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# Garrett Hill Master Plan

January 15, 2007



Campbell Thomas & Company



# Project Understanding

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- Change will happen, and we can influence it
- Need a strong community vision and consensus for action to build the future we want
- Create a plan that describes the future we would like to see for Garrett Hill
  - Recommend capital projects that would help implement the plan
  - Develop zoning and subdivision language to support the plan



# Study Area







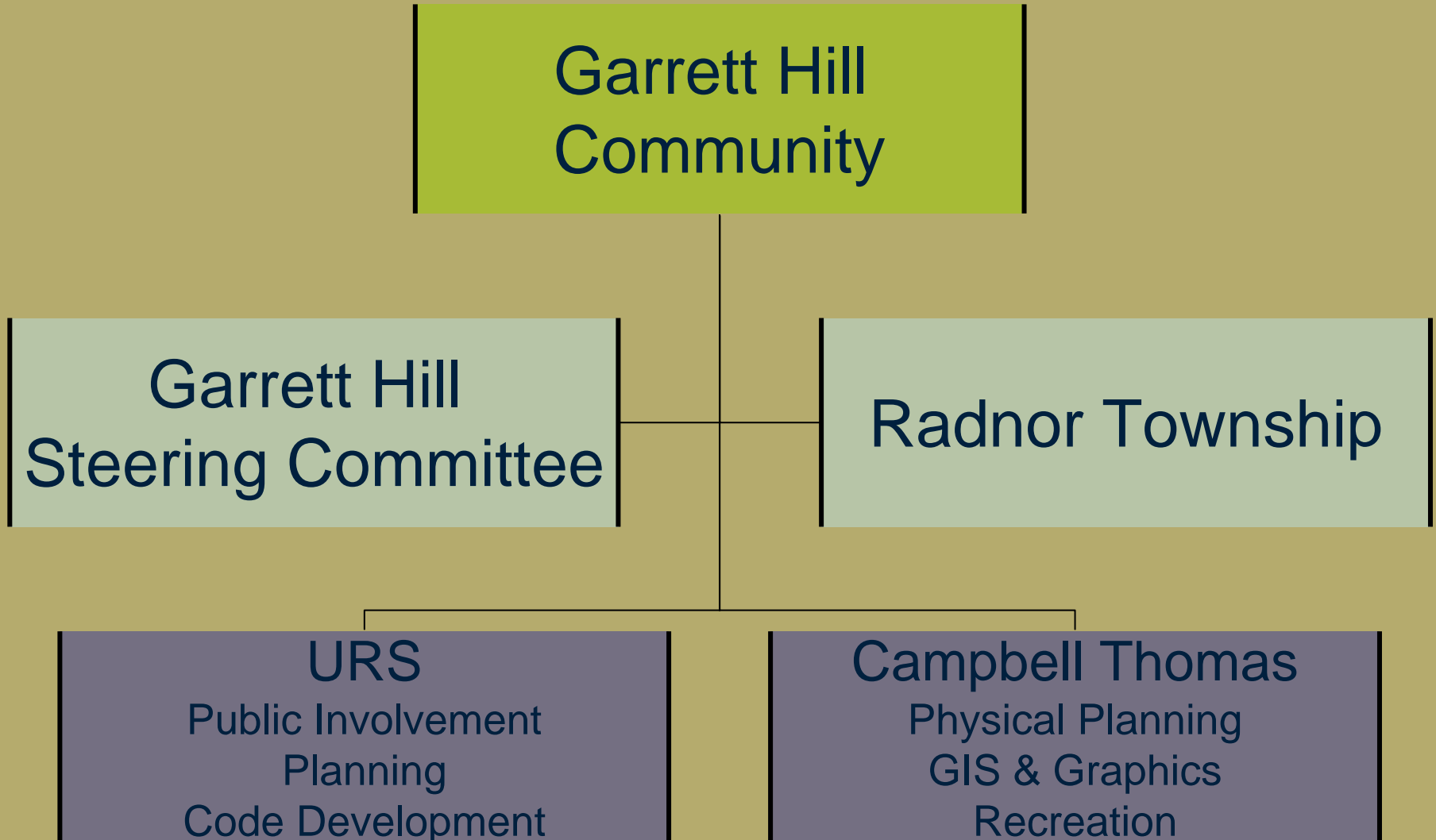
# Project Approach

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- Identify opportunities for change and needs for stability
- Community Consensus
  - Vision
  - Design
  - Function
  - Strategies
- Create the tools to make it happen
  - Land use policy
  - Physical investments



# Project Team





# Project Phasing

- Vision & Master Plan
  - Technical analyses
  - Concise plan recommending policy changes and public investments
- Overlay District
  - Specific changes to Zoning and Subdivision Ordinances
- Each phase driven by public process

**MOUNT JOY / DONEGAL REGION UGA  
SMART GROWTH MASTER PLAN**

Borough of Mount Joy • Rapho Township • East Donegal Township • Mount Joy Township

## COMMUNITY MEETINGS

The Mount Joy/Donegal Region Urban Growth Area (UGA) is beginning a Master Plan focused on shaping how new development and redevelopment happen in the region. One of the goals of the plan is to target new development in the existing urban growth area so we can preserve more farmland and natural areas.

Two upcoming public meetings will kick-off the plan. At the first meeting, we will introduce the plan and then turn it over to you to tell us about the issues you see facing the area. At the second meeting, we will roll up our sleeves and work on those issues, using maps, photos and other tools to create possible solutions.

**We want to hear from you!**

For more information please contact your municipality or Jennifer Luciani at Mount Joy Borough (717) 653-2300.

**Coming soon to a location near you:**

**Meeting 1:  
Where We Are Today**  
Monday, April 10th  
at 7 to 9pm

**Meeting 2:  
Planning the Future**  
Tuesday, April 18th  
at 7 to 9pm

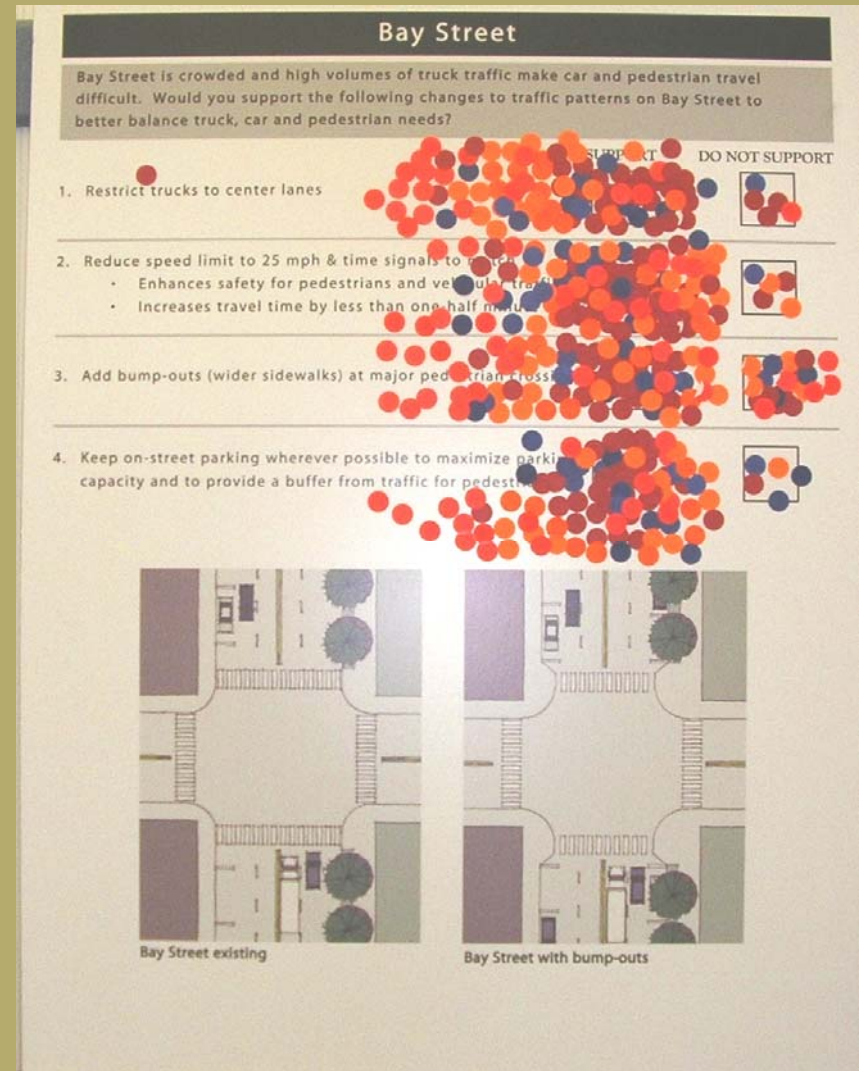
**Both meetings will be held at:**

Donegal Springs  
Elementary School  
Large Group Instruction Room  
1055 Koser Road  
Mount Joy, PA 17552



# Phase 1: Vision & Master Plan

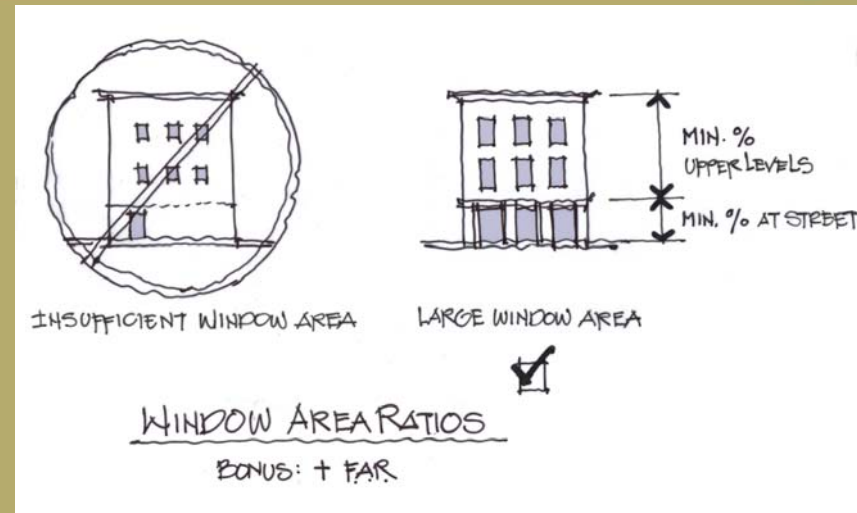
- Steering Committee
- Stakeholder interviews
  - Focused discussions with key groups
- Visioning workshop
  - Consensus on key issues
  - Draft vision
  - Direction for ideas to pursue
- Prioritization Workshop
  - Confirm draft vision
  - Understand priorities for moving forward





# Phase 2: Overlay

- Ongoing Steering Committee
- Zoning Workshop
  - Clearly illustrate impacts of recommended changes
  - Confirm areas of agreement before pursuing code changes
- Joint Work Session
  - Build understanding & consensus between Steering Committee & policy makers
- Final Community Meeting
  - Confirm recommendations before formal adoption process

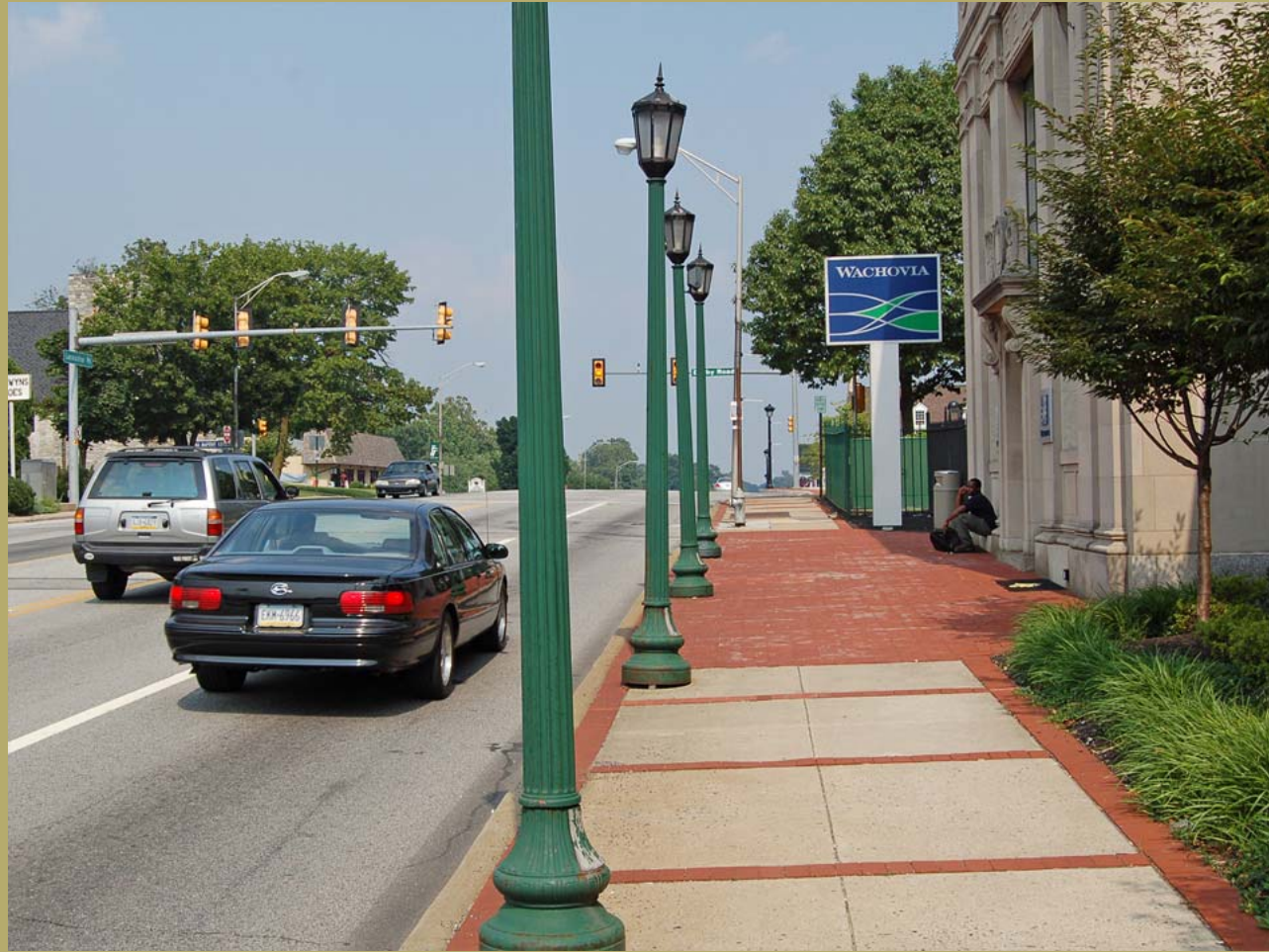






# Graphics Approach: Daylesford Station Area

- Simple sketches
- Focus on communicating improvements



Enhanced sidewalk, south side of Lancaster Avenue  
near Darby Road

# Daylesford Station Area



Sidewalk, south side of Lancaster Avenue near Leopard Road





Outbound platform, Daylesford Station, looking west





Daylesford Station looking east





# Important Issues

- Leverage assets
- Tackle challenges
- Balance diverse needs and opportunities





# Leverage Assets

Strong, economically diverse residential neighborhood







# Leverage Assets

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Good transit access

A photograph of a maroon sign with the text "Garrett Hill" mounted on a white metal railing. The sign is rectangular with a white border and is set against a background of dense green foliage.

Garrett Hill



# Leverage Assets

Community retail with recent investment







# Leverage Assets

Historic character







# Leverage Assets

## Parks





# Tackle challenges

Compatibility between uses







# Tackle Challenges

Streetscape & pedestrian environment

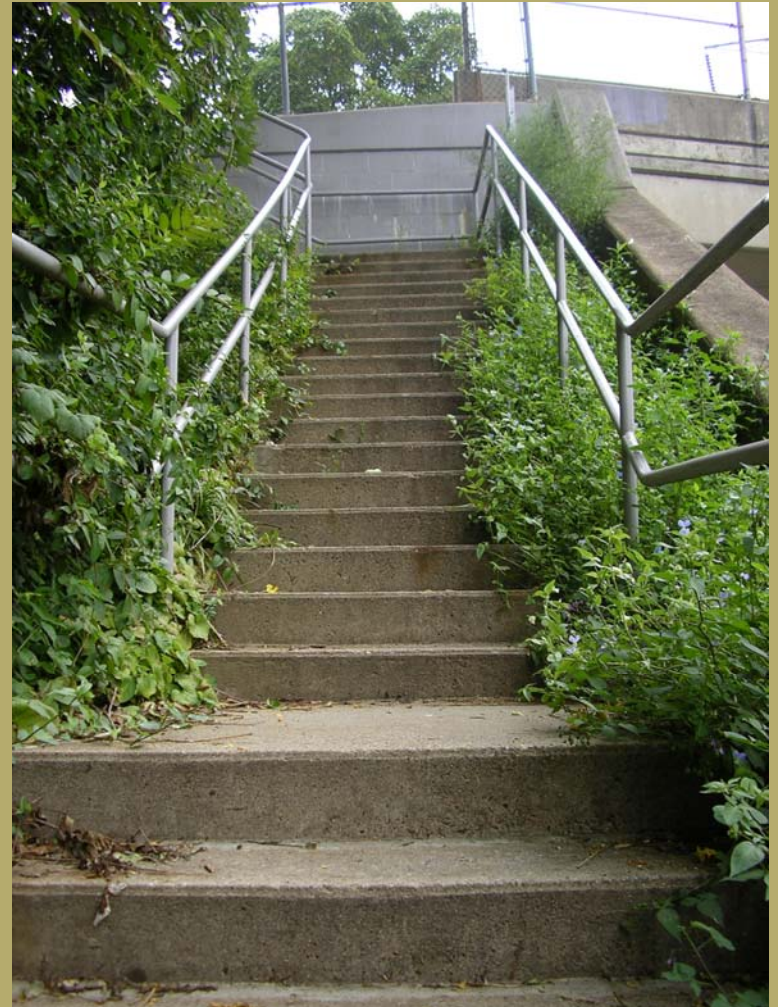






# Tackle Challenges

## Station access





# Tackle Challenges

## Cut-through traffic







# Tackle Challenges

## Parking







# Tackle Challenges

Continued commercial reinvestment

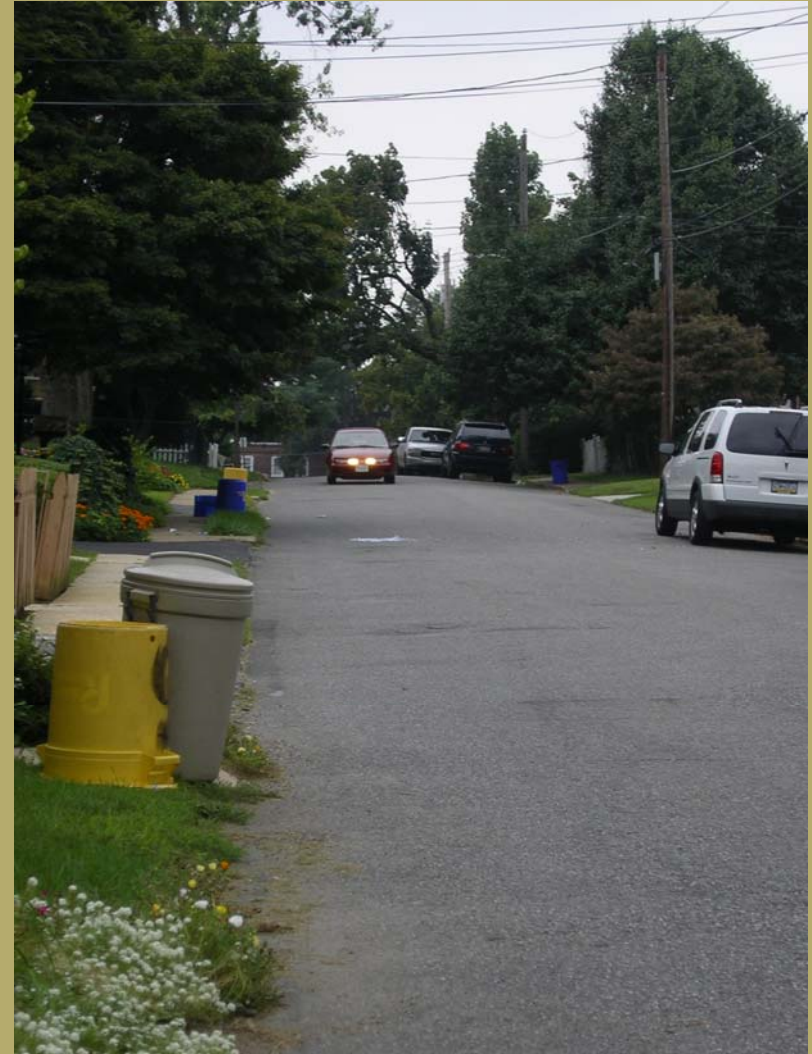






# Balance diverse needs

Increase access to Route 100 while preserving neighborhood tranquility







# Balance diverse needs

Incorporate parking that supports a pedestrian-oriented commercial environment





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Tell us your ideas!



# Study Area Zoning

