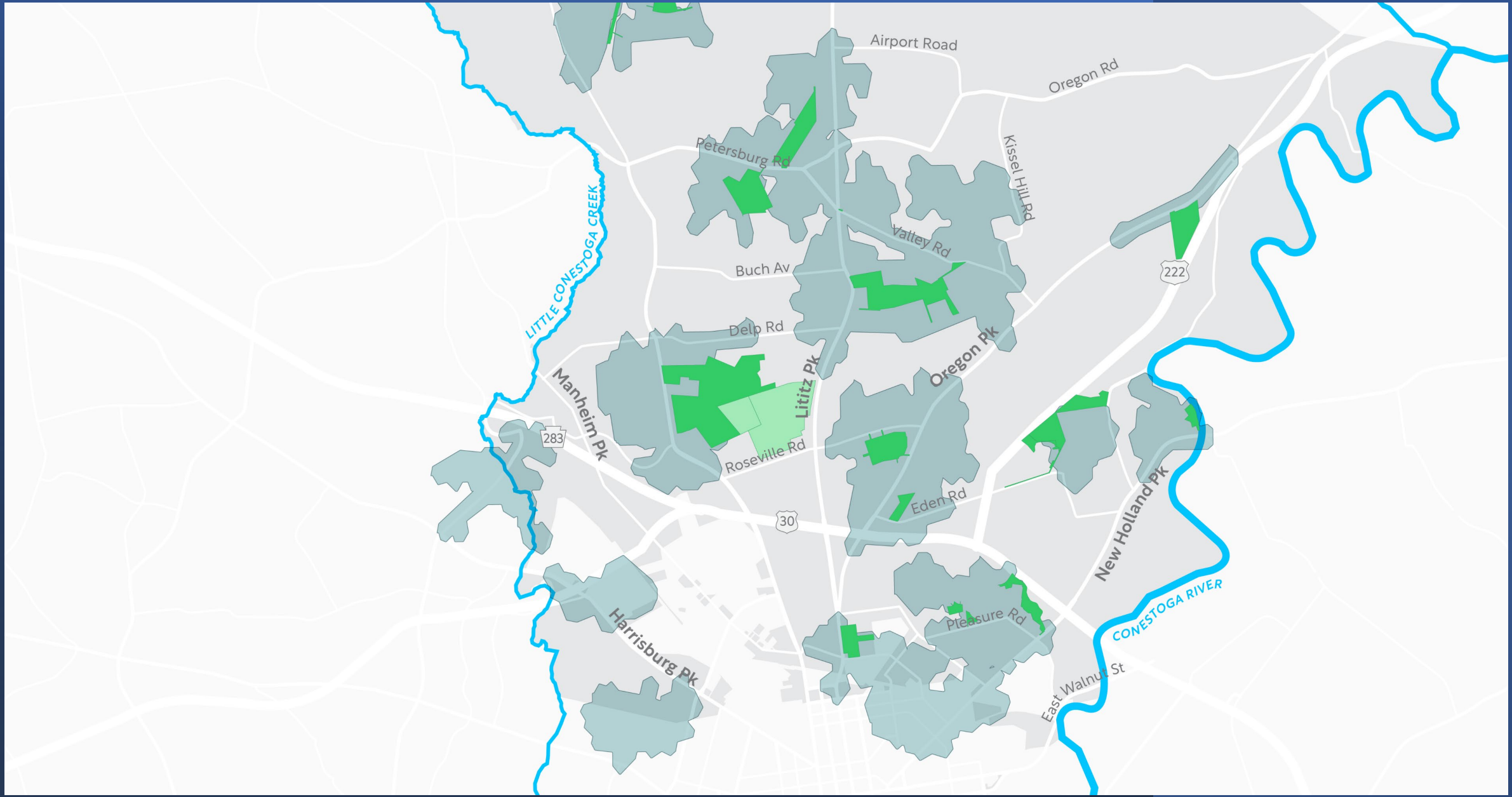
### Tier 2 Addressing the Pike for all Users

- Projects are more costly and aspirational.
- Phasing will be necessary
- Closely working with PennDOT and the Lancaster County MPO is imperative.
- Township would benefit by developing a Complete Streets Policy to help drive priority projects.

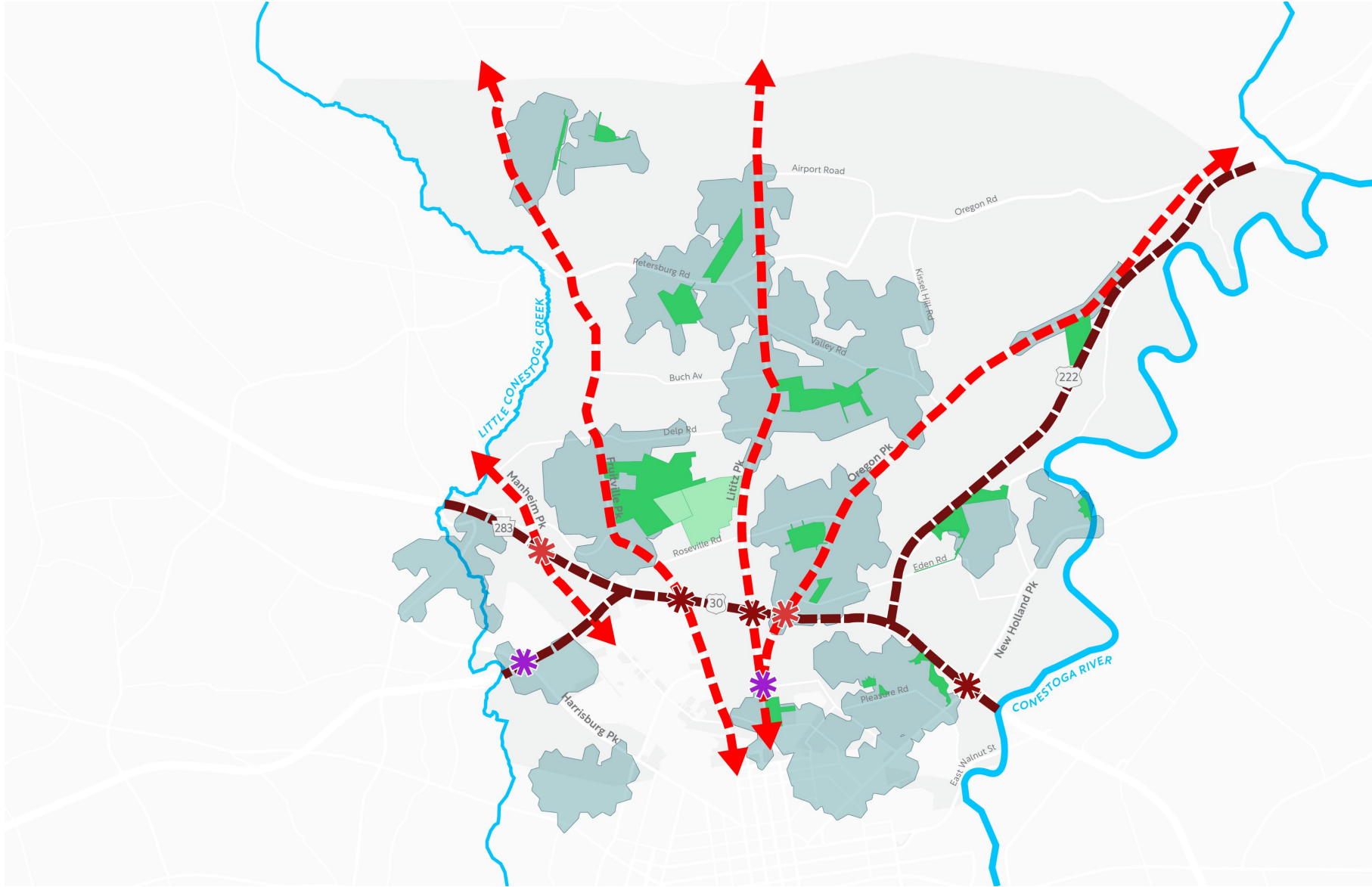
### Tier 3 Route 30 Barriers

- Projects of regional benefit and importance.
- Phasing is possible with lower cost, interim enhancements such as lighting and murals.
- Township and City should consider a partnership to promote improvements.
- May need political support to advance larger project concepts.





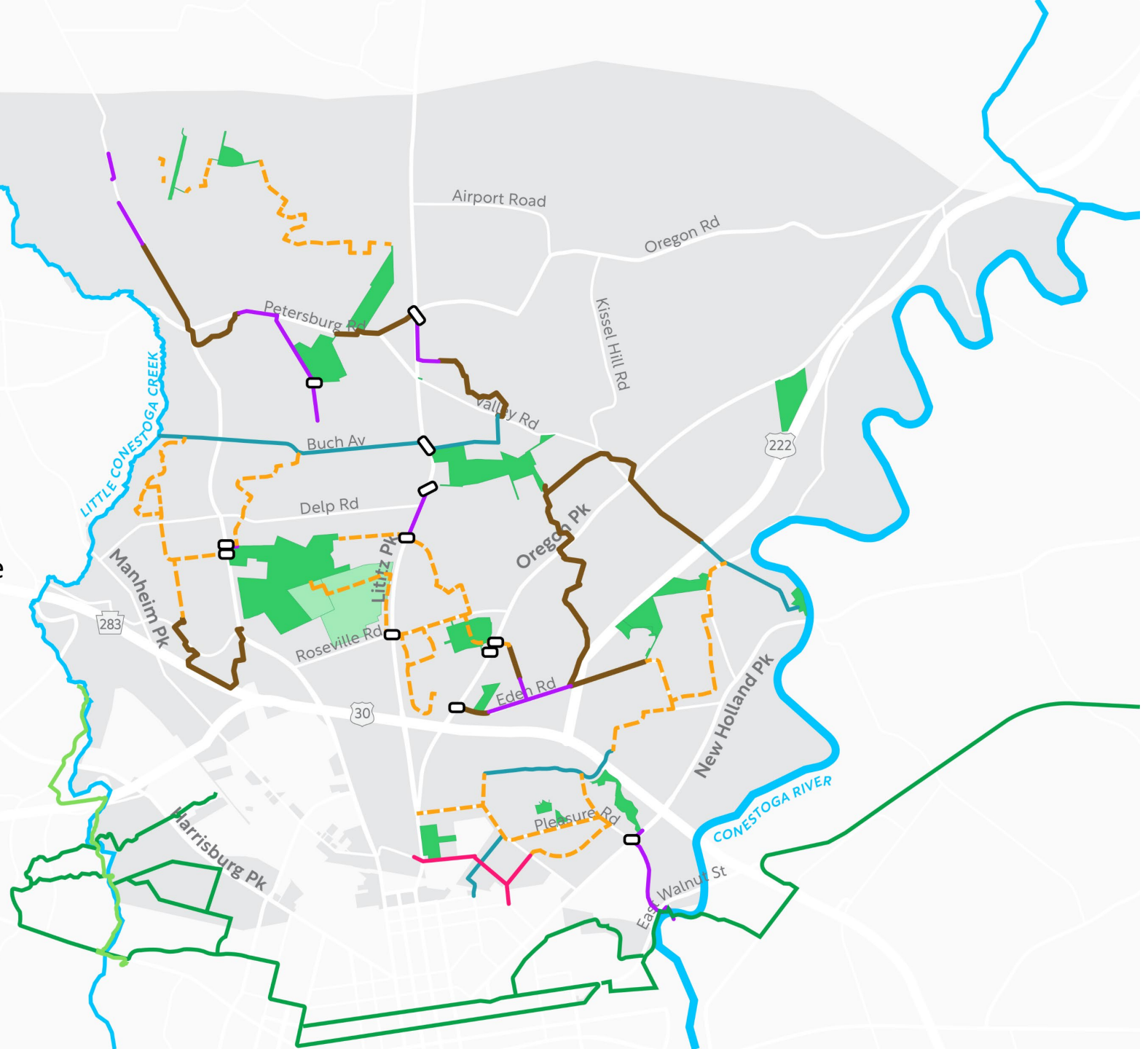




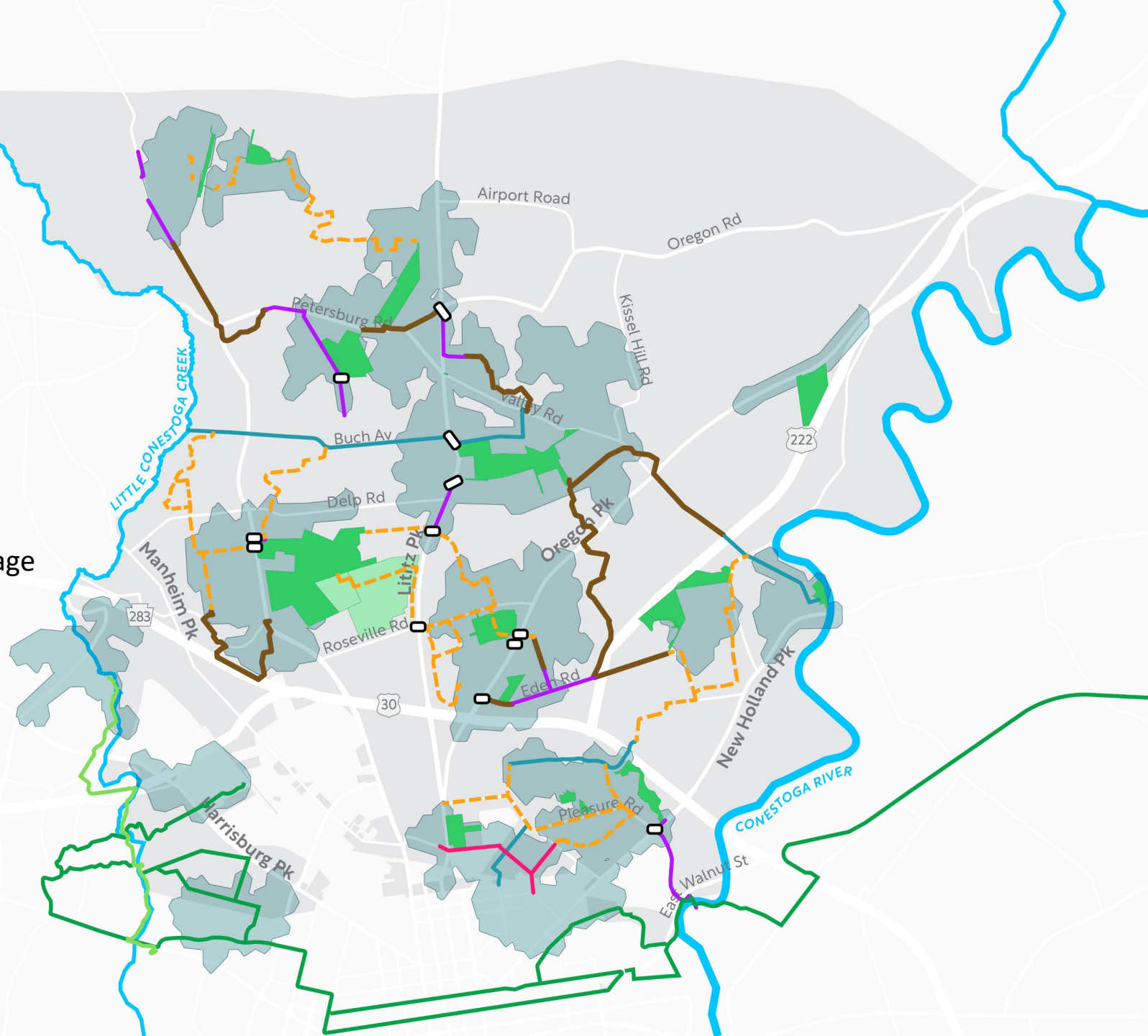


## Connect to Regional Network

- Neighborway
- Existing Trail
- Priority Crossing
- On-Road Improvement
- Off-Road Improvement
- Little Conestoga Trail
- Greater Lancaster Heritage Path
- Marshall Ave Corridor

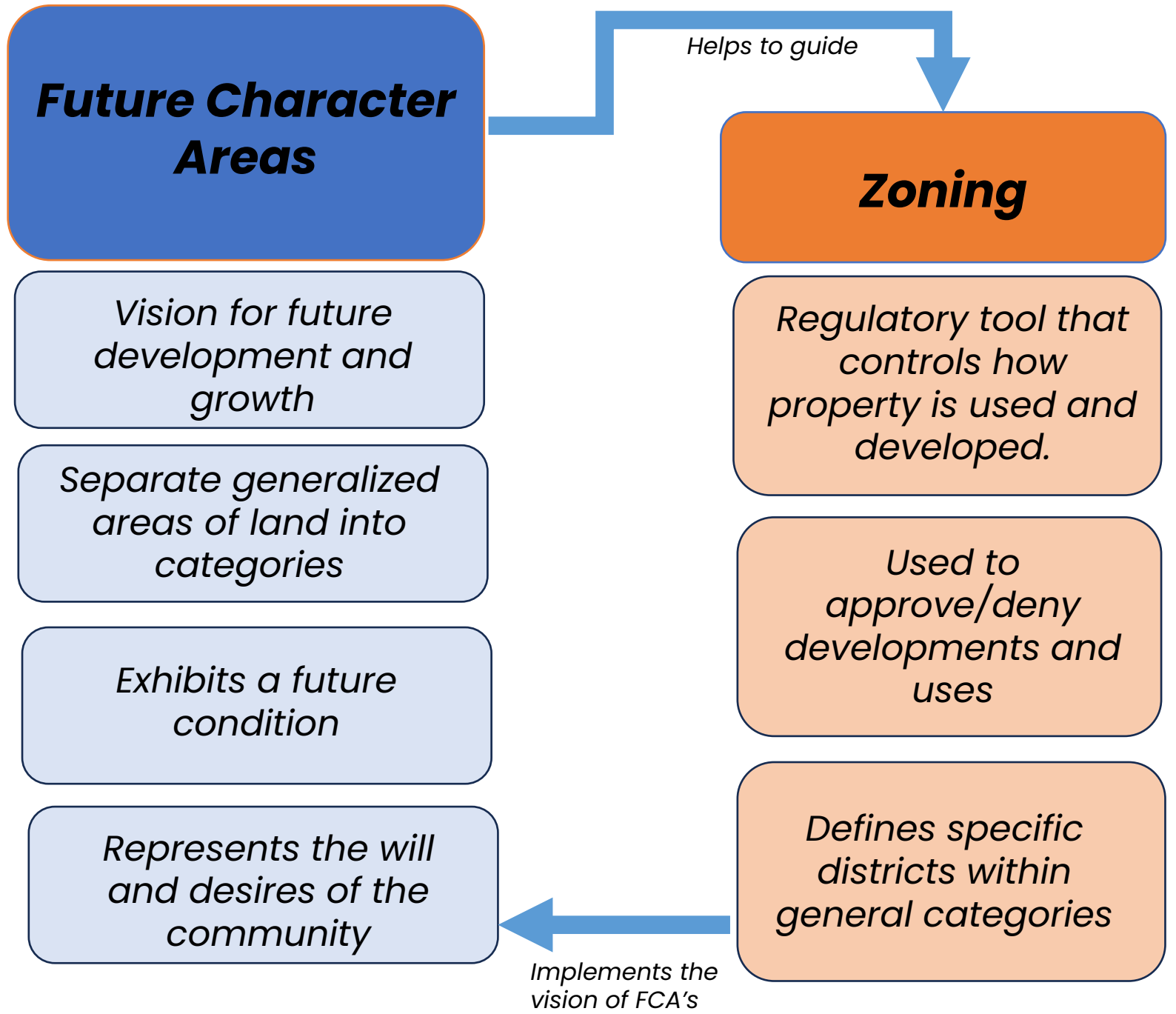


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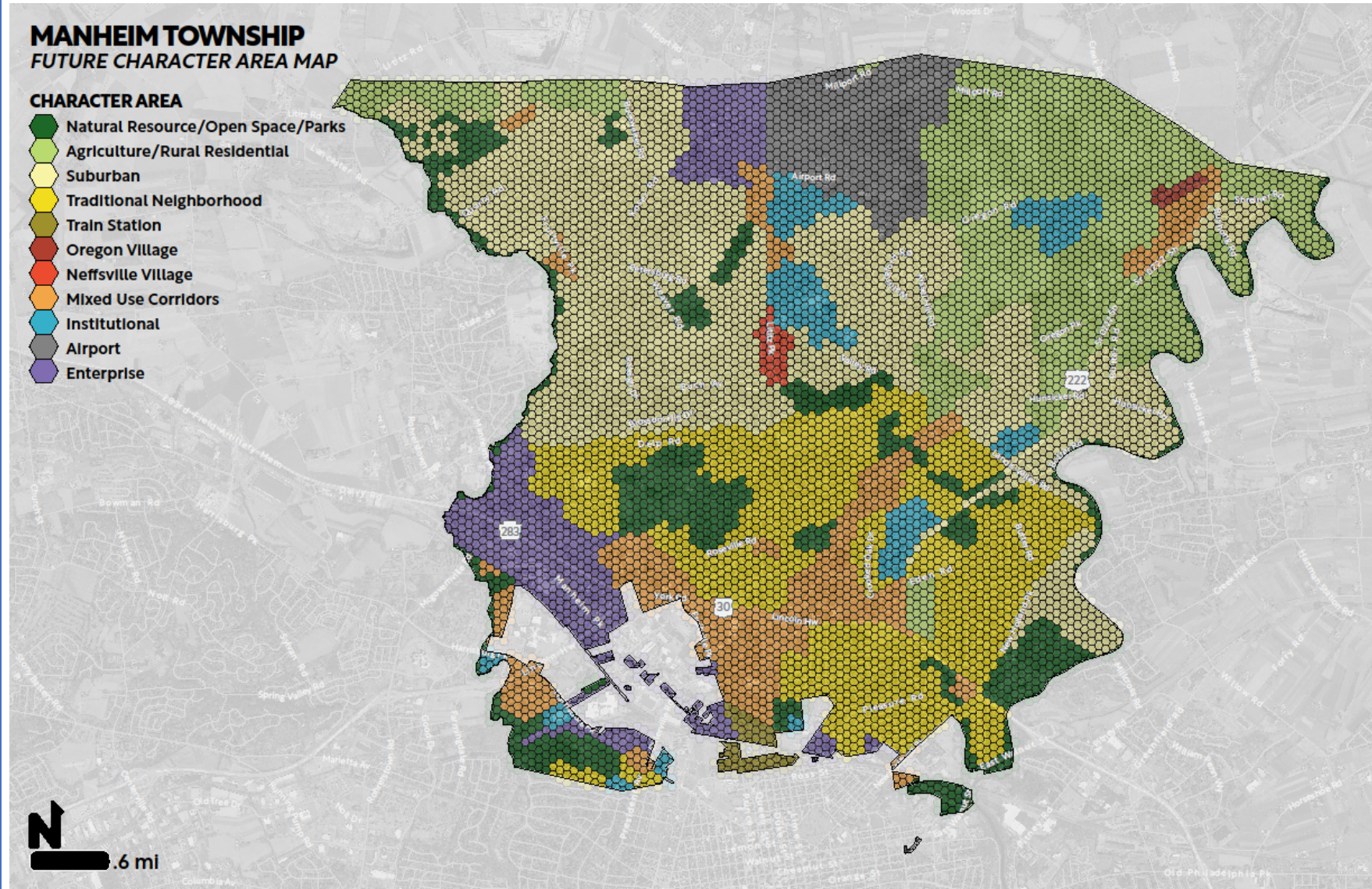




# Future Character Areas and their relationship to zoning

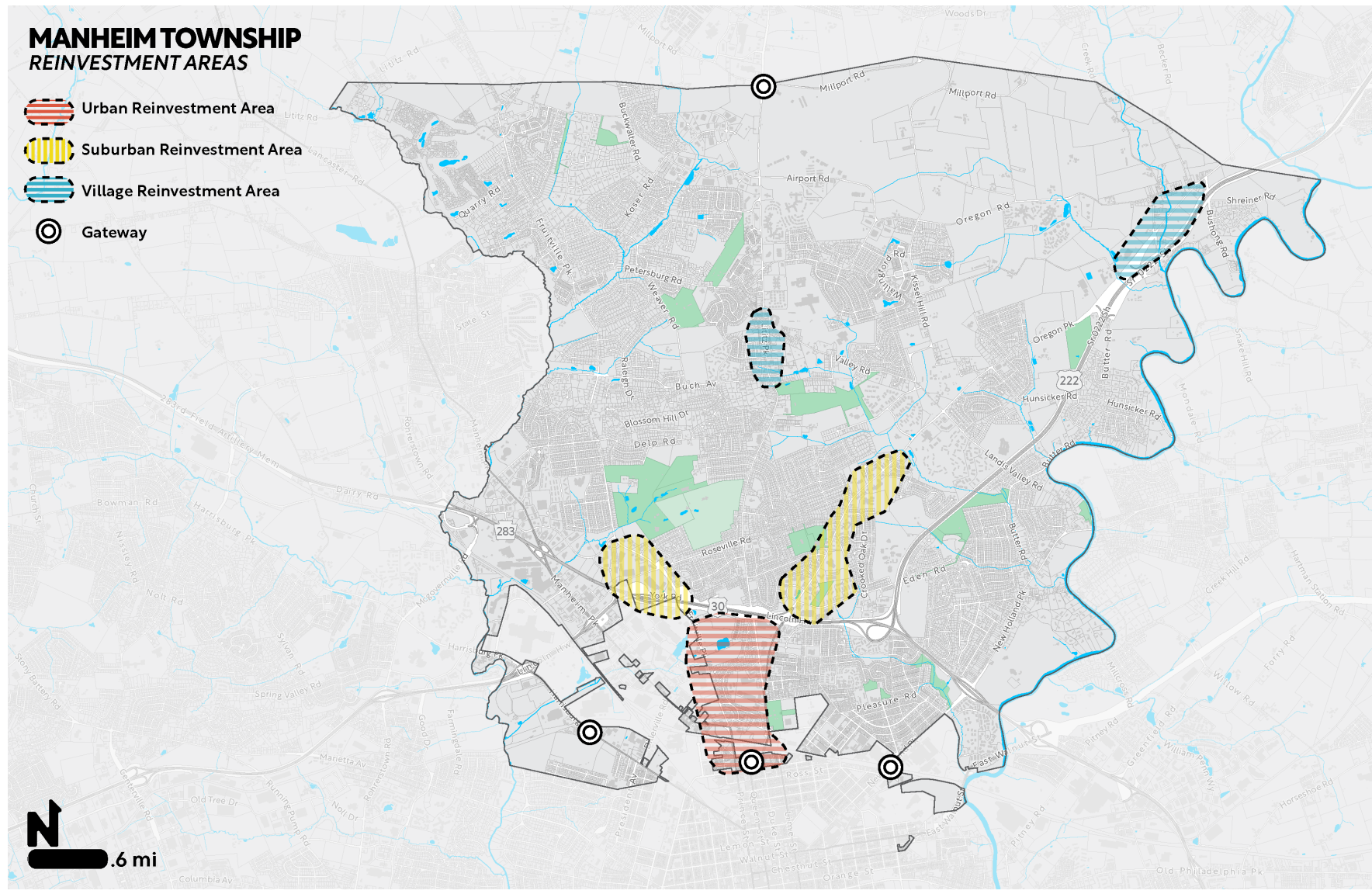


# Future Character Area Map





# Reinvestment Areas



[Manheim Future Character Area](#)