

places2040 Implementation Workshops

Fall 2021 Series: Creating Great Places

Placemaking Focus Areas (East Planning Area)

- **Blue Ball Crossroads**, East Earl Township
 - Why – This crossroads community at the intersection of Division Highway (Route 322) and Main Street (Route 23) is the center of the community, but there is little community character, and it lacks any sense of being a town/village center. The area is generally not pedestrian- or bicycle-friendly, as there are crumbling sidewalks and no provisions for pedestrians to cross the street.
 - 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 mixed-use buildings closer to the sidewalk, 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).

- **Intersections on Main Street**, New Holland Borough
 - Why – The intersections along the borough’s main corridor have undergone many changes through the years, including increasing curb radii to accommodate truck traffic and removing historic buildings which anchored corner lots. This has created intersections that are scaled for automobiles and not pedestrians. Additionally, there is no visual consistency along the corridor and intersections, and there is no sense of entry into the borough (gateway), and no real visible town center.
 - Solution – Short term solutions would involve streetscape improvements, including improved crosswalks, curb bump outs, enhanced site furnishings and lighting standards, and street trees and landscaping. Not all intersections would have to be treated at once and could be done at priority intersections first. Longer-term solutions include locating any proposed buildings on the sidewalk or retrofitting existing buildings to extend to the street (with parking behind). Also consider enhancing the existing town clock memorial to be more visible and create some type of entry signage.
 - Best Practices – Elizabethtown Borough entry features, Mount Joy Borough and Lititz Borough streetscape improvements.

Analysis: Topic 2 – Placemaking

- **Pedestrian Improvements**, Village of Intercourse, Leacock Township
 - Why – The Village of Intercourse is a prime tourist destination and enjoys many assets that make this a unique community. Leacock Township is interested in strengthening its community character and improving the pedestrian experience of its residents and guests.
 - Solution – Make improvements at intersections and the streetscape to improve aesthetics, pedestrian safety, and connectivity. Focus especially on linkages between key businesses and attractions.
 - Best Practices – Leacock Township Official Map and Village of Intercourse Community Character Guidelines.