



From the Director by James Cowhey, AICP

This month, I want to make our readers aware of an opportunity to serve on the Lancaster County Planning Commission.

The Lancaster County Board of Commissioners is seeking candidates interested in volunteering to serve on the Lancaster County Planning Commission for two available appointments. The appointees will serve as at-large members of the planning commission. The appointments are available to citizens of Lancaster County with particular knowledge and experience in such areas as real estate, building and development, agricultural preservation, historic preservation, housing, economic development, transportation, recreation, or environmental issues. The term of appointment is four years beginning in 2013.



The commission is charged with advising the board of commissioners and planning department staff on countywide planning issues. The commission protects the health, safety, and welfare of our residents; provides leadership in the management of growth and change in the county; and balances the desire to preserve the uniqueness of Lancaster County with the need to change the economy, ecology, and built environment. The planning commission consists of nine commission members and an Executive Director appointed by the Board of County Commissioners. LCPC staff serves the board of commissioners and the planning commissioners by providing them with analysis and policy choices for consideration.

I encourage citizens with the particular interests and knowledge mentioned above and that have an interest in serving to respond by 21 December 2012. Please send a brief letter of interest and a resume or brief biography to Farah Eustace by post or e-mail (feustace@co.lancaster.pa.us). The mailing address is:

Ms. Farah Eustace
Lancaster County Planning Commission
Lancaster County Government Center
150 N. Queen Street, Suite 320
Lancaster, PA 17603

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Upcoming Meetings

[LCPC Meeting Agendas & Minutes](#)

FEATURE STORY

**Staff
Pics**

LCPC staff picks a local project to highlight. Featured in this issue—
Elizabethtown's West Bainbridge Street Relocation



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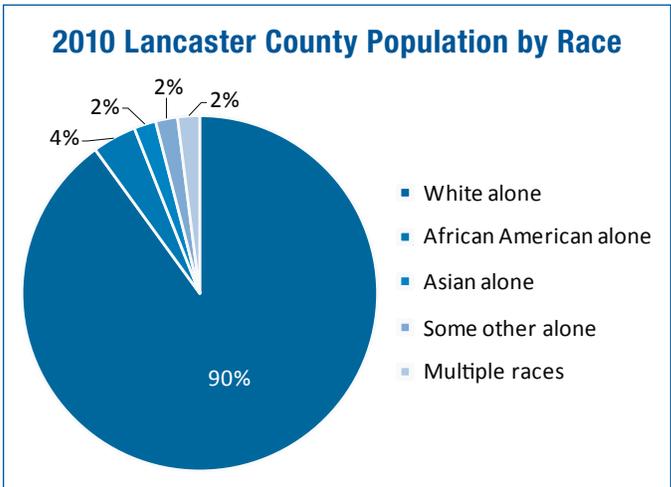
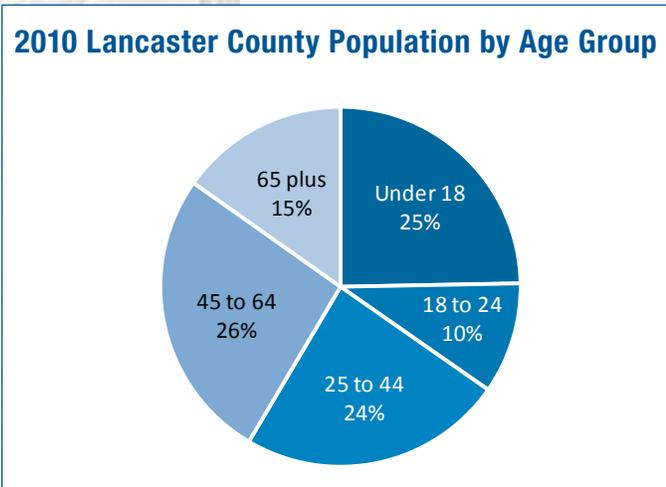
Lancaster County Planning Commission

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A Snapshot of Lancaster County

As we move into a new decade, the decennial U.S. Census and the related American Community Survey provide a snapshot of Lancaster County in 2010. The American Community Survey is an ongoing statistical survey that samples a small percentage of the population every year. The American Community Survey's annual data release provides statistics on a variety of population and housing topics for the nation, states, and local communities. The American Community Survey replaces the Census Bureau's long form and provides small-area information annually instead of once a decade.

By 2050 it is projected that the face of America will change dramatically. Lancaster County can expect significant changes as well. The majority of the baby boom generation will have passed on. The U.S. will become a minority majority country. Household composition will change with more single-person households and more non-traditional and extended family households. Demand for housing will change in that more people will move to the urban areas from the rural areas. The need for multi-family housing units will significantly increase. The economy, the types of jobs created, and the education and skills of the employees needed to fill them will continue to evolve. Lancaster County will be different in its demographic and economic makeup from what we see in this snapshot.



POPULATION

In 2010, Lancaster County had a total population of 520,000 - 266,000 (51 percent) females and 254,000 (49 percent) males. The median age was 38.1 years. Twenty-five percent of the population was under 18 years and 15 percent was 65 years and older. Ninety percent of Lancaster County's population was white (including Hispanics).

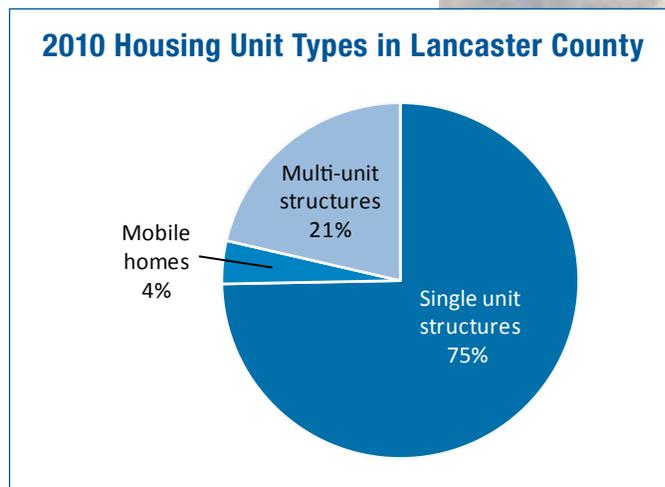
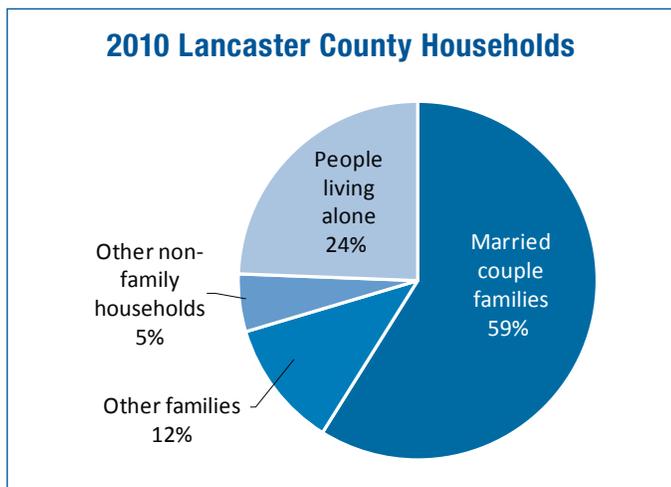
HOUSEHOLDS AND FAMILIES

In 2010 there were 194,000 households in Lancaster County. The average household size was 2.6 people.

Families made up 71 percent of the households. This figure includes both married-couple families (59 percent) and other families (12 percent). Of other families, 5 percent are female householder families with no husband present and with

their own children under 18 years.

Nonfamily households made up 30 percent of all households, Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder. Of all households, 34 percent have one or more people under the age of 18, and 27 percent of households have one or more people 65 years and over.



HOUSING CHARACTERISTICS

In 2010, Lancaster County had a total of 203,000 housing units, 5 percent of which were vacant. Of the total housing units, 75 percent were in single-unit structures, 21 percent were in multi-unit structures, and 4 percent were mobile homes. Twenty-six percent of the housing units were built since 1990.

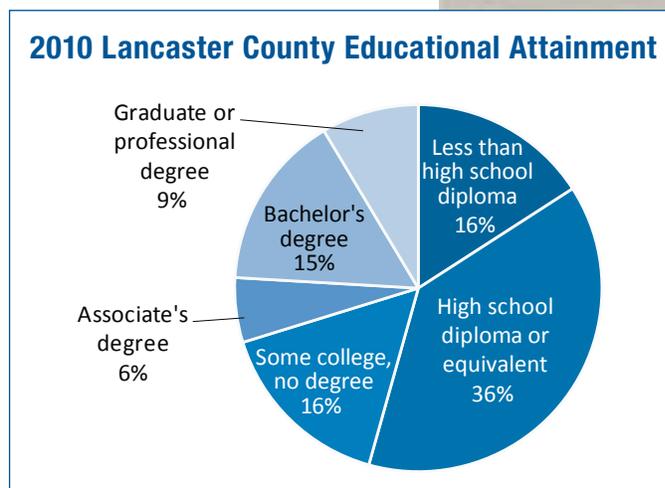
HOUSING COSTS

The median monthly housing costs for mortgaged owners was \$1,417, non-mortgaged owners \$500, and renters \$822. Thirty-four percent of owners with mortgages, 14 percent of owners without mortgages, and 51 percent of renters in Lancaster County spent 30 percent or more of household income on housing.

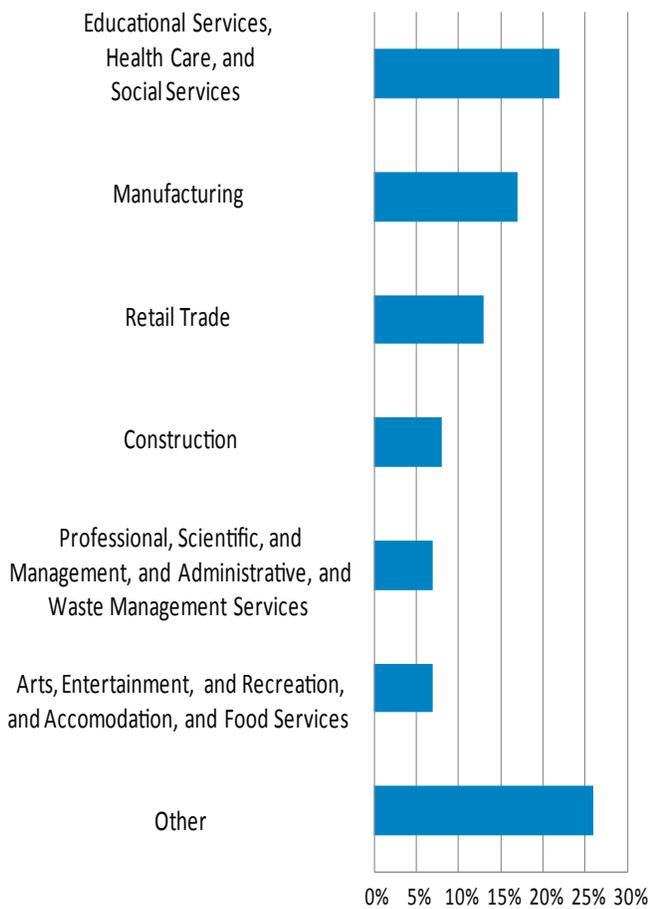
EDUCATION

In 2010, 38 percent of people 25 years and over had at least graduated from high school and 24 percent had a bachelor's degree or higher. Sixteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

The total school enrollment in Lancaster County was 129,000 in 2010. Preschool and kindergarten enrollment was 13,000 and elementary or high school enrollment was 83,000 children. College or graduate school enrollment was 33,000.



2010 Lancaster County Employment by Industry



EMPLOYMENT

In Lancaster County, 62 percent of the population 16 and over were employed, and 33 percent were not currently in the labor force.

Eighty-four percent of the people employed were private wage and salary workers; 9 percent were federal, state, or local government workers; and 7 percent were self-employed in their own (not incorporated) business.

The top three industries in Lancaster County employ 52% of the county's labor force:

Educational Services, Health Care, Social Services – 22%, Manufacturing – 17%, and Retail Trade – 13%

INCOME

The median income of households in Lancaster County was \$51,740. Eleven percent of households had an income below \$15,000 a year and 6 percent had an income over \$150,000 or more. 🐾

In Remembrance: Senior Planner Theo Robinson

The Lancaster County Planning Commission staff lost a respected colleague, Senior Community Planner Theodore M. Robinson, Jr., at the end of October, due to natural causes. He had a long career with the Pennsylvania Department of Community Affairs, the Commonwealth's Department of Community and Economic Development, and the Pennsylvania State Association of Boroughs. Theo joined staff in 2008 as the LCPC Borough



Circuit Rider, where he continued his highly regarded professional commitment to providing planning assistance to the boroughs of Lancaster County. At the start of this year, Theo was reassigned to the

Community Planning Division, which provided him with new opportunities for continuing his work with numerous local communities.

A memorial service for Theo was held on Tuesday, November 6, at Bright Side Baptist Church in Lancaster. We were reminded of the richness of Theo's life as a parent, friend, mentor, community pillar, entrepreneur, poet and artist, in addition to the difference he made for many struggling communities in Pennsylvania. His family has asked that any contributions in his memory be made to the Pennsylvania College of Art & Design, Lancaster.

Theo is deeply missed by all of us. 🐾

LCPC Designates Two Roads as Lancaster County Heritage Byways

In October, LCPC designated the Old Conestoga Road (Route 741 and other roads linking Gap to Strasburg, Willow Street, and Conestoga) and Conestoga Ridge Road (Route 23 in East Earl and Caernarvon Townships) as Lancaster County Heritage Byways. Both routes are Native American paths that once linked Lancaster County with the Philadelphia area.

Roads like these are an integral part of what makes the county a great place to live and visit. To raise awareness of these roads, LCPC started the Lancaster County Heritage Byways program in 2005. Although the state has its own program, LCPC wanted to recognize routes that are important to local residents, but may not be appropriate for state designation.

Lancaster County Heritage Byways, however, are not just an alternative to the state program. They're a key part of the county's focus on conserving and sustainably promoting whole places – communities, corridors, and landscapes.

Roads are often seen only as transportation resources, but they're also places where people live and work. Some roads might even be considered visitor destinations, because they provide a unique experience that authentically reflects Lancaster County's heritage. The byway program brings people together to plan for the future of these special roads.

In 2010, people in two different parts of the county requested that a route in their community be considered for byway designation. Strasburg-area residents nominated the Old Conestoga Road, the route the county's first Mennonite settlers took to reach this area over 300 years ago. In northeastern Lancaster County, township officials nominated Route 23, highlighting its scenic qualities.

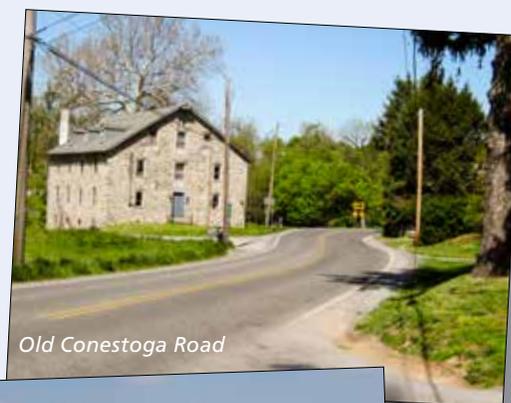
In each corridor, participating municipalities appointed members to a multi-municipal byway committee. LCPC staff facilitated committee meetings and helped to organize public meetings that bookended the process. Public input was also summarized into a corridor management plan for each corridor.

Both plans recommend actions targeted to “character areas” within each corridor: rural/natural areas, agricultural areas, and towns and villages. For example, the plans call for any new tourism development to be focused on towns and villages, not on rural areas.

County byway designation does not impose any regulations. Although the corridor management plans encourage municipal cooperation, each municipality sets its own priorities for any part of a byway located in its community.

In the final step of the planning process, municipalities along each route adopted resolutions of support for designation, and LCPC adopted separate resolutions designating each route as a Lancaster County Heritage Byway. Moving forward, the two byway committees will continue to meet, with a new focus on implementing their respective corridor management plans.

The Route 23 byway committee has gone a step further by pursuing state byway designation for Conestoga Ridge Road. Earlier this year, township officials and residents who serve on that committee submitted a formal application to PennDOT, and the designation process is underway. LCPC staff will play an advisory role in this effort. 🐾



Daniel Burnham Forum on Big Ideas

The Next 50: Planning, Architecture, and Landscape Architecture



On October 17 a group of about 40 planners, architects, and landscape architects gathered at LCPC to watch the first lecture in the American Planning Association's Daniel Burnham Forum on Big Ideas. *The Next 50: Planning, Architecture, and Landscape Architecture* was the title of the presentation. The three presenters were **Mitchell J. Silver, AICP**, President, American Planning Association, **Jeffery Potter, FAIA**, American Institute of Architects, and **Susan M. Hatchell, FASLA**, American Society of Landscape Architects. The presenters explored how the emerging trends in America over the next 50 years will impact our communities and the three design professions, discussed how the design professions will guide America's communities, and shared their perspectives on the next generation of changes within their professions.

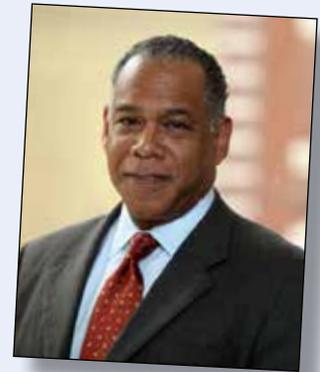
Demographic and social changes were listed as an important issue for the next 50 years by all the presenters. The number of single people and empty nesters will increase from the 31 million currently living alone. Multi-generational and non-traditional households will also increase. Mitchell Silver said the U.S. will "have a surplus of 25 million single family homes in suburban areas," while at the same time it "will need 50 million additional housing units by 2062 to accommodate an additional 124 million people." Also by 2040, the current minority groups in the U.S. will become the majority.

Urbanization of the U.S. – reverse migration from suburbs and rural areas to cities – was cited by all the speakers as a major issue for the next 50 years. Mitchell Silver said "the challenge of the 20th century was suburbanization whereas the challenge of the 21st century will be urbanization." He said that the U.S. would become "Megapolitan America" while both he and Susan Hatchell talked about the ten "megaregions" in the U.S. which account for 80% of the economic growth and 70% of the population. Jeffrey Potter said "we need to reimagine what the suburbs could be" as this migration to the cities occurs.

Public health, particularly obesity, was another issue on which there was a consensus. Its tie to the built environment and the need for better design to promote more walkable communities was emphasized.

Climate change was also cited by all three speakers as a major issue for the next 50 years. Disaster response was mentioned by Susan Hatchell and the potential shortage of potable water was discussed by Jeffrey Potter. Mr. Potter also said "40% of greenhouse gases are emitted by buildings, and these buildings need to be sustainable."

Sustainability was noted by the speakers as a major issue. Mitchell Silver referred to an American Planning Association publication entitled [Sustaining Places](#) show how cities, towns, and regions can work together to meet the challenges of the future from energy shortages and environmental stress to climate shifts and population surges.



Susan Hatchell discussed the American Society of Landscape Architects' new "Big Idea" – the [Sustainable Sites Initiative](#) which is an interdisciplinary effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin and the

United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction, and maintenance practices.



Jeffrey Potter emphasized the efficient delivery and use of natural resources, the opportunity to imagine and design what the suburbs could be, and the design of environments that capture water and minimize degradation. He also said that the privatization of government services was an issue that needed to be watched moving into the future.

Mitchell Silver said “you will rise or fall as a region; regionalization will occur by default due to lack of revenue and resulting consolidation of local governments.” He indicated that we need to develop smaller, greener, and more sustainable homes and greener buildings. Mr. Silver told the audience that “planners need to focus on more than place, but people too, and placemaking and the experience of place will play a greater role in the design of communities.” Mr. Silver also addressed zoning. He said

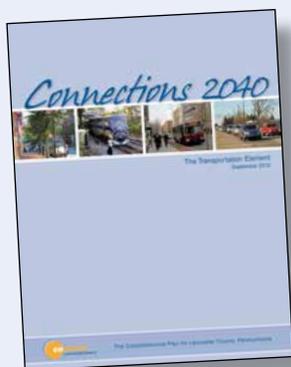
“the concept of zoning may not be around in next 30 to 40 years.” Zoning may be replaced by design ordinances.

The three professions are on the same page on numerous issues confronting designers – demographic and social changes, urbanization, public health, climate change, and sustainability. There is an opportunity for all three professions to work together on these issues as components of regional and local plans, site plans, and building design now and into the future.

In Lancaster County, Design-Lancaster is a group of design professionals that is trying to bring the planners, architects and landscape architects together to raise awareness of the importance of design in the community. Visit their [website](#) and [Facebook](#) page for more information.

To view the lecture visit <http://www.planning.org/burnham/2012/jul.htm> 🐾

Connections 2040 and Blueprints Adoption



The Long Range Transportation Plan, *Connections 2040*, was adopted by the Board of County Commissioners on September 19, 2012 as the Transportation Element of the Lancaster County Comprehensive Plan. It provides a guide for improving, operating, and maintaining our surface transportation system through 2040. It was developed to be responsive to laws and priorities at the federal, state, and county levels, and is consistent with Envision – the Lancaster County Comprehensive Plan, SAFETEA-LU – the current federal surface transportation act, Clean Air Act Amendments of 1990, and the Pennsylvania Mobility Plan.

The Integrated Water Resources Plan, *Blueprints*,

was adopted by the Board of County Commissioners on October 10, 2012. The plan promotes watershed-based integrated water resources planning and management to protect, conserve and improve water resources in Lancaster County. It also contains a model stormwater management ordinance. However, please note that the Act 167 (Stormwater Management Act) provisions contained in *Blueprints*, including the Model Stormwater Management Ordinance (Appendix C), should not be considered final until approved by PADEP. PADEP will notify each municipality when the ordinance is approved.



Both documents are available on the [LCPC website](#). 🐾

Staff Pics

West Bainbridge Street Relocation – Elizabethtown

Elizabethtown Borough has been busy implementing its Master Plan for Downtown and its Official Map. A five-year implementation project was completed in March 2012 with the relocation of West Bainbridge Street.

The extended roadway included the installation of traffic signals, pedestrian crossings, and turn lanes at the new West Bainbridge Street / College Avenue and Market Street intersection, new street lighting, sidewalks, and the construction of a new bridge over Conoy Creek. The former West Bainbridge Street was closed to through traffic, Union Street was renamed, and the traffic signals and pedestrian crossing at its Market Street intersection were improved.

The project facilitated the expansion of the Mars chocolate plant, thereby promoting economic development within the borough. The road improvements addressed function and safety of heavily-traveled intersections in the borough. And the road improvements have reduced congestion and delays.

In addition, the Borough created a gateway to Elizabethtown from the south. Millstones from a historic mill that occupied a site at College Avenue and Market Street were uncovered during excavation and saved. The mill stones are now on display in Millstone Plaza, a landscaped area with pavers which also serves as the Red Rose Transit bus stop. Decorative retaining walls were erected at the intersection with signage welcoming visitors to Elizabethtown. Future improvements at Millstone Plaza will include interpretive signage for the historic mill stones and benches.

LCPC staff chose the relocation of West Bainbridge Street and the associated improvements as a staff “pic” because Elizabethtown Borough deserves recognition for a well-rounded project that not only improves traffic flow and access, but includes pedestrian and transit amenities, conserves historic resources, provides public open space, and promotes economic development. 🌳

