

# places2040 Implementation Workshops

Fall 2021 Series: Creating Great Places

## Placemaking Focus Areas (Northeast Planning Area)

- **Town Center, Akron Borough**
  - Why – Akron Borough does not have a well-defined town center, and the borough lacks certain amenities to serve its residents and attract guests. Currently the historic Ten Thousand Villages building at the intersection of 7<sup>th</sup> Street (Route 272) and Main Street has unused space, and the Borough believes that activating the underutilized adjacent Broad Street Park can spur business development there.
  - Solution – The Borough is working with Ten Thousand Villages to create a “Town Center” utilizing vacant space in their building at 7<sup>th</sup> St (272) and Main Street. The building is a historic former shoe factory, and Ten Thousand Villages has agreed to explore the possibility of redeveloping up to 40,000 sq ft of their building into any number of commercial uses, like a coffee shop, retail stores, and apartments; these are all amenities that are missing in the Borough. The initial step in planning will be to see if the adjacent Broad Street Park can be utilized and better activated to be a community gathering place which will draw businesses to the building.
  - Best Practices – The Wilbur mixed-use project (Lititz Borough)
  
- **WERT Trail Extension, Denver Borough**
  - Why – Leadership in Denver Borough recognizes the potential benefits of connecting to the Warwick-Ephrata Rail Trail (WERT) in Ephrata Township. These benefits include improved quality of life, economic stimulus to its residents and businesses, and alternate means of transportation.
  - Solution – This project is already identified in places2040, the Lancaster Active Transportation Plan, and the Borough’s Active Transportation Plan (ATP). The Borough’s ATP shows two route alternatives, and it scored a high approval rating in the plan’s survey of residents. Additionally, the trail connection is included on the Borough’s Official Map.
  - Best Practices – Existing portions of the WERT (Lititz, Akron, and Ephrata), and the Northwest River Trail (Columbia and Marietta Boroughs).
  
- **Brickerville Crossroads, Elizabeth Township**
  - Why – The intersection of Furnace Hills Pike (Route 501) and the 28<sup>th</sup> Division Highway in Brickerville, is an auto-oriented area that lacks a sense of community character and village center. Buildings are set back from the road with parking in front with no

**Analysis: Topic 2 – Placemaking**

sidewalks and the various businesses are not connected. This feels like a place that places more importance on automobiles than people.

- Solution – Short term solutions would involve streetscape improvements, including new sidewalks, crosswalks, site furnishings and lighting, and street trees and landscaping. Incremental, longer-term solutions include locating any new buildings up to the sidewalk/road, with parking behind.
- Best Practices –Millersville Downtown Overlay District (Traditional Neighborhood Development Overlay District) and Village Infill/Redevelopment for Neffsville (Manheim Township Zoning Ordinance, Appendix B).