



## Regional Meetings – Round 4

### Focus Areas

#### Metro

##### 37 Willow Street

- Focuses on Willow Street Pike to leverage existing public transit. Currently one-way segments but could be two-way.
- Potential to rezone areas along Willow Street to encourage slower traffic speeds, promote more active transportation, and increase density.
- Kendig Square could potentially be redeveloped.
- West Lampeter Township is currently updating its zoning ordinance.

##### 38 Golden Triangle

- Centers around the Golden Triangle shopping area, Belmont, Lancaster Train Station.
- Lots of opportunity for infill and redevelopment.
- Current zoning does not accommodate enough flexibility.
- Should extend the T-6 Overlay centered around the Lancaster Train Station.

##### 42 US 30 / Prospect Road Interchange

- Centered around 2 major corridors (US 30 and PA 462) and Prospect Road interchange on US 30.
- St. Anne's Retirement Community to the southeast, also a former monastery.
- Significant buildable land with rezoning opportunities for both housing and industrial.
- Redevelopment potential for the commercial strip (older shopping center with Musser's).
- Opportunities to connect to suburban development on the periphery.

##### 43 Columbia Gateway

- Located on the eastern edge of the borough ("Uptown" Columbia).
- Focused on significant amount of buildable land (part of which is a rezoning opportunity), and strip commercial corridor along PA 462.
- Also includes Glatfelter Park, ASC Solutions, and ANVIL International.
- Significant redevelopment opportunities and potential for streetscape improvements.

##### 44 Armstrong / Columbia Avenue

- Large Armstrong property.
- Rohrerstown Road and Good Drive shopping / medical facilities.
- Manor Ridge development.

##### 45 Park City / Manheim Pike

- Manheim Pike auto dealers.
- Large apartment complexes and retirement community.
- Alumax.

## Northwest

### 24 Maytown / Marietta Connection

- Bounded by Maytown to the northwest and Marietta to the southeast.
- Large employers along PA 441 north of Marietta.
- East Donegal Township Building.
- Centered around a large amount of buildable land that has been called out as a rezoning opportunity for more compact and/or flexible housing.
- Significant opportunities for bicycle/pedestrian connections between the residential area south of Maytown and Marietta.

### 25 Elizabethtown / Rheems

- Bounded by the southeast edge of Elizabethtown, Rheems, and PA 283.
- Large amount of buildable land in and around current suburban areas between PA 230 and PA 283 (Cloverleaf Road interchange).
- Etown College, large shopping center south of Etown (Market Street Square).
- Rezoning opportunities for more compact housing and industrial uses.
- Opportunities for better connectivity between residential developments, and the shopping center.

### 26 Elizabethtown Train Station

- Focused on the Elizabethtown Amtrak station buildable land with rezoning opportunities.
- Includes most of Main Street, M&M Mars DOVE plant.
- The buildable land could be used for TOD and connect nicely to the western side of the borough.

### 27 Mount Joy TOD

- Encompasses the downtown Amtrak station, adjacent residential neighborhoods, buildable land with opportunity for rezoning, and Donegal High School on the periphery.
- Great potential for TOD in the rezoning opportunity area.
- Possible connections between the school and nearby residential neighborhoods.

### 28 Manheim Gateway

- Bounded by the southeast edge of Manheim Borough and a large tract of buildable next to Fruitville Pike.
- Where several major corridors come together (Fruitville Pike, PA 72, and PA 772).
- Two rezoning opportunities for more compact and/or flexible housing.
- Potential streetscape improvements on the edge of borough.
- Better connectivity between existing housing, the borough, and Auto Auction.

## Northeast

### 39 Adamstown / Swartzville

- Oriented along PA 272.
- Bog turtle habitat is a severe restriction, especially in creek valleys.
- Includes a lot of buildable land and two rezoning opportunities. Discontiguous residential development.
- Potential for better connections between the multiple residential developments south of PA 272.

### 40 Kissel Hill / Lancaster Airport Corridor

- Centered around Shoppes at Kissel Village and UPMC Lititz Hospital.
- Significant amount of buildable land in the southern portion near Lancaster Airport.
- Two rezoning opportunities for more compact housing.
- Traditions of America development completed recently.
- Some redevelopment potential, and connection opportunities to the north, entering Kissel Hill.

### 41 Turnpike / Colonel Howard Boulevard

- Northwest of the I-76 / US 222 interchange.
- Buildable land on each side of the turnpike.
- Industrial rezoning opportunity in the southeast portion.

### 50 South Akron / Brownstown

- Oriented around PA 272 and bounded by south side of Akron Borough and Brownstown.
- Significant amount of buildable land with multiple rezoning opportunities.
- Noncontiguous residential development.
- Some infill and redevelopment opportunities.
- Brownstown area includes a major shopping area, Lexus dealer, and PA 772 interchange on US 222.

## East

### 33 Intercourse

- Western side of the village where multiple priority roads meet
- Large amount of buildable land and rezoning opportunities on the southwest corner
- Opportunity for gateway and streetscape improvements entering the village.
- Kitchen Kettle Village is right in the center.

### 34 New Holland Industrial Area

- Oriented around the center of the Borough and the large industrial area to the south.
- Significant amount of buildable land on the northern and southern edges.
- Large rezoning opportunity on the northern edge.
- Case New Holland is a major employer in the industrial area.

### 35 Leola

- Oriented around Route 23
- West side of the village, west of PA 772.
- Rezoning opportunities to the east and northeast.
- Eurofins is a major employer in the area.
- Inn at Leola Village.

### 36 US 222 / US 322 Interchange

- Oriented along US 322 on the south side of the interchange with US 222.
- Significant buildable land and multiple Industrial rezoning opportunities.
- A few, small residential rezoning opportunities.

### 48 Kinzers

- Oriented around Lincoln Highway.
- Large amount of buildable land to the north and south.
- Large rezoning opportunity on the north side that spans the entire focus area.
- Includes Vintage Sales Stables, lumberyard, Amtrak line.

### 49 Paradise / Leaman Plance

- Includes Gordonville to the north.
- Paradise Township Building and industrial park.
- Possible connection between Amtrak and Strasburg Railroad explored in the past.

## South

### 29 East Quarryville Expansion Area

- Centered around a tertiary mobility hub, and split by the Enola Low Grade Trail.
- Contains large amounts of buildable land to the north and east (farmland in Eden Township).
- Rezoning opportunity to the southeast.
- Opportunities for better connectivity between possible new development, the trail head, east side of the borough downtown, and George A. Smith Middle School.

### 30 West Quarryville Expansion Area

- Split by the Enola Low Grade Trail.
- Large tract of buildable land that serves as a rezoning opportunity to the north, and a new residential development being built to the south (Creekside).
- Opportunities to connect to the trail or west side of the borough.

### 31 Georgetown

- Includes the center of the village and a large tract of buildable land that also serves as a rezoning opportunity.

### 32 PA 41 Corridor

- Large amount of buildable land between Gap and Christiana, south of Strasburg Road.
- Amtrak runs through the area.
- Small residential rezoning opportunity to the southeast, and large industrial rezoning opportunity to the west.