

# 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 Responsible)*

# Critical Issues

“What solutions are we working towards?”

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:** Decision making and planning needs to influence local, regional, state, and federal programs.
6. **PARTNERSHIPS ARE CRITICAL:** The metro area is continuing to grow and if not properly planned will negatively impact the quality of life for our residents.

# Principles and Policies

“How do we achieve  
our goals?”

- 1. Find new and innovative ways to reduce congestion.**
  - a. Trails and sidewalk connections as a primary tool to reduce congestion.
  - b. Transportation/road improvements.
  - c. Compact development and redevelopment near the urban core will be a priority.
  - d. Access management policies will be introduced to help ease traffic congestion.
  - e. Complete Streets Policies and implementation are important.
- 2. Make it easier for residents and visitors to get around without a car.**
  - a. Trails and sidewalk connections will help. There will be a need to prioritize these throughout the Township.
  - b. Land Use Plan/Character Area and Official Map are the tools that will implement these recommendations.
  - c. Complete Streets Policies will support this effort.
  - d. Mobility Hubs will be identified in the Land Use Plan.
- 3. Connect housing, jobs, schools, transportation, and other destinations.**
  1. Trail and sidewalks to destination points will help determine priority routes.
  2. Transportation Planning will be an integral part of the comprehensive plan.
  3. Land Use and Official Maps are tools to ensure priority corridors are constructed in a manner that meets Township Values.
- 4. Integrate place-based thinking into all future planning initiatives.**
  - a. Redevelopment sites will help show a place-based approach to development,
  - b. Planning Principles through thoughtful land use planning.
  - c. Housing needs will be integrated decision making and within zoning.

# Connectivity and Mobility Analysis

## Key Findings and Recommendations

### Tier 1 Micro-Connections

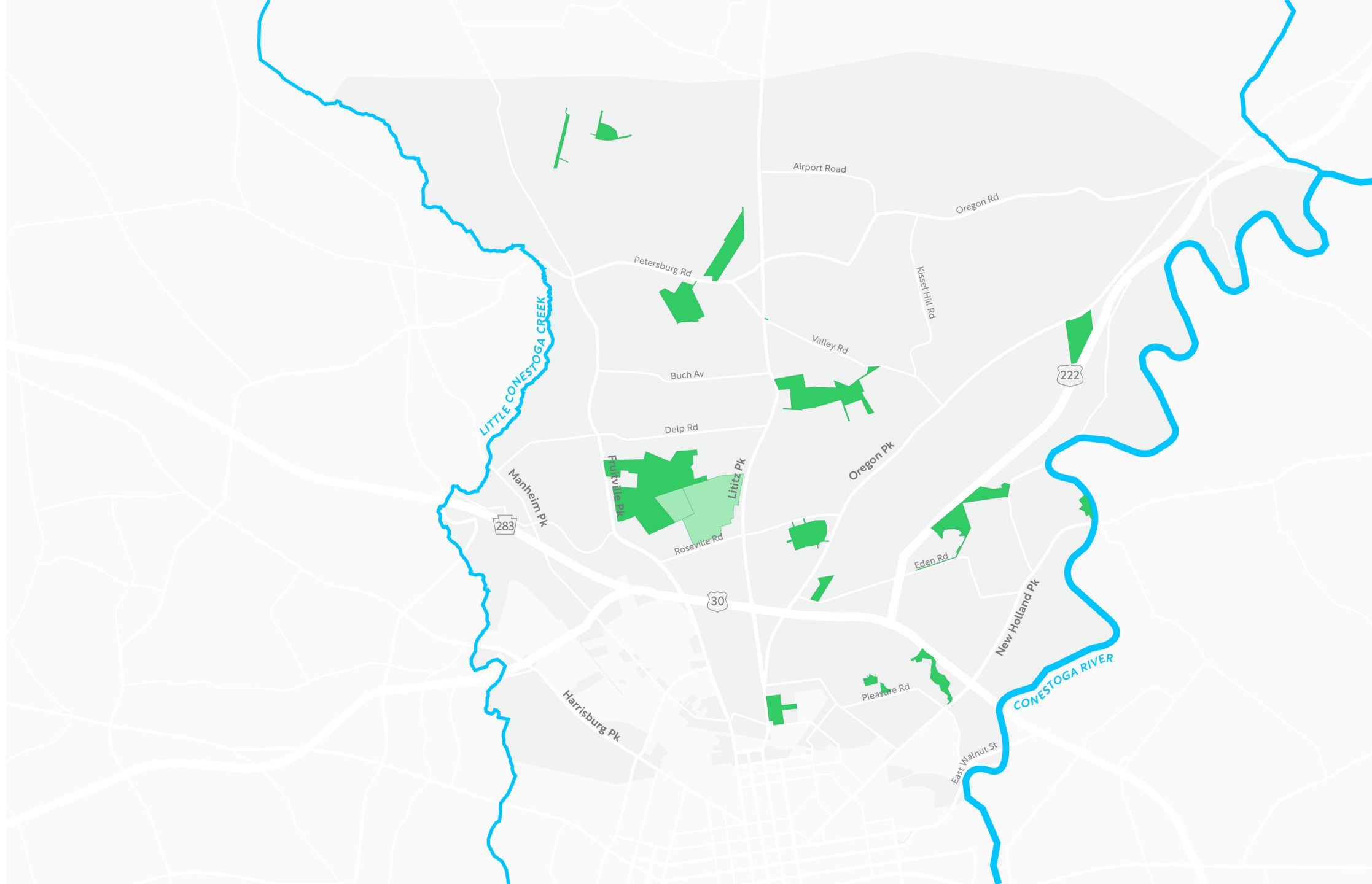
- Representative of projects and initiatives that the Township can manage.
- Funding is minimal in most cases. Local and state grants can support larger projects.
- Connections Committee are well positioned to help support these types of projects.

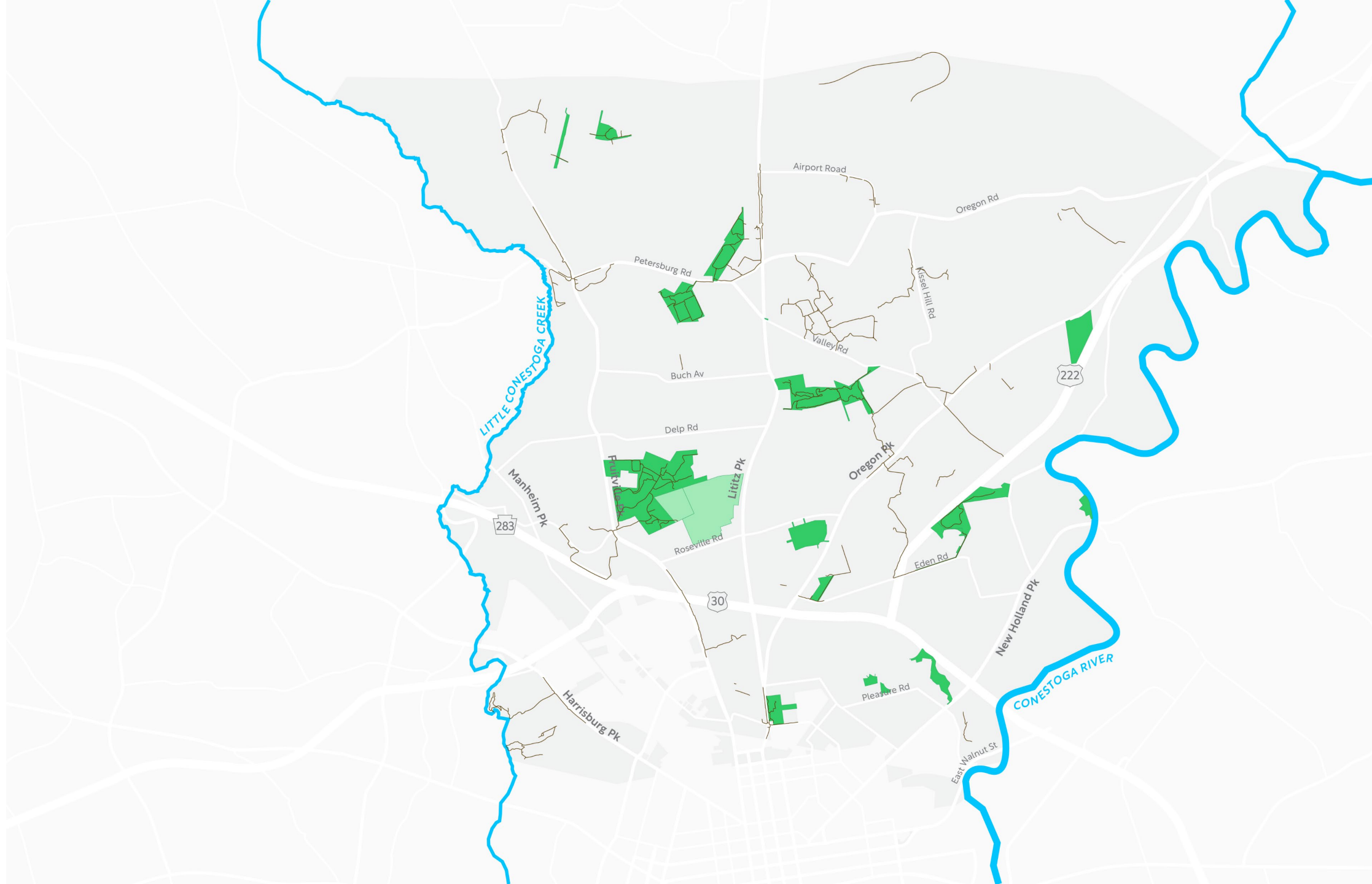
### Tier 2 Addressing the Pike for all Users

- 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.





## Points of Interests

- Grocery Stores
- Medical Facilities
- Library

