

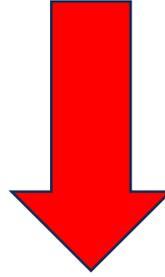
Manheim Township Comprehensive Plan



*Getting to a
Complete community*



Plan Process – Where are We Now?



PHASE 1: LEARN

Bulk of public engagement and data collection is completed. Common themes are emerging.

PHASE 2: ESTABLISH

Common Themes become Focus Areas for implementation tactics.

PHASE 3: LAUNCH

Share draft of the plan with the public for final round of feedback.

PHASE 4: IMPLEMENTATION

Township staff, elected officials, and stakeholders take plan into action.

Manheim Township Engagement Events



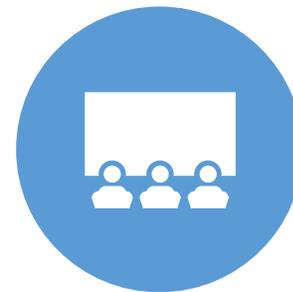
2 Surveys – 2,819
Total Responses



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

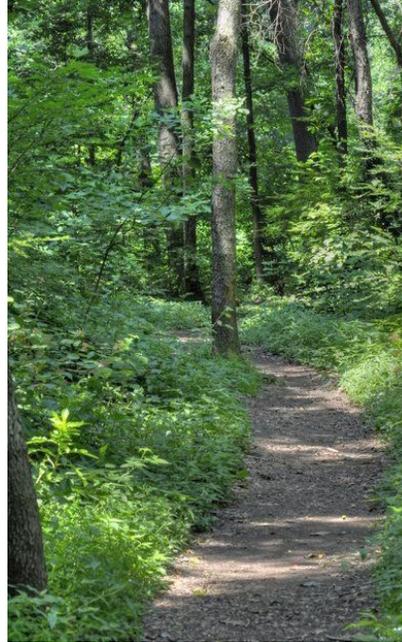
Pop Up Events – Visioning Activity



28 people created their unique vision for the Township



Pop-Up Events- Visioning Activity Result

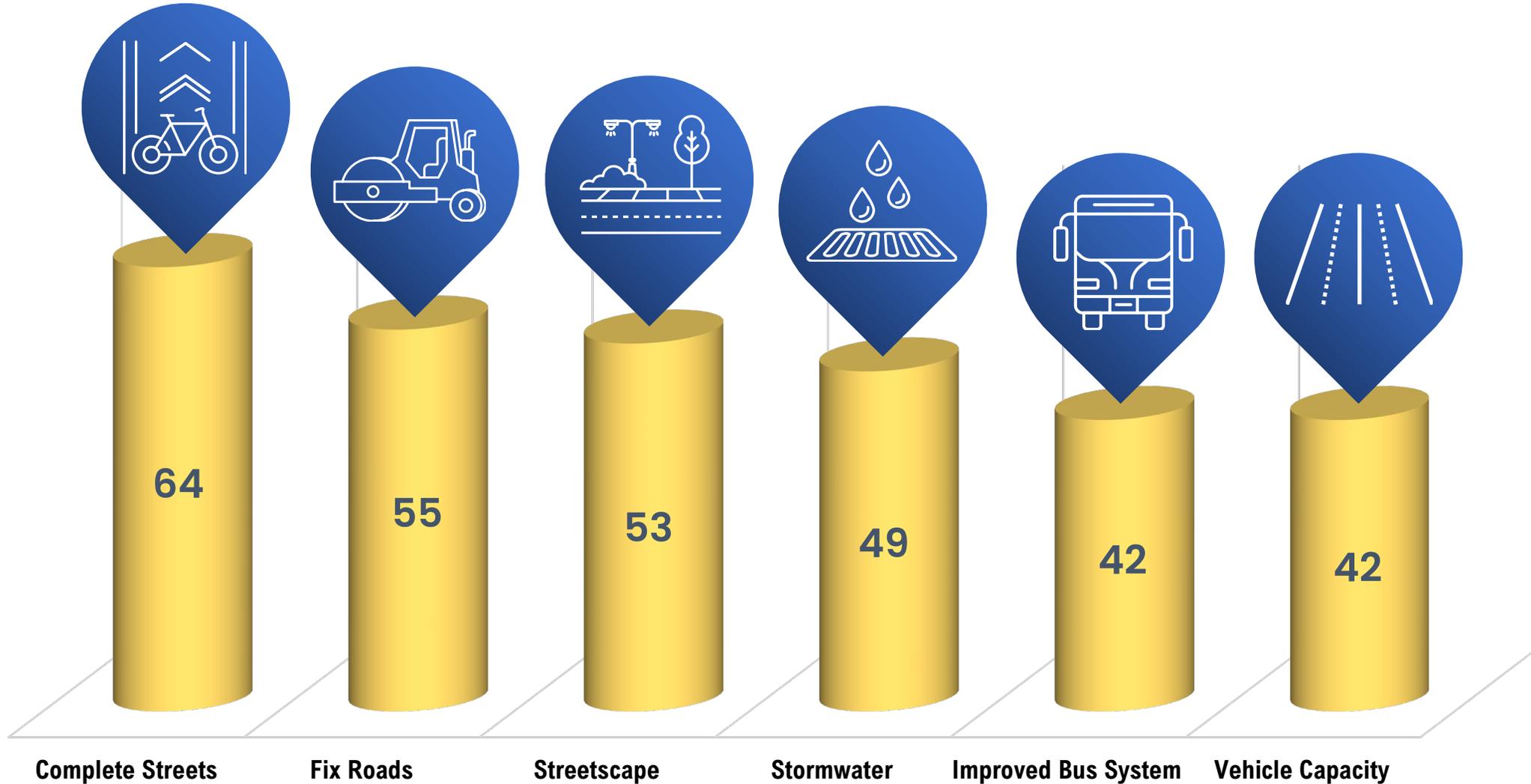


Pop Up Event- Transportation Activity



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

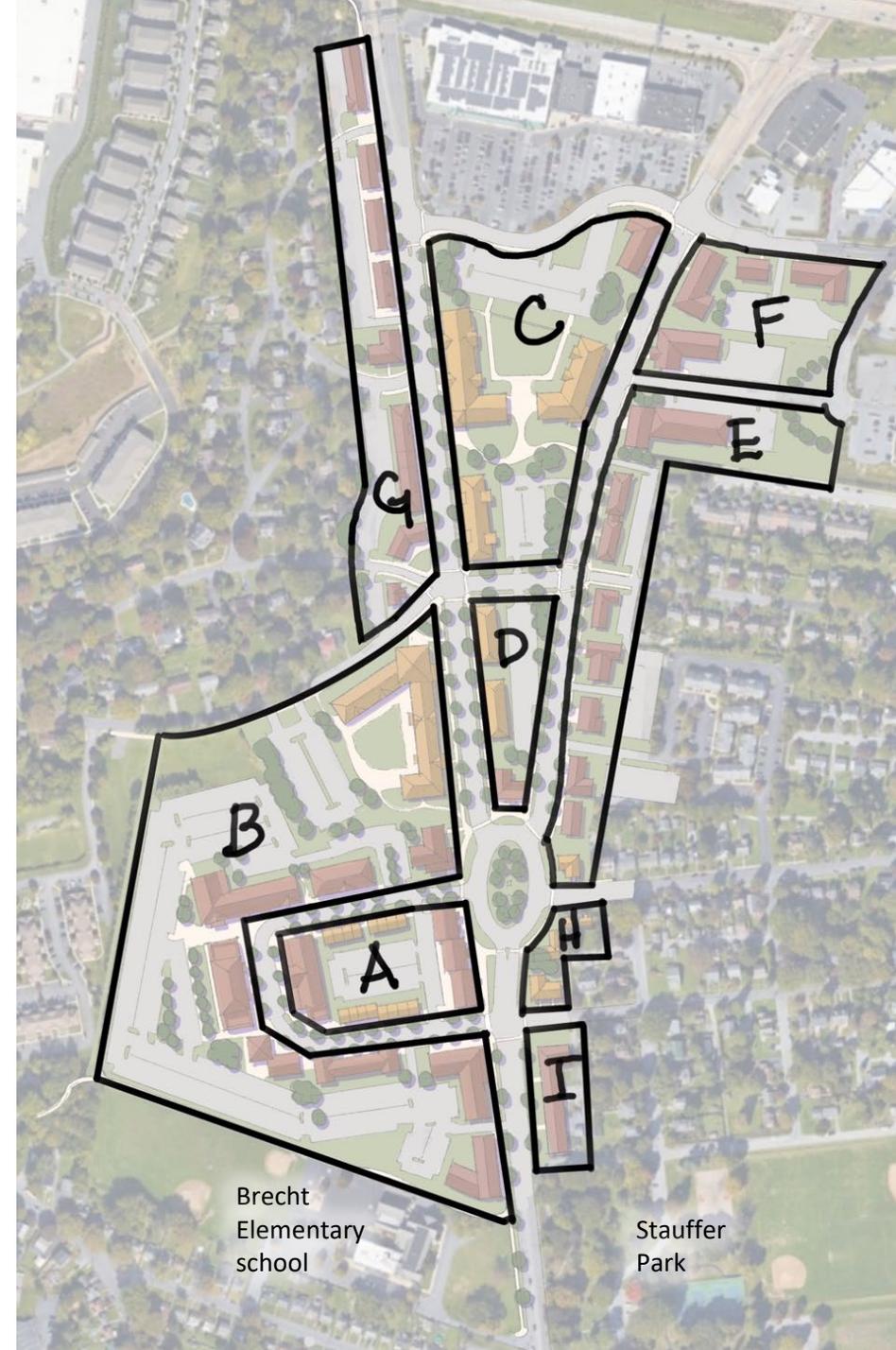
includes primarily office

~698

approximate apartment units

Blocks

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



Connectivity and Mobility Analysis

Key Findings and Recommendations

Tier 1 Micro-Connections

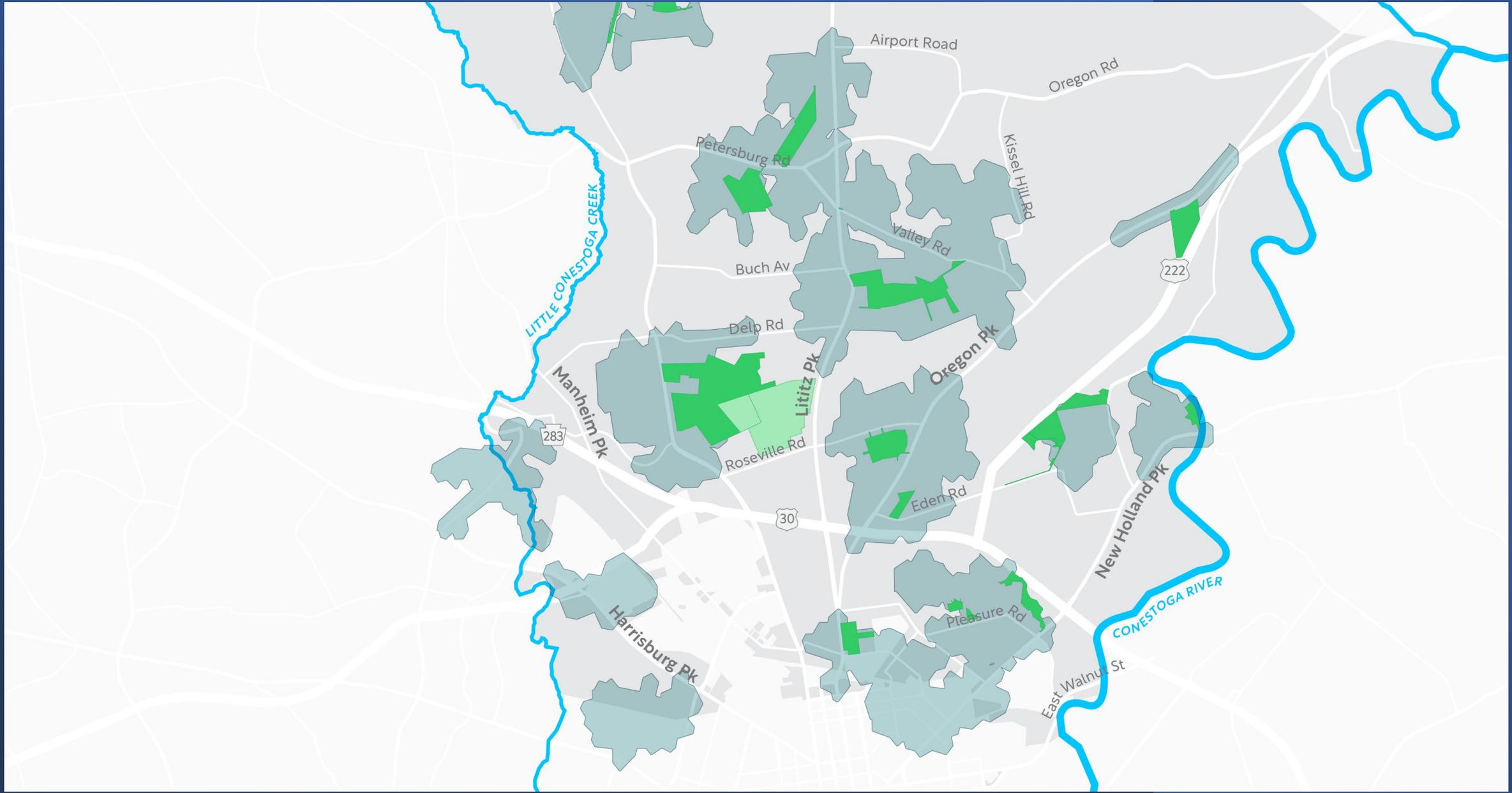
- Representative of projects and initiatives that the Township can manage.
- Funding is minimal in most cases. Local and state grants can support larger projects.
- Connections Committee are well positioned to help support these types of projects.

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.



LITTLE CONESTOGA CREEK

CONESTOGA RIVER

Airport Road

Oregon Rd

Petersburg Rd

Kissel Hill Rd

Valley Rd

Buch Av

222

Delp Rd

Lititz Pk

Oregon Pk

Manheim Pk

283

Roseville Rd

30

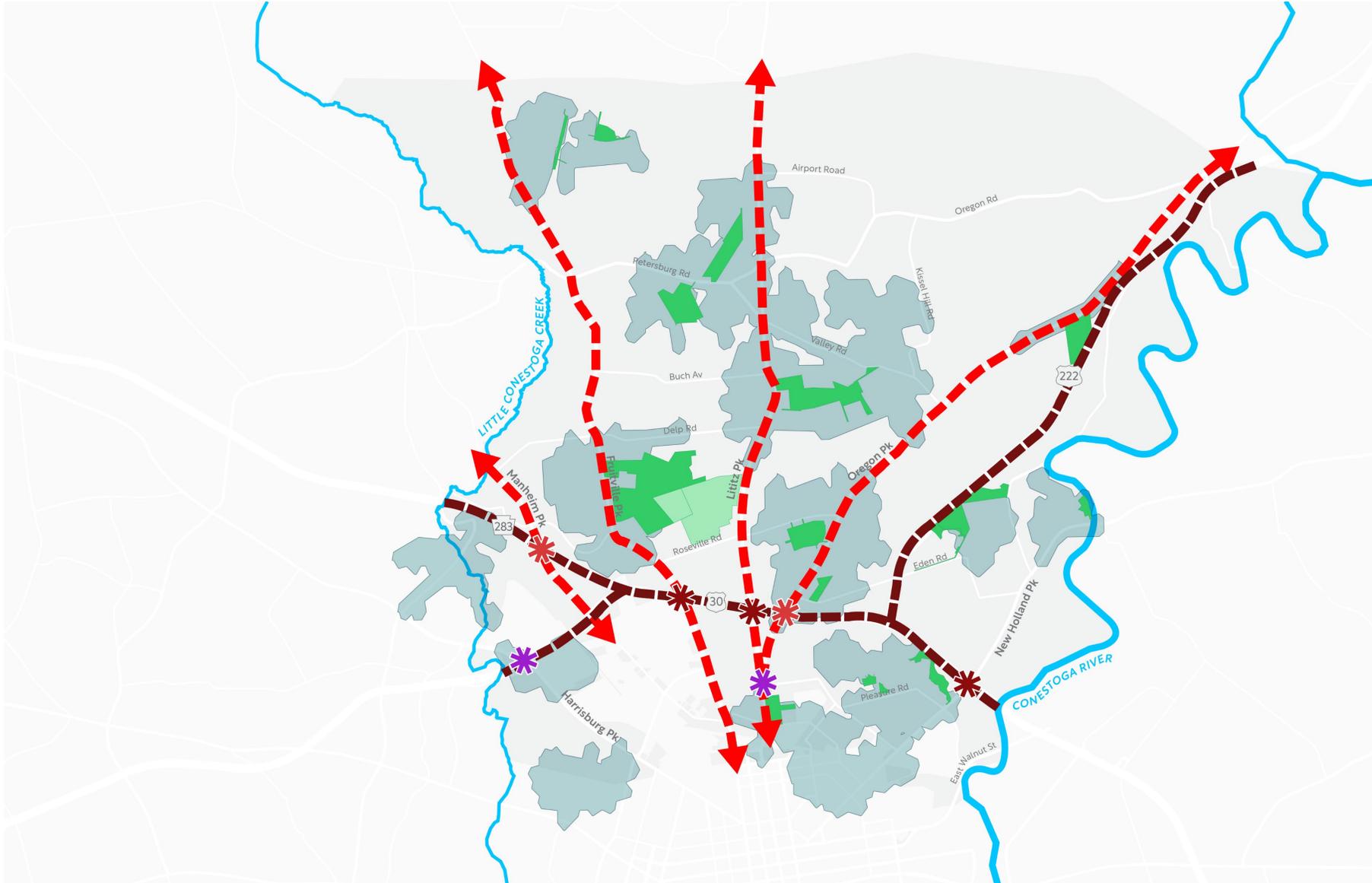
Eden Rd

New Holland Pk

Harrisburg Pk

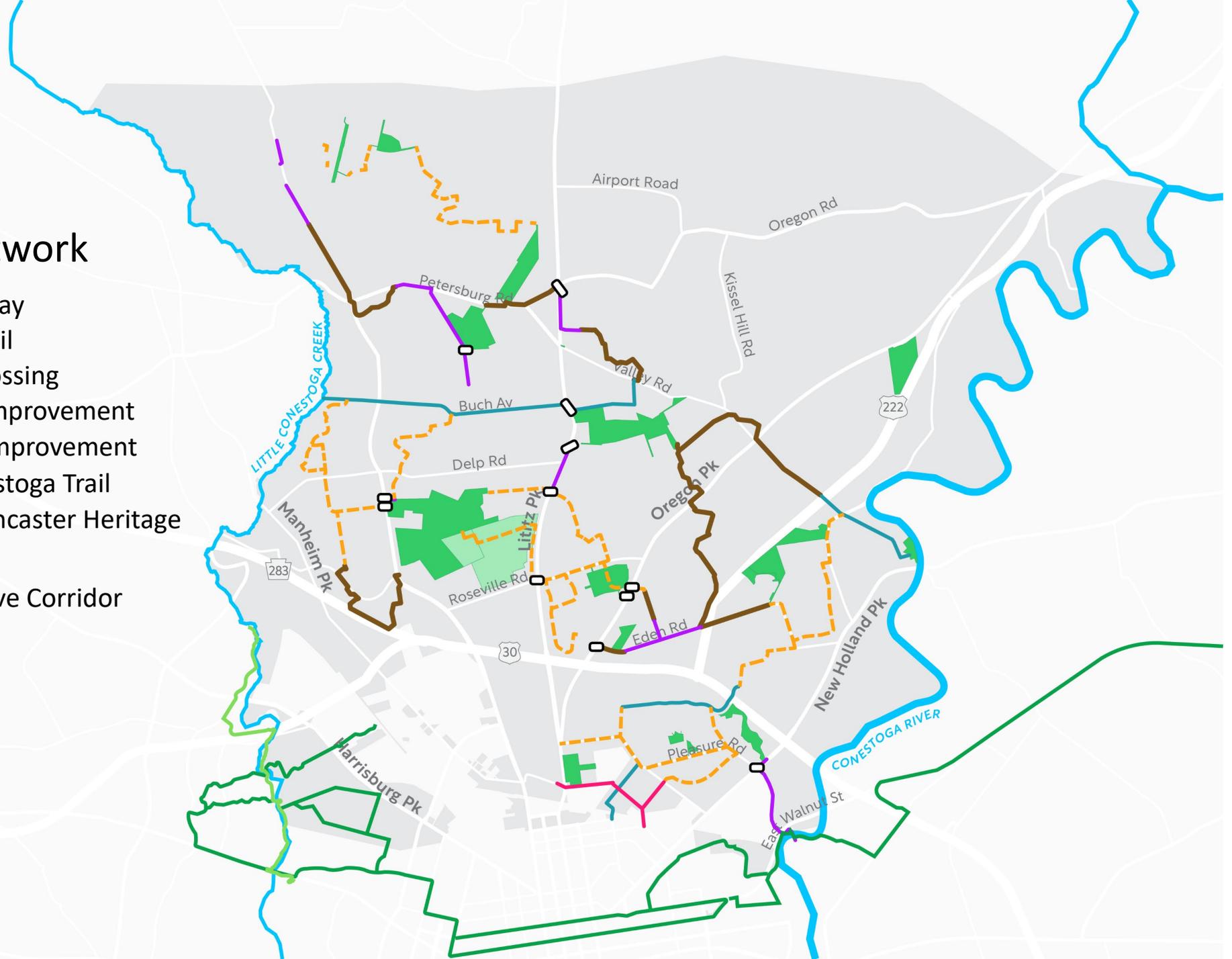
Pleasure Rd

East Walnut St

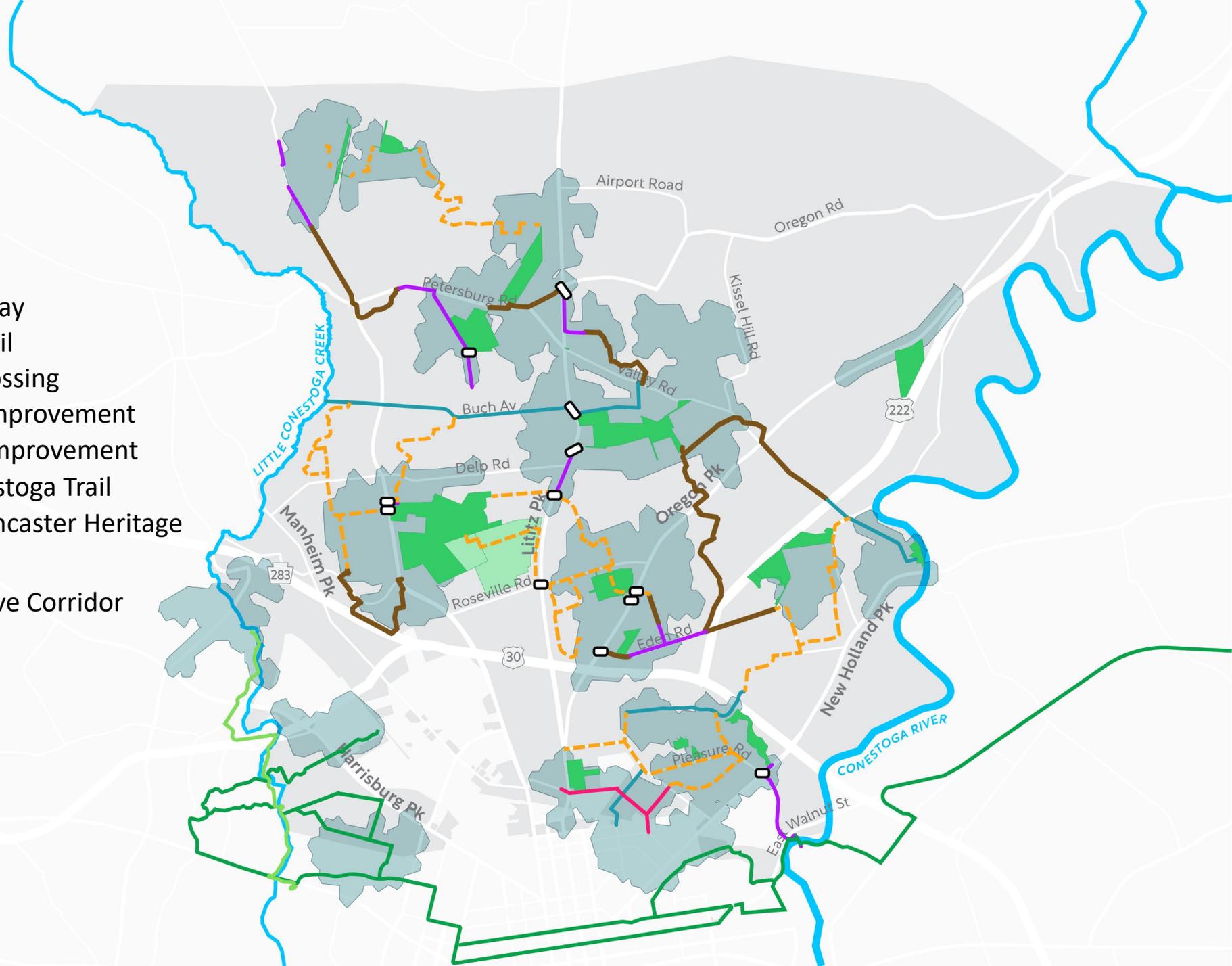


Connect to Regional Network

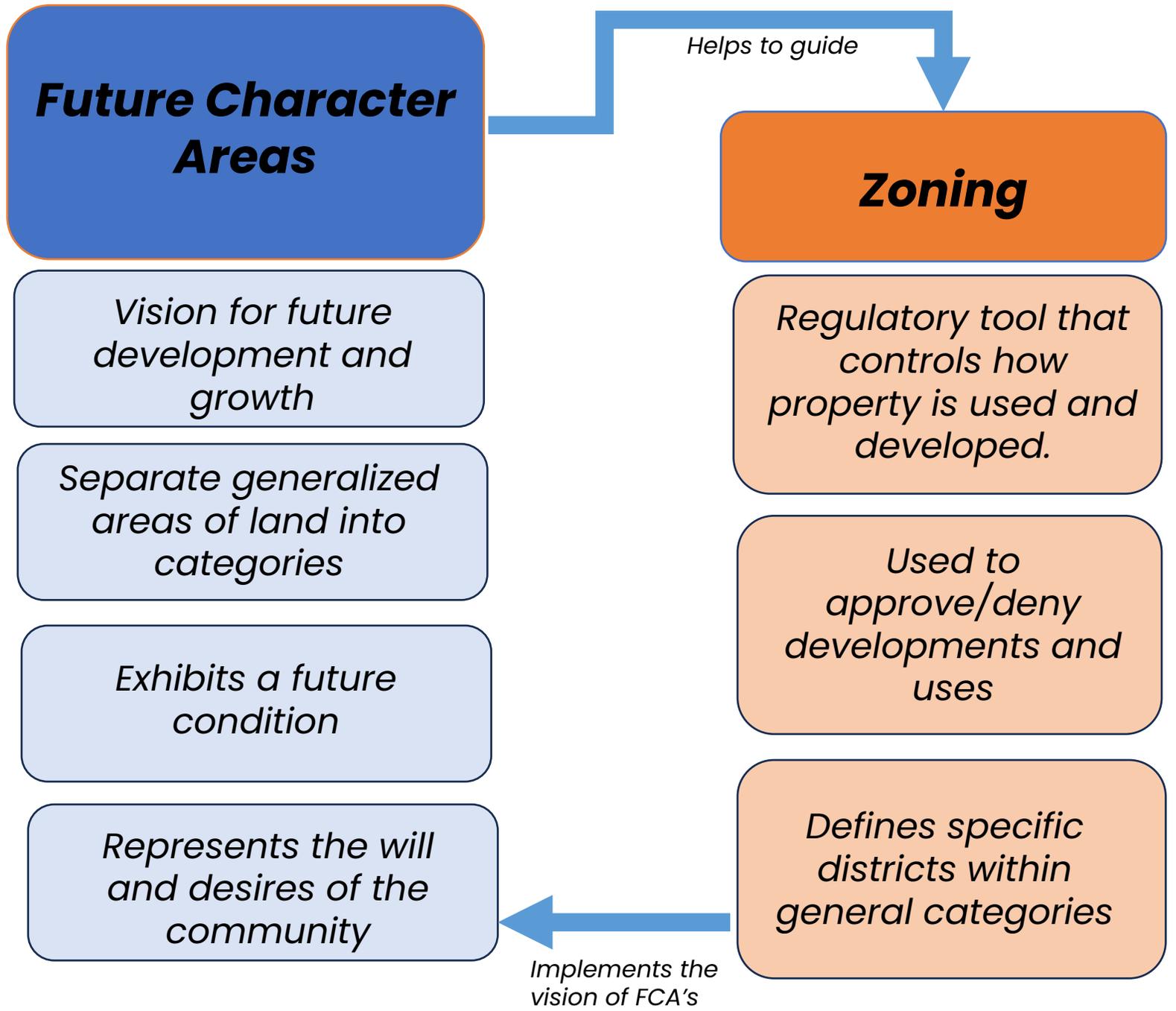
- Neighborway
- Existing Trail
- Priority Crossing
- On-Road Improvement
- Off-Road Improvement
- Little Conestoga Trail
- Greater Lancaster Heritage Path
- Marshall Ave Corridor



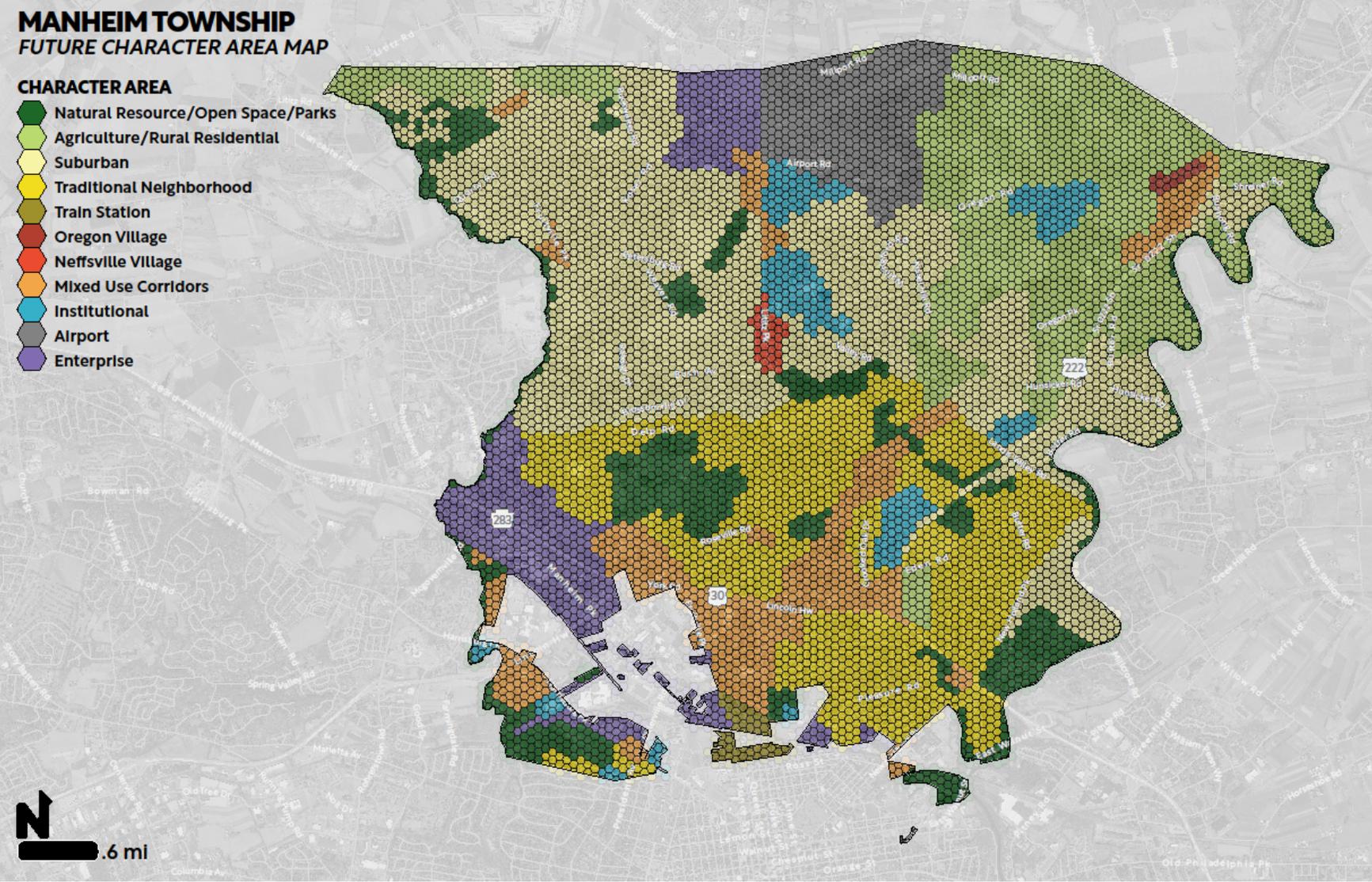
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Future Character Areas and their relationship to zoning



Future Character Area Map

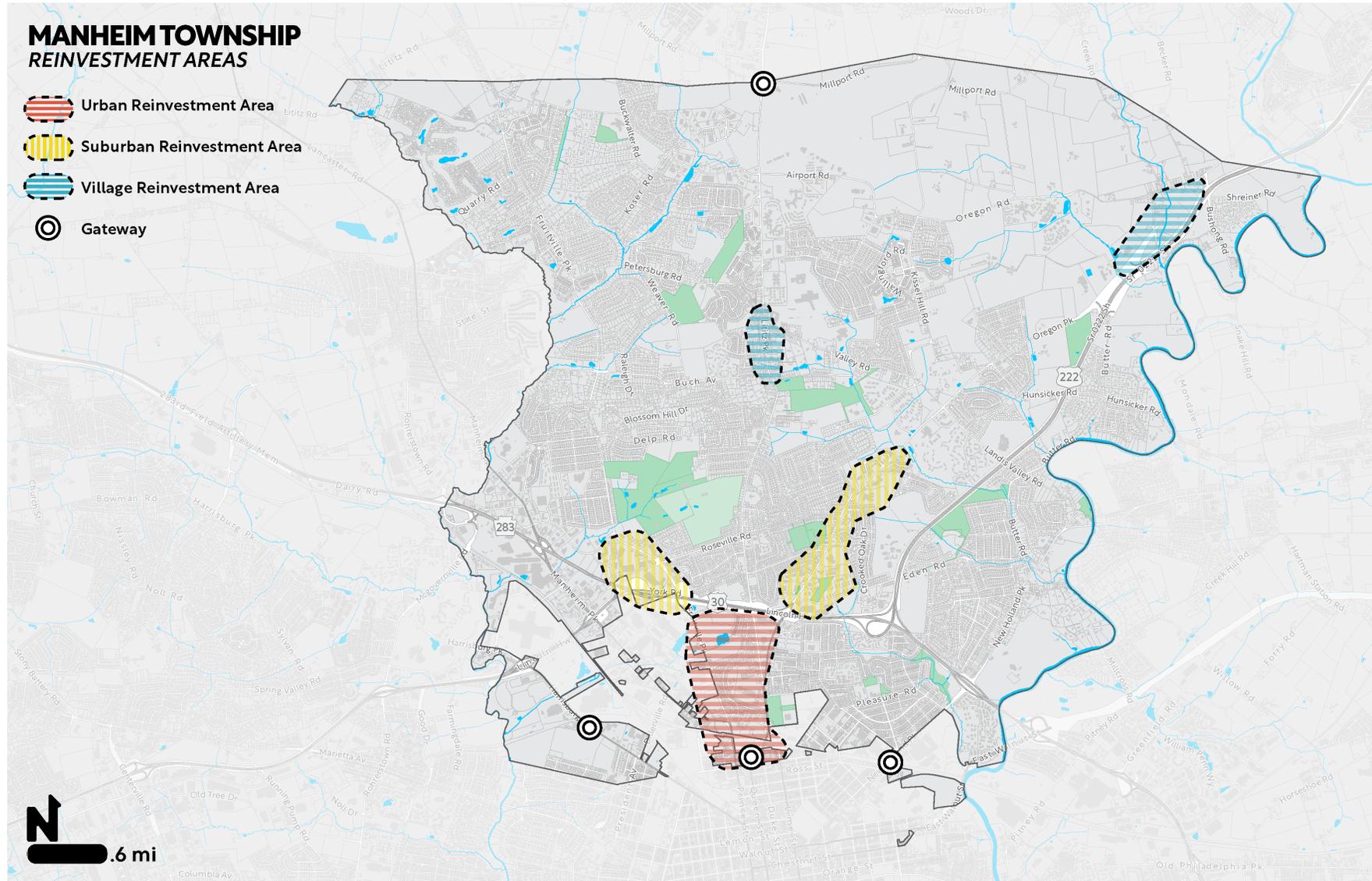


[Manheim Future Character Area](#)

Reinvestment Areas

MANHEIM TOWNSHIP REINVESTMENT AREAS

-  Urban Reinvestment Area
-  Suburban Reinvestment Area
-  Village Reinvestment Area
-  Gateway



[Manheim Future Character Area](#)