



places2040 Planning Leadership Awards Submission

Applicant Information Sheet for Bridgeport Transportation and Land Use Study

Project Name

Bridgeport Transportation and Land Use Study

Award Category

Thinking Beyond Boundaries

Participant Names and Organizations

Consultant Team:

- Derck & Edson, LLC - planning, design & community engagement
- Town Planning Partnership LLC - planning
- Herbert Rowland & Grubic Inc. - transportation planning

East Lampeter Township

Tara Hitchens, Director of Planning/Zoning Officer

West Lampeter Township

Amanda Hickman, Director of Planning/Zoning Officer

City of Lancaster

Stephen Campbell, Director of Public Works

Cindy McCormick, Deputy Director/ City Engineer

Lancaster Township

Ben Webber, Township Engineer

PennDOT

Leona Barr, Project Manager

Lancaster County Planning Department

Robert Bini, Director for Land Use and Transportation

Lauri Ahlskog, Senior Transportation Planner

Web links

<https://bridgeportcrossroads.derckandedson.com/>

<https://bridgeportcrossroads.derckandedson.com/project-goals/>

<https://bridgeportcrossroads.derckandedson.com/meetings-timeline/>

Flyer from Lancaster Township:

<https://www.twp.lancaster.pa.us/bridgeport-crossroads-spring-2021-project-update>

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Project Description

The Bridgeport Transportation and Land Use Study is a conceptual land use and transportation plan to enhance walkability, transportation, transit choices, and neighborhood character within the Bridgeport area of Lancaster County, Pennsylvania.

The community involvement process engaged 810 individuals in three online surveys, a project website, six focus groups, six design alternatives, two open house meetings, and a community presentation to help inform the recommendations.

The plan sets forth a shared vision for the transportation infrastructure, trails, land use policies, and zoning that will result in a coordinated strategy for policies and investments across the four municipalities that comprise Bridgeport.

Project Narrative

The Bridgeport Transportation and Land Use Study focuses on many of the goals in Lancaster County's Places2040 plan. Specifically related to *Thinking Beyond Boundaries*, the Bridgeport plan:

- focuses on several communities, a common corridor, and future land use and transportation planning
- was a collaboration between East Lampeter Township, West Lampeter Township, Lancaster Township, and the City of Lancaster, with the support of the County of Lancaster and PennDOT
- allowed citizen input on many levels and through various means

The Bridgeport Transportation and Land Use Study was developed through a planning process to enhance walkability, transportation, transit choices, and neighborhood character.

This plan resulted in recommendations to improve streets, sidewalks, crosswalks, roadways, and land use standards in Bridgeport. The project study area encompasses 3.2 square miles.

Bridgeport is a place that spans portions of four municipalities and due to its location at the edge of these municipalities, it has historically been difficult to coordinate land use, transportation, and services. This plan established a multi-municipal shared vision for the transportation infrastructure, trails, land use policies, and zoning that has

created in a coordinated strategy for policies and investments in Bridgeport.

A Focus on Communities, Corridors, and Landscapes

The team sought to understand the perspective of neighborhood residents bordering the Bridgeport crossroads intersection and the, King Street, Lincoln Highway and Old Philadelphia Pike corridors. Through outreach events, both virtual and in-person as shown on page 22 of the final report, the team engaged over 810 respondents throughout multiple stages of the project to understand the surrounding community. In addition to community outreach, existing transportation conditions were analyzed at key intersections and streets serving the Bridgeport area. This data framed recommendations for improvements to the Lincoln Highway corridor and adjoining connectors to create a safe and walkable village in Bridgeport. The plan calls for increased sidewalk access along Old Philadelphia Pike, King Street, and Lincoln Highway to provide more convenient and safe access between neighborhoods, businesses, and bus stops. Trail connections to the Conestoga River's recreational amenities and a civic space at the hub of the district create unique opportunities for outdoor engagement within Bridgeport's landscape.

Governments, Organizations, and Businesses Working Toward the Same Goals

The study was commissioned by a steering committee of planning representatives from the four neighboring municipalities, PADOT, and LCPD to collaborate for the best interest of the Bridgeport community. The overall goal was to propose solutions to reduce traffic and improve walkability and connectivity within the region as well as quality of life for residents. Through

regular coordination meetings among steering committee representatives, discussions were held to evaluate community input, data, and planning concepts and collaborate on solutions to serve the needs of the communities and the greater area at large.

More Efficient, Consistent, and Regional Planning and Regulation through a simplified approach to land use, incentives, and local implementation

To achieve the vision of a pedestrian-oriented village for the Bridgeport crossroads area, the plan recommends a multi-municipal coordinated land use and zoning solution. It proposes two village districts to permit and encourage a walkable mixed-use place at the Bridgeport crossroads to overcome the existing pattern of auto-oriented commercial, and institutional uses at the core. It also calls for each municipality to build or provide incentives for others to build:

- Streets and Sidewalks
- An intermodal Transit Center
- A Village Green and other similar civic spaces

Stronger Links Between the Public, Private, and Nonprofit Sectors and between different levels of government to achieve planning goals

The planning process joined support from the MPO (LCPD), PADOT, and local municipalities to encourage conversation around transportation and planning issues prior to starting the plan and set the stage for future communication between groups. The final report outlines strategies and defines responsible parties/ownership, in essence a roadmap to ensure that projects represented within can be accomplished.

A Diverse Array of Skilled Leaders

Municipal officials engaged in the planning and steering process on behalf of the residents within their municipalities to provide input on local issues and become the point of contact for the community moving forward related to this project.

Broader Constituencies including everyone from school children to retired adults

The final plan promotes an enhanced multi-modal transportation network of streets, trails, sidewalks and transit stops. By providing housing near a major grocery store, it will reduce the need to rely on private transportation to obtain goods, which is particularly beneficial for retired adults looking for housing options. In addition, improved sidewalks, crosswalks and trail connections were intentionally made to local schools and other amenities such as the Conestoga Pines Pool and Harrisburg Area Community College.

More Opportunities for Civic Engagement on planning issues.

This plan offered opportunities for civic engagement through several stages of the project via public meetings, a virtual meeting, focus groups, and three online community surveys. Additionally, final presentation of design concepts and prints of all exhibits were placed on

display in the lobbies of two municipal building for several weeks to gather further public input before completing the plan.

Education Efforts on Planning Issues

During public meetings such as open houses, the design team and steering committee presented the purpose of the project and fielded questions from the public. In response to the COVID-19 pandemic, a virtual webinar was held to update the public about the plan alternatives, plan recommendations, and the issues it would address. Public comment was noted during this meeting and questions were responded to in real time as well as posted to municipal websites. The design team was available to answer questions throughout the entirety of the project via e-mail at info@bridgeportcrossroads.org.

Regionalization of Public Services to reduce costs, increase efficiency, and avoid duplication

The plan recommended that the land development and zoning standards in East Lampeter, West Lampeter, and Lancaster Townships should be modified to incentivize the design and development of a walkable village center with commercial buildings, shops, restaurants, multifamily and attached residential buildings, mixed use buildings, civic plazas, village greens, streetscapes, and sidewalks. Ideally, these should be located within the Bridgeport village district and served by a multi-modal bus transit center. The centralization of transit facilities, enhanced pedestrian networks, compact development patterns, shared parking resources and the enhancement of the character of adjacent single family residential neighborhoods will result in increased land efficiencies, greater walkability, reduced reliance on the automobile and greater efficiency of costly transportation and infrastructure resources.

Achieving Regional Planning Goals and Targets

There are several existing studies that this project incorporated into the planning process to ensure that the Bridgeport Land Use and Transportation Plan met similar objectives and connected initiatives together to create a cohesive plan for the area's future. These projects are outlined in the supporting materials section of this document and are further explained in section 2 of the report.

Supporting Materials

High-resolution photographs, images, plans, documents, project results:

Project graphics as well as a copy of the final report are provided on the flash drive.

News articles and public outreach notifications:

Article LNP : https://lancasteronline.com/news/local/trails-sidewalks-and-transit-3-year-planning-study-calls-for-a-transformed-bridgeport/article_3da3ffb0-df6a-11eb-ae8d-87f48d841c6c.html

Article LNP : https://lancasteronline.com/news/local/old-philadelphia-pike-roundabout-among-recommendations-from-transportation-study/article_d2d5fe7e-df44-11eb-a406-7779f6b5ddc8.html

<https://eastlampetertownship.org/departments/buildingzoning/planning-projects/>

<https://nextdoor.com/agency-post/pa/lancaster/lancaster-township-municipality/bridgeport-crossroads-transportation-alternatives-open-house-meeting-139811403/>

Supporting studies:

<https://lancastercountyplanning.org/DocumentCenter/View/405/CS-01-LCPC-PowerPoint-presentation?bidId=>

https://www.cityoflancasterpa.com/wp-content/uploads/2020/05/Growing_Together.pdf

<https://eastlampetertownship.org/wp-content/uploads/bsk-pdf-manager/2020/12/WSE-Project-Concept-Plan.pdf>