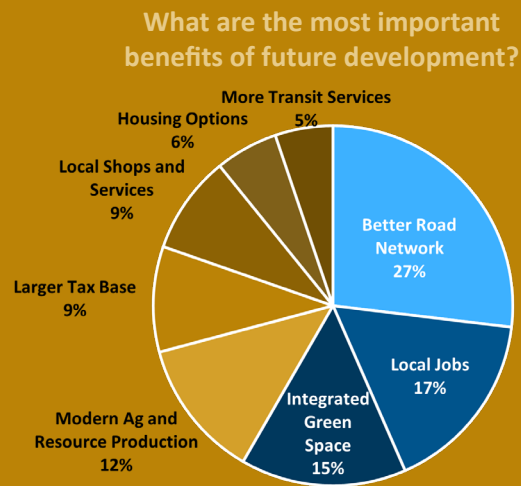


Survey participants offered their perspectives on various aspects of future development.



What are your top concerns about future development?

Impact of greatest concern:
Less Open Space/Habitat

Impact identified by the largest number of respondents:
Higher School Taxes

I-83 Exit 26 Land Use Study – Public Outreach and Survey 2 Results Summary

The second public meeting for the I-83 Exit 26 Land Use Plan project was conducted virtually on November 18, 2020, to present three alternative future land use maps. The meeting video and maps are posted on the project website.

Survey 2 was conducted online via a link posted at the project website. From November 18 to December 12, 2020, 155 surveys were submitted. This document summarizes the survey results.

About the Survey Respondents

Of those who reported their home and work/school zip codes (about 68%), 86% live in the planning-area municipalities and 67% work or attend school in the planning-area municipalities. Demographically, 91% of Survey 2 respondents were white, 72% were over age 40, and 45% earned \$100,000 a year or more.

Land Use Benefit Priorities

1. Survey respondents identified a Better Road Network as the most important of the eight listed benefits resulting from future development in the planning area. It received 27% of all respondent choices. The second-most-important benefit was local jobs, scoring 17%.

2. Maintaining green space and opportunities for modern agriculture were also identified as priority benefits. Integrated Green Space, such as buffer yards and tree requirements, and Modern Agriculture and Resource Production, where next-generation producers can, for example, blend food and power production, scored 15% and 12%, respectively.

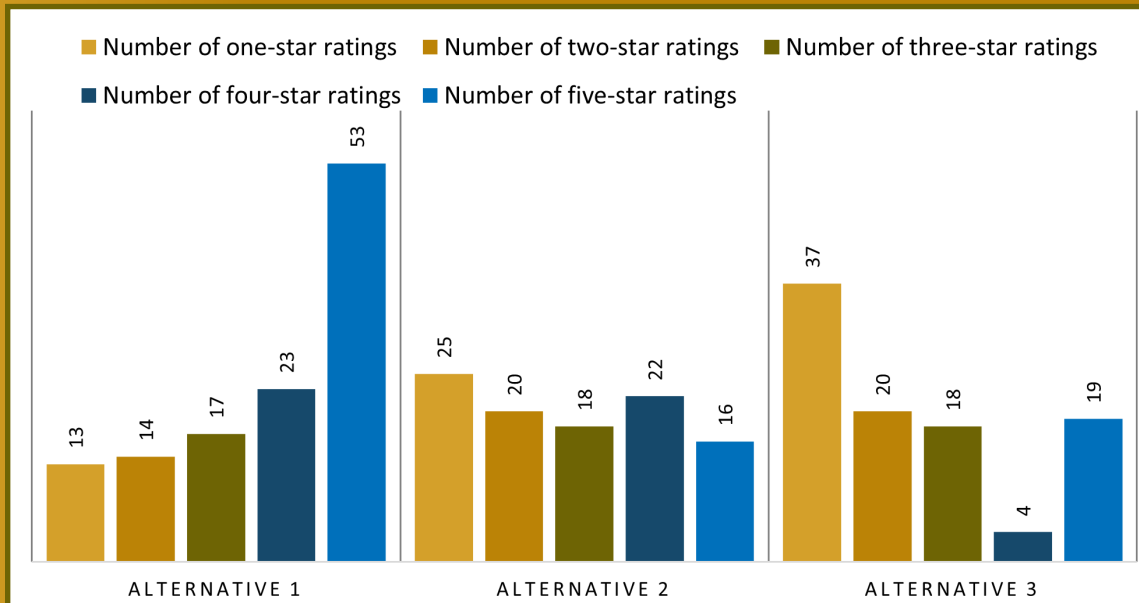
3. Providing options for housing and transit were not identified as high priority benefits. Housing Options and More Transit Services scored only 6% and 5%, respectively.

Land Use Impacts

Most survey respondents identified the potential for increased school taxes and environmental factors as the most concerning impacts resulting from future development in the planning area. Average priority rankings show that Higher School Taxes; Light, Noise and Other Environmental Impacts; and Less Open Space for Habitat and Ecological Functions were ranked as the impacts that most concerned survey respondents. Of the three, Higher School Taxes was ranked among the top three impacts most often and Less Open Space Habitat had the lowest average, reflecting the most concern.

Longer Travel Times was the impact of least concern among respondents.

How do you rate the three future development alternatives?
(where one star is least-preferred and five stars is most-preferred)



Future Land Use Alternative Preferences

Future Land Use Alternative 1, which emphasizes continued agriculture and working lands with a slight increase in development, was preferred. Alternative 1 received an average rating of 3.7 of 5 stars from survey respondents. Average ratings for Alternative 2, which emphasized places to work and live, and Alternative 3, which offered increased places to live and shop, were 2.8 and 2.5, respectively. Not all respondents rated each alternative, therefore the average score provides the best comparative measure. Respondent comments were few, expressing general opposition to development growth, additional traffic, and worsening road conditions, as well as additional school burdens.

See the project website for full-size maps depicting each alternative.

Next Steps

Public input will be shared with municipal representatives from Conewago, East Manchester, and Manchester townships and Manchester Borough alongside input from property owners, service providers, and market stakeholders. The selection or hybridization of a preferred land use pattern will follow and associated improvements needed to support the preferred pattern will be identified. The draft land use plan will be presented for public review in Spring 2021.

