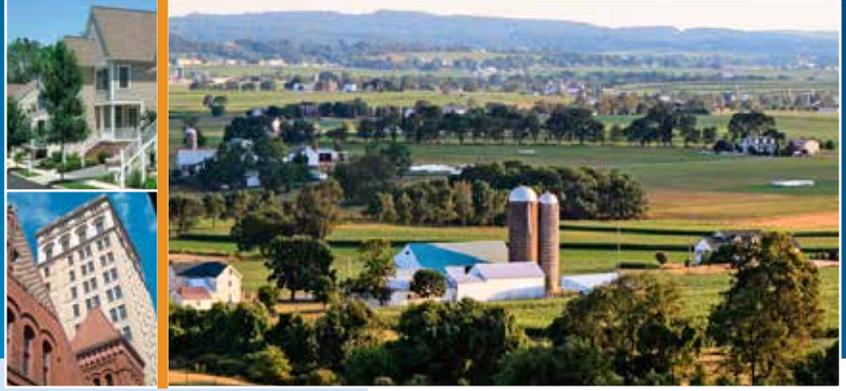


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LANCASTER COUNTY
PLANNING
COMMISSION

From the Director by James Cowhey, AICP

The *2013 Annual Report* has been released and provides a concise look back at what was a very productive year for us. The year was one where communication and collaboration were in the forefront of our thinking. Planning is highly dependent on communication, and we continue to fine tune our means of conveying our message to the citizens of Lancaster County. The annual report is one way to report to elected leaders and the community, as a whole, about our work, and I invite you to take a look at it online.



We are always thinking about ways to improve planning in the county, and we need your help and ideas. In this issue, you'll find a link to a survey for our planning partners that will help us plan our future work program and prepare for a review of the Lancaster County Comprehensive Plan.

Please take a few minutes to complete the survey, because your thoughts and feedback are important to us. We can't send you a gift certificate or a discount coupon for completing the survey, but you will have our thanks for taking the time to help us out. I've kept this short so you have more time to take the survey!

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[LCPC Meeting Agendas and Minutes](#)



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2014 Planning Partners Survey

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2013 Envision Leadership Award Winners Announced

The Lancaster County Planning Commission held its annual Envision Lancaster County Leadership Awards Program on February 25 at the Lancaster County Government Center. This program recognizes the efforts of municipalities, developers, consultants, and community groups that embrace smart growth concepts and highlights the advantages of good planning.

James Cowhey, LCPC Executive Director, announced the award winners. Commissioner Craig Lehman and LCPC Chairman Leo Lutz presented the awards.

There were two winners of the top **Leadership Award** this year – **Steeple View Lofts** in Lancaster City with project partners RGS Associates, Landis Communities, Zamagias Properties, EG Stoltzfus Construction, and LeFevre Funk Architects; and **Mount Joy Borough Authority’s Integrated Strategies for Environmental Sustainability** for its wastewater treatment facility with project partners the ARRO Group, Mount Joy Borough, and East Donegal Township.

Two **Achievement Awards** were handed out. The winners were **Siegrist Mill Covered Bridge** with RETTEW Associates, Inc. as project lead working with Lancaster County and Rapho and West Hempfield Townships; and the **Elizabethtown Train Station Site Improvements** with project partners C.S. Davidson and Elizabethtown Borough working with Horst Excavating, Hanover Engineering Associates, Inc., Derck and Edson Associates, Michael Baker Jr., Inc., Barton Associates, Inc., and Johnson, Mirmiran & Thompson.

Certificates of Merit were earned by **Saint James Episcopal Church** in Lancaster City with project

partner RGS Associates, Inc. in conjunction with MM Architects, Inc. and Warfel Construction; and **Woodward Hill Cemetery Presidential Memorial Garden** in Lancaster City with project partners Wohlson Construction Company, the Board of Directors of Woodward Hill Cemetery, and Derck & Edson Associates.

Entries were evaluated for replicability, effectiveness, support for county and local plans, and community involvement and partnerships. Entries were judged in five categories: Heritage Resources, Sustainable Growth, Infrastructure, Community Capacity, and Community Design and Placemaking.

This year’s event featured a keynote presentation by Beth Koser-Schwartz of Lighten Up Lancaster County and Eboni Bryant of LiveWELL Lancaster County. Both efforts are programs of Lancaster General Health.

Ms. Koser-Schwartz and Ms. Bryant spoke on “Healthy Community Design.” They focused on how good community design can benefit residents’ health. In the areas of community design, Lighten Up Lancaster County is concentrating on active transportation – walking and biking, while LiveWELL Lancaster County is focused on healthy and safe environments.

Some of the initiatives they talked about were municipal and school walk audits, the Safe Routes to School programs, *Bicycle Friendly Community* and *Bicycle Friendly Business* designations, and complete streets policies which provide for an appropriate range of access to and uses of streets and roadways for pedestrians, bicycles, children, the elderly, and the physically challenged.



Congratulations

2013 Envision Lancaster County Leadership Award Winners

A Salute to Lancaster's Smart Growth Leaders



LEADERSHIP AWARD
LARGE PROJECT / BUILT / INFRASTRUCTURE

MOUNT JOY BOROUGH AUTHORITY INTEGRATED STRATEGIES FOR ENVIRONMENTAL SUSTAINABILITY

Mount Joy Borough

To promote long-term environmental sustainability of its wastewater treatment system, Mount Joy Borough Authority identified a set of projects which it has recently completed.

A nutrient credit trading program was designed to reduce nitrogen loading to the Chesapeake Bay. The authority contracted with Brubaker Farms to use best management practices to generate credits which are used to offset nitrogen loading in the wastewater effluent. The treatment plant was upgraded to include biological nutrient removal which resulted in removal of 30,000 pounds of nitrogen.

Rather than continuing to landfill sewage sludge, the Authority established a biosolids program. The resulting biosolids are used by local farmers on their fields. The Authority also provided land for a yard waste and leaves compost facility which is a partnership between Mount Joy Borough and East Donegal Township. The Authority had solar panels installed at its facilities which it leases. The energy produced is utilized by the treatment plant or sold back to the grid.

Project partners included ARRO, Mount Joy Borough Authority, Mount Joy Borough, and East Donegal Township.



LEADERSHIP AWARD
LARGE PROJECT / BUILT / SUSTAINABLE GROWTH

STEEPLE VIEW LOFTS

City of Lancaster

Steeple View Lofts is a 36-unit market rate rental complex on North Water Street in Lancaster. This project combines affordable, maintenance-free living for active adults with commercial space on the ground floor.

The adaptive reuse of this historic structure created dwellings within walking distance of many amenities such as shops, restaurants, schools, churches, hospitals, and parks. The property scored a 98 out of 100 for walkability on Walkscore.com.

The variety of units within the building provides a range of choices in both dwelling size and rent. Shared spaces, including a roof-top deck, are also provided.

Wherever possible the historic fabric of the building, including exposed masonry walls, timber floor framing, and large industrial windows, was maintained. Alterations were designed and undertaken to comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Green infrastructure technologies were employed on the site. These facilities include permeable brick and porous asphalt paving to capture and infiltrate storm runoff from nearly half of the warehouse's roof area, as well as parking areas.

Project partners included RGS Associates, Landis Communities, Zamagias Properties, EG Stoltzfus Construction, LeFevre Funk Architects.

Envision Lancaster County Awards Committee Members

ED ARNOLD
Manager, Millersville Borough

CYNTHIA FUHRER
Operations Project Manager,
Presbyterian Senior Living

RACHEL HAYNES
Associate AIA, Tippetts/Weaver
Architects

MARK HEISTER, AICP
Manager, East Cocalico Township

GRANT W. HUMMER, PE
President, ELA Group

CHARLOTTE KATZENMOYER
Director of Public Works,
City of Lancaster

DAVID MILLER
President, David Miller Associates

D. ROBERT THOMPSON
Manager, Ephrata Borough



ACHIEVEMENT AWARD
LARGE PROJECT / BUILT / INFRASTRUCTURE

ELIZABETHTOWN TRAIN STATION SITE IMPROVEMENTS

Elizabethtown Borough

Improvements at the Elizabethtown Train Station created attractive and low-impact transportation links within the borough. The compact design of the parking facilities combined with open space, trees, and native landscape plantings result in a park-like setting. The paving allows for 100% infiltration of stormwater. The parking lot is illuminated by high-efficiency LED lighting. Several improvements, including an ADA ramp, retaining walls, and bike canopy, incorporate stone consistent with the station's limestone construction.

A new path connects the station to Poplar Street and to an existing path leading to downtown. The path connecting Sycamore Square to the station also received a facelift including a new stone retaining wall.

Project partners included C. S. Davidson, Inc. and Elizabethtown Borough.



CERTIFICATE OF MERIT
SMALL PROJECT / BUILT / HERITAGE RESOURCES

SAINT JAMES EPISCOPAL CHURCH OUTDOOR GATHERING SPACE

City of Lancaster

Saint James Episcopal Church's master plan identified facility needs including a more inviting building approach, expanded exterior gathering spaces, and improved accessibility. To accomplish these goals, two new outdoor gathering spaces were created which incorporated green infrastructure to capture stormwater runoff and used recycled building materials including paving bricks, decorative stone tiles, fencing, and cast iron window grates. These grates were repurposed as ornamental garden gates.

This privately-funded effort enhanced a historically significant religious site while addressing water resources management with green technologies.

Project partners included RGS Associates, Inc., Saint James Episcopal Church, MM Architects, Inc., and Warfel Construction.



ACHIEVEMENT AWARD
LARGE PROJECT / BUILT / HERITAGE RESOURCES

SIEGRIST MILL COVERED BRIDGE

West Hempfield and Rapho Townships

The Siegrist Mill Covered Bridge built in 1885 is listed in the National Register of Historic Places. The bridge was restored using historic construction techniques and incorporating only traditional materials. Some of the original bridge arches were salvaged and reused, and original character-defining details such as authentic stone masonry, dovetailed joints, and wooden pins were included.

The Siegrist Mill Covered Bridge accommodates bicycles, pedestrians, and buggies. It complements the surrounding built and natural environment. And it is a valuable cultural, historic, and tourism resource and landmark for Lancaster County.

Project partners included RETTEW, Rapho Township, West Hempfield Township, and the County of Lancaster.



CERTIFICATE OF MERIT
LARGE PROJECT / BUILT / SUSTAINABLE GROWTH

WOODWARD HILL CEMETERY PRESIDENTIAL MEMORIAL GARDEN

City of Lancaster

Woodward Hill Cemetery, located in southeast Lancaster City, has 13,000 graves and is listed in the National Register of Historic Places. Many prominent Lancastrians including President James Buchanan are buried there.

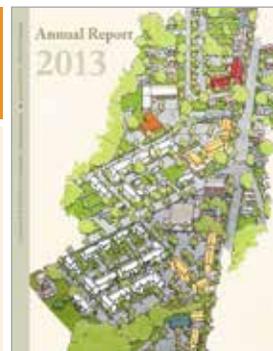
This project included construction of memorial niche walls, Veteran's Plaza, Reflection Garden, Cremains Garden, restoration of an original iron fence, and extensive landscaping, walkways, benches, and a gazebo. Development was done in keeping with the original cemetery plan to provide a park-like atmosphere. The cemetery also serves as a southern gateway to Lancaster.

Project partners included Wohlsen Construction Company, Woodward Hill Cemetery Board of Directors, and Derck & Edson Associates.

LCPC Releases 2013 Annual Report

The Lancaster County Planning Commission's **2013 Annual Report** is now available on our website.

[Click here to view a copy.](#)



Lancaster County Planning Commission and Staff Changes

LCPC welcomed two new members to the board at the beginning of 2014.

Alice Yoder joined the commission as an at-large member. She is a West Hempfield Township resident and has served on the township's planning commission for 10 years. Yoder, long-time Director of Community Health for Lancaster General Health, developed the Wellness Center at LGH and was the original coordinator of Lighten Up Lancaster.

Pete Soto was appointed to the commission as the representative for Region 1 – Lancaster City. Soto, a resident of Lancaster, was elected to city council in November. He works in Lancaster General Hospital's materials management department. Previously, he was a maintenance supervisor for the School District of Lancaster.

Leaving the commission at the end of 2013 were **James Reichenbach**, Region 1 representative and **Ray D'Agostino**, at-large member.

Brian Reid was recently hired as a Planner in the Community Planning Division. Brian will provide support to Senior Planners by conducting minor plan reviews, maintaining databases, and working on specific planning projects. Brian has a Bachelor's and Master's degree in Planning and is specifically interested in cartography and data analysis in GIS. Brian is from Montgomery County, Maryland.



Alice Yoder



Pete Soto

2014 Planning Partners Survey

Help Us Help You



The mission of the Lancaster County Planning Commission is to facilitate inclusive dialog, create shared visions and plans, and to help communities achieve results. In order to accomplish this mission, we need to hear from you – our planning partners – municipalities, nonprofit organizations, government agencies, and interested citizens. Please take our survey and let us know how we are doing and what we can do to better assist you.

LCPC is a resource for the entire county. In these times of limited resources and constrained bud-

gets, we can help you stretch your planning dollars through the services that we provide. Assistance we offer includes provision and analysis of data, meeting facilitation, coordination of planning efforts, planning and implementation tools and resources, educational programs, and GIS mapping.

Let us know if and when you are preparing ordinances, plans, and official maps, or if there are initiatives that we can partner on to achieve common goals. We're here to help, and we can assist you in a variety of ways.

UPCOMING LCPC EDUCATIONAL EVENTS

All programs at the Lancaster County Government Center Annex / 150 North Queen Street / Lancaster, PA 17603

Sign up for a session: contact Latoya Westbrook at 717-299-8333 or LWestbrook@co.lancaster.pa.us

April 4, 2014 / 1:00 - 2:30 p.m. / Room 102

Promoting Active Communities through Pedestrian and Bicycle Planning

CM | 1

<https://www2.gotomeeting.com/register/591642706>

Providing safe, functional, and attractive bicycle and pedestrian facilities is an essential task for the planners in any community. However, for many reasons, including rising fuel costs, an aging population, and a growing obesity epidemic, this task is more important than ever. In this webinar, professional planners will address the challenges and successes they have had including the creation of an urban river walk, the development of a regional bicycle plan, addressing the active transportation needs of a suburban high school, and planning for a mixed-use trail connecting two municipalities.

April 11, 2014 / 10:30 - 12:00 p.m. / Room 102

Burnham, Olmsted, and the Columbian Exposition

1.5 LA CES Credits

David P. Schuyler, Ph.D., the Arthur and Katherine Shadok Professor of the Humanities and Professor of American Studies at Franklin & Marshall College, will give this presentation.



The World's Columbian Exposition held in Chicago in 1893 had an enormous impact on American urban planning. Considered the first example of a comprehensive plan in the nation, the fair-ground plan included grand boulevards, classical building facades, and lush gardens. The exposition contributed to the City Beautiful Movement, of which the Capitol complex in Harrisburg is a notable example.

The exposition was, in large part, designed by Daniel Burnham, Director of Works for the exposition, and Frederick Law Olmsted. The exposition sent Burnham's reputation soaring, and he became the most important architect and urban planner of his time. For Frederick Law Olmsted, the founder of the profession of Landscape Architecture in America and the designer and planner of hundreds of landscape commissions across the country, the exposition was one of his last great commissions.

April 25, 2014 / 1:00 - 2:30 p.m. / Room 102

Downtown Master Planning for Smaller Communities (20K & Under): A Market Driven Approach

CM | 1.5

<https://www2.gotomeeting.com/register/128640970>

Small and mid-sized communities face significant planning challenges which are different from those faced by larger communities. Presenters will discuss key trends impacting small and mid-size communities, with a focus on retail, housing, and the growing importance of the Central Social District and its role in downtown revitalization. A planning framework for integrating economic analysis with local, site-specific considerations will be presented. Presenters will then discuss how to translate market opportunities into specific “opportunity areas” showcasing a variety of land use, planning and design strategies that have proven effective in small and mid-sized communities.

May 9, 2014 / 10:30 - 12:00 p.m. / Room 102

The Walkable City: How Downtown Can Save America, One Step at a Time

No CM Credit

<http://www.youtube.com/watch?v=LK3uhxlt2BM&feature=c4-overview&list=UUvqWCr288853boRqcOCc0HA>

In this webinar, Urbanist Jeff Speck outlines the compelling economic, health, and environmental mandates behind creating more walkable communities. He then discusses his General Theory of Walkability which describes the measures that communities can undertake to create larger walking and biking populations by providing the useful, safe, comfortable, and interesting walk.

May 30, 2014 / 10:00 - 12:00 p.m. / Room 102

Connections: Smart Transportation for Lancaster County

No CM Credit

Staff Presentation

Nearly every aspect of life in Lancaster County is affected by the way we plan our transportation system. **Connections 2040**, the Lancaster County Long Range Transportation Plan (LRTP), provides a framework for transportation planning and a basis for setting priorities for transportation project funding. The LRTP presents the county’s vision and plan to achieve an interconnected, multi-modal transportation system that preserves the infrastructure we have and provides the new capacity needed to meet demand for travel over the next three decades.

2014 LCPC Planning Partners **Education Program Schedule**

DATE	TIME	TOPIC	CM CREDIT
April 4, 2014	1:00–2:30 p.m.	Promoting Active Communities through Pedestrian and Bicycle Planning	1.50
April 11, 2014	10:30 a.m.–12:00 Noon	Burnham, Olmsted and the Columbian Exposition	1.50 *
April 25, 2014	1:00–2:30 p.m.	Downtown Master Planning for Smaller Communities (20K and Under): A Market Driven Approach	1.50
May 9, 2014	10:30 a.m.–12:00 Noon	The Walkable City: How Downtown Can Save America, One Step at a Time	None
May 30, 2014	10:00 a.m.–12:00 Noon	Connections: Smart Transportation for Lancaster County	None

* 1.5 LA CES credit ONLY

All sessions will be held at the Lancaster County Government Center, 150 North Queen Street