



### From the Director by James Cowhey, AICP

Keeping with our recent themes, we've been considering how long-term fiscal viability of infrastructure can be made a more important part of planning. The municipal sector will be responsible for the long-term use and maintenance costs of infrastructure. This is true even when the initial expense of construction is borne by private developers or paid for from increasingly rare Pennsylvania or Federal grants. Like the rest of the country, we have been constructing sewer, water, storm water, streets, and other public infrastructure with little regard to long term sustainability. All of these systems have an initial useful life cycle and will need to be fixed or replaced in the future. With a strong growth rate, current development and associated revenues paid for repair and maintenance. Lancaster County will continue to grow, but it is unlikely growth will match the rates of the past thirty years. A new business model for sustainable infrastructure is not readily apparent. Such a model must evolve as we adapt to a slower rate of growth and the changing economics of growth and development. Our land conveyance, construction, finance, and permitting systems are fairly entrenched, so changes will evolve incrementally. There are, however, some things to keep in mind as we think about what this will look like for Lancaster County.



First, I believe strongly that we have to plan for fiscal sustainability by understanding the locational and pattern attributes of efficient land use. Then, we must plan and code for those forms that are most efficient and provide the best return on investment of public funds for infrastructure. Secondly, we are in an era when smaller projects seemingly will be the norm. Smaller, incremental projects allow communities time to learn and adapt the type of built form that makes the most sense – fiscal and otherwise. We must learn and apply best practices as we gain experience in apply long-term fiscal analysis to planning. Finally, we must continue to plan and act regionally while maximizing municipal decision making that is “smart” for current and future citizens.

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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—  
*PennDOT Lends a Hand with Lititz to Ephrata Rail Trail Underpass*



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#### Lancaster County Planning Commission

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Municipal governments, not-for-profit organizations, and private partners have worked for more than twenty years to implement comprehensive community plans meant to balance growth, quality of life, economy, agricultural lands, and landscapes. Consideration of long-term fiscal aspects

of growth is not a new concept, but it is an idea that is more relevant now than at any time in the past. I have conducted meetings to exchange ideas about these concepts, and I would welcome any opportunity to meet with interested local planning commissions or others to discuss this further. 🐾

## Curbside Chat – A Follow-Up Conversation

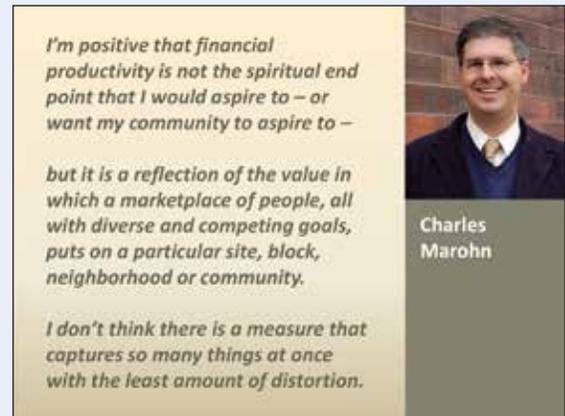
*“Our problem was not, and is not, a lack of growth. Our problem is sixty years of unproductive growth. The American pattern of development does not create real wealth; it creates the illusion of wealth. Today we are in the process of seeing that illusion destroyed and with it the prosperity we have come to take for granted.”*

— CURBSIDE CHAT COMPANION BOOKLET

On March 21, James Cowhey, LCPC Executive Director, hosted a follow-up discussion to the Strong Towns’ Curbside Chat held in January. James recapped some of the issues presented by Strong Town Executive Director, Charles Marohn. These included the “Big Concepts” of the Curbside Chat:

1. The current path cities are pursuing is not financially sustainable.
2. The future for most cities will not resemble the recent past.
3. The main determinant of future prosperity for cities will be local leaders’ ability to transform their communities.

Mr. Cowhey emphasized the Ponzi scheme that has supported suburban-style development to date. He said that there have been strong incentives for growth, because the initial cost to the public for new development has been minimal, and the benefit to the public budget for new growth has been substantial. However, the catch is that the public agrees to maintain the improvements forever.



*I'm positive that financial productivity is not the spiritual end point that I would aspire to – or want my community to aspire to –*

*but it is a reflection of the value in which a marketplace of people, all with diverse and competing goals, puts on a particular site, block, neighborhood or community.*

*I don't think there is a measure that captures so many things at once with the least amount of distortion.*

Charles Marohn



**Implications**

Local governments will have to absorb the costs of the current development pattern.

budget cuts & cuts in services  
or  
tax increases



**Growth Ponzi Scheme**

Initial cost to the public for new growth: **minimal**

Benefit to the public budget for new growth: **substantial**

The catch?  
The public agrees to maintain the improvements **forever.**

There was considerable discussion about the cost of development and how to quantify and use it in the comprehensive planning and zoning update process. James told the audience that LCPC staff will be looking into models for quantifying the cost of development over the next several months.

The fact that municipal governments have huge infrastructure inventories and little idea of their extent, conditions, or needs was discussed as well as the need for capital improvements planning to address this situation.

The group also talked about the need to do small projects, especially infill and mixed-use projects to add value to local communities.

Audience members brought up the fact that since the 1970s, private indebtedness for development has skyrocketed. To a certain extent this is due to the

number of entities having a hand in the development process – from bankers to code enforcement officers, from appraisers to Wall Street, etc. It was also mentioned that development used to occur incrementally based on demand. Now most development is based on building “communities” to attract demand.

James told the audience that there would be more follow up discussions on the topics presented in the Curbside Chat program in the future. 🐾

*“We often forget that the post-World War II American pattern of development is an experiment. We assume it is the natural order because it is what we see all around us, but our own history—let alone a tour of other parts of the world—tells a different story.”*  
— CURBSIDE CHAT COMPANION BOOKLET

## UPCOMING WEBINARS

at the Lancaster County Government Center Annex / 150 N Queen Street / Lancaster, PA 17603

May 10, 2013 / 10:00 – 12:00 noon / Rm 102

### Corridor Planning Across Municipal Boundaries

AICP CM | 1.0 1.5 LA CES PDH

<http://www.planning.org/tuesdaysatapa/2012/chicago/apr.htm>

Learn about recent experiences of neighboring communities and multiple jurisdictions to create plans and development strategies that are coordinated but reflect the unique needs and character of each participant.

May 31, 2013 / 11:00 – 1:00 p.m. / Rm 102/104

### Daniel Burnham Lecture — International Trends, Domestic Impacts

AICP CM | 1.0 1.0 AIA LU 1.0 LA CES PDH

<http://www.planning.org/burnham/>

As U.S. planners confront the key issues outlined by the presidents of AIA, ASLA, and APA, in the inaugural lecture, they will find that international trends affect the domestic scene in tangible ways. The global economy as shaped by demographic

shifts and resulting changes in settlement patterns, energy consumption, and food security, is transforming the world of today and tomorrow and tracks directly into our cities and regions. This phenomenon will be reflected in how we think about sustainability and resilience in our own metropolitan areas and presses upon us an urgent need to frame our current work responsively.

June 5, 2013 / 4:00 – 5:30 p.m. / Rm 104

### Pedestrian and Bicycle Planning

AICP CM | 1.5 1.5 LA CES PDH

<http://www.planning.org/audioconference/series/pedestrianandbicycle.htm>

Communities are developing increasingly sophisticated plans that incorporate pedestrians and cyclists into transportation planning and comprehensive planning. Learn about the latest plans and successful programs that are making streets work for all users.

## East Earl Township Adopts Welsh Mountain Watershed Conservation District

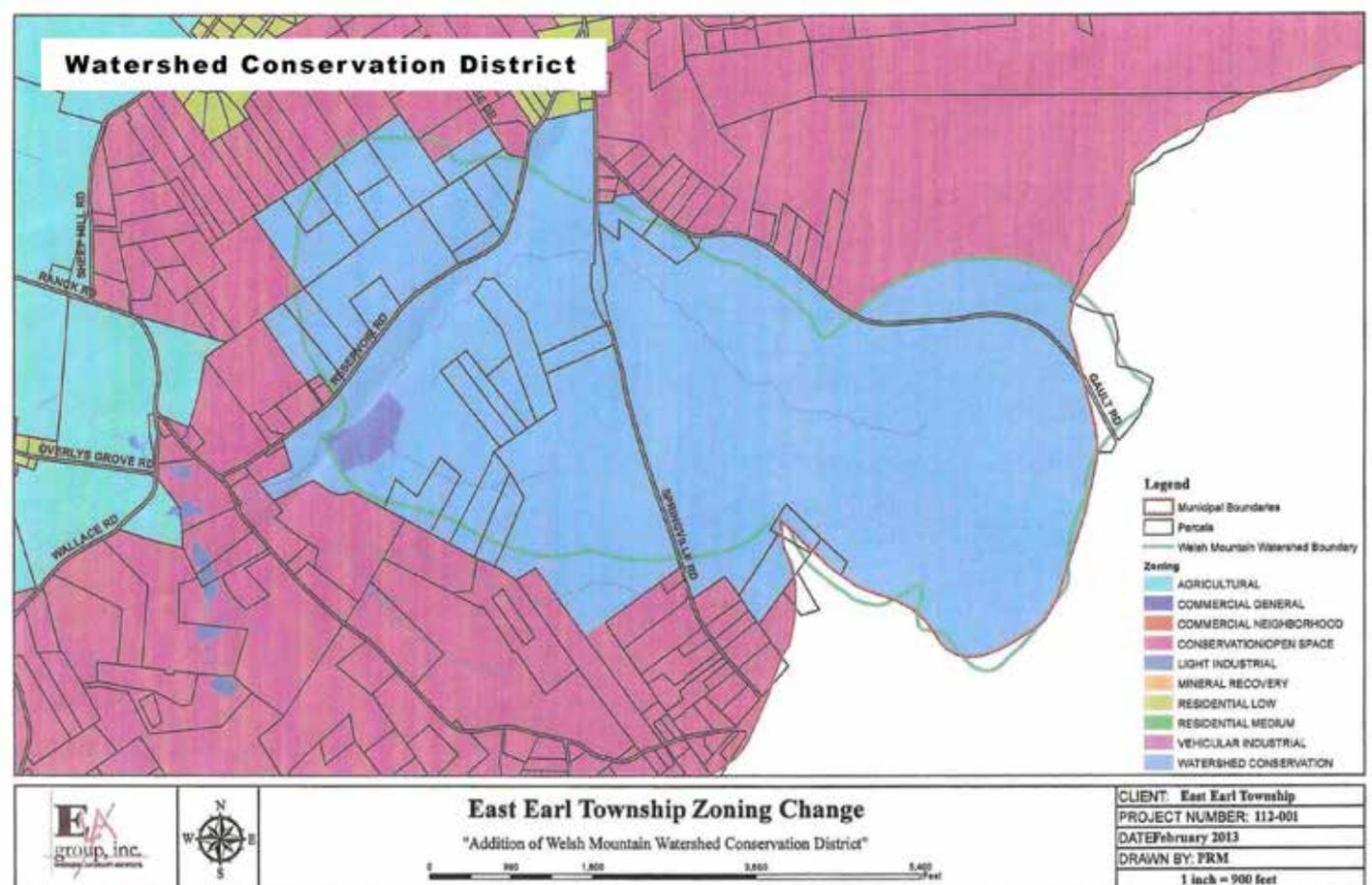
The East Earl Township Board of Supervisors adopted the Welsh Mountain Conservation Watershed District on April 9, 2013. The newly created district consists of an approximately 803 acres along Reservoir, Springville and Gault Roads that includes the New Holland Reservoir. The new zoning district implements Balance, Greenscapes, and Blueprints, elements of the Lancaster County Comprehensive Plan, the Elanco Region Comprehensive Plan (2008) and the Blue Ball Water Authority's Source Water Protection Plan (2012).

East Earl Township had long envisioned this area for additional protection beyond the regulatory measures provided by the Conservation/Open Space (CO). Through the Welsh Mountain Watershed Conservation District, East Earl Township seeks to protect the watershed and drainage area contributing to the reservoir behind the existing dam in the southern part of the township by limiting land uses

and development intensities to those which do not degrade the environmental quality of the watershed.

This newly adopted zoning district takes the next step in conservation and preservation and further limits subdivision from 1 lot per 50 acres to 1 lot per 100 acres. Presently, about one-half of the total acreage in the district is owned by the Lancaster County Conservancy and is part of the Welsh Mountain Nature Preserve, thereby further limiting the future development of this "natural gem".

East Earl Township actively engaged the community in this process and sought input from LCPC staff by incorporating recommendations from the [Model Conservation Zoning and Natural Resource Protection Standards](#) (2010) prepared by LCPC to enhance the zoning provisions of the district. The new zoning district also received support from both the Brandywine and Lancaster County Conservancies. 🌳



# Staff Pics

## PennDOT Lends a Hand with Lititz to Ephrata Rail Trail Underpass

A recreation trail on the former Reading & Columbia Railroad Line has long been a dream of communities that host this abandoned corridor in the north-central section of Lancaster County. Lititz Borough, Warwick Township, Ephrata Township, Akron Borough and Ephrata Borough have worked together for nearly a decade to repurpose the old freight line and turn it into a community asset.

Though only a small amount of the trail has been constructed, a considerable amount of time and money has been spent getting the remaining sections of the trail ready for development. So when PennDOT announced plans to replace a deteriorating bridge on Rt. 272 that ran above the abandoned rail line in southern Ephrata Borough, concerns about the future completion of the trail quickly arose. Filling in the old railroad cut and building the new bridge on the fill would essentially sever the trail.

Much to the delight of the trail supporters, PennDOT approached Ephrata Borough early in the planning process with a design that incorporated a trail culvert or "underpass" into the new bridge project. Best of all, PennDOT proposed building and paying for the new underpass as part of the bridge replacement project.

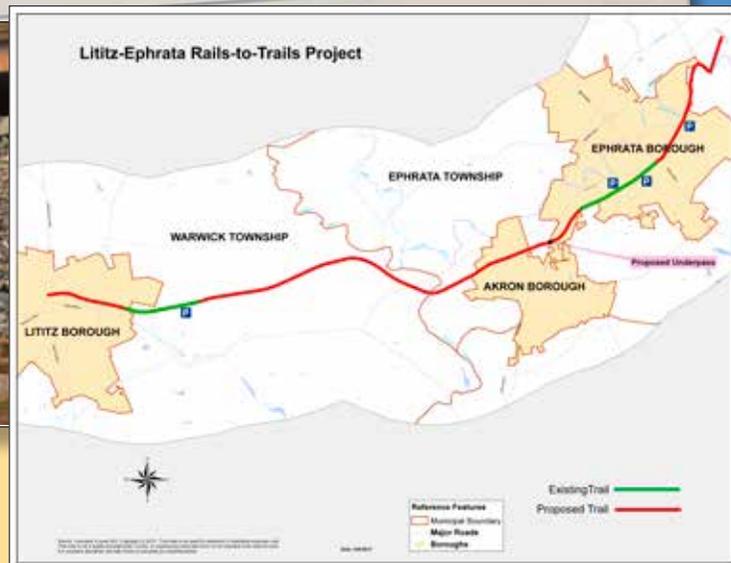
Both the bridge and the trail underpass are currently under construction and should be completed by the end of June.

Kudos to PennDOT for recognizing the importance of the trail project to these communities! 🌞



Ephrata Borough

Photos of the trail culvert:  
before (left) and after (above)



## New LCPC Educational Program

For 2013, the Lancaster County Planning Commission has expanded the educational opportunities for our planning partners—professional planners, municipalities, consultants, designers, engineers, local planning commissions, and interested citizens. New this year is a schedule of events called “Fridays at LCPC.” Programs for our planning partners will generally take place on the second and fifth Fridays of the month.

In addition to the Friday programs, some live webinars will be open to our planning partners. The schedule will be updated as more programs become available.

## Planning Outside the Growth Boundary

An article written by Dean S. Severson, AICP, Principal Agricultural and Rural Planning Analyst at LCPC, recently appeared in the March 2013 edition of the [American Planning Association’s Zoning Practice](#) magazine. Entitled “Planning Outside the Growth Boundary,” the article examines the history of rural area planning in Lancaster County in the context of what other areas around the country have achieved in terms of rural land use planning, economic development, and maintenance of a community’s rural heritage.

The article focused on the rural strategy and the introduction of Designated Rural Areas (DRAs) first identified in *Balance*. The DRA process is designed to help a community identify and delineate its rural resources and to adopt implementing actions to sustain and strengthen them. The article identified a number of the implementing measures the LCPC has created for use by local municipalities, including the [Natural Resource Protection Standards and Model Conservation Zoning District](#), and the [Planning Strategies for Lancaster County’s Rural Centers](#).

These measures are compared to examples elsewhere in the country, including the Limited Area of More Intensive Rural Development (LAMIRD) in the State of Washington. While growth management strategies in Washington, as in Lancaster County, attempt to limit the amount of rural development, local offi-

These programs will consist of live and recorded webinars on a variety of planning topics. All of these programs will provide AICP CM and ASLA continuing education credits. The programs held on the fifth Fridays will also provide AIA continuing education credits. Certificates will be available to register continuing education credits.

Please review the schedule on the following pages and join us for informative presentations and discussions on timely planning issues. 🐾

cial also recognize the LAMIRDs as areas of existing rural development, often with important economic impacts for the community. Lancaster County’s Rural Strategy also recognizes the importance of appropriate economic activity in our rural areas.

The article concluded with a series of recommendations for other rural municipalities around the country. First, don’t think of your rural areas as areas outside where you intend to grow, or even worse, as staging areas for eventual urban expansion. Identify the specific components, villages, natural resource areas, farmlands, centers of economic activity, of your rural areas. Craft plans and land use regulations that reflect and recognize the unique development patterns of your community. Finally, foster existing rural economic activities that benefit and are compatible with the local community.

[Use this link to access the article.](#) 🐾





Lancaster County Planning Commission

# PLANNING PARTNERS EDUCATION PROGRAM 2013

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The Lancaster County Planning Commission strives to provide educational opportunities for our planning partners – professional planners, municipalities, consultants, designers, engineers, local planning commissions, and interested citizens.

New for 2013 is a schedule of events focused on “Fridays at LCPC.” Programs for our planning partners will take place on the second and fifth Fridays of the month.

These programs will consist of live and recorded webinars on a variety of planning topics. All of these programs will provide AICP CM credits. The programs held on the fifth Fridays will also provide AIA and ASLA continuing education credits.

Please join us for “Fridays at LCPC” for informative presentations and discussions on timely planning issues. See our website for an up-to-date calendar of events.

In addition to the Friday programs, some live APA CM accredited programs will be open to our planning partners. This schedule will be updated as more programs become available.

Sessions are held at the Lancaster County Government Building, Binns Park entrance, 150 N. Queen Street, Lancaster, unless otherwise specified in the class description listing.

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## Questions about the Program

Mary Frey  
717.299.8333  
frey@co.lancaster.pa.us

## Sign up for a session

Donna Hahn  
717.299.8333  
hahn@co.lancaster.pa.us

## 2nd Fridays

### APA LIVE AND RECORDED WEBINARS

Open to LCPC planning partners

*AICP CM Credits Available*

March 8, 2013 / 1:00 – 3:00 p.m. / Rm 102

### **Using Design Guidelines to Control Strip Development**

CM | 1.5

<https://www2.gotomeeting.com/register/644821866>

Hear about case studies of design guidelines being used to control strip development in Kittery and Scarborough, Maine, Salem, New Hampshire, and Cape Cod, Massachusetts.

April 12, 2013 / 10:00 – 12:00 noon / Rm 102

### **The Great Recession, Municipal Budgets, and Land Development**

CM | 1.0

<http://planning.org/tuesdaysatapa/2013/chicago/jan.htm>

Hear about research on the immediate, and likely lasting, effects of the Great Recession on municipal revenue structures and decision-making regarding the type, timing, and location of new development.

May 10, 2013 / 10:00 – 12:00 noon / Rm 102

### **Corridor Planning Across Municipal Boundaries**

CM | 1.0

<http://www.planning.org/tuesdaysatapa/2012/chicago/apr.htm>

Learn about recent experiences of neighboring communities and multiple jurisdictions to create plans and development strategies that are coordinated but reflect the unique needs and character of each participant.

June 14, 2013 / 10:00 – 12:00 noon / Rm 102

### **The Greenest Building**

CM | 1.0

<http://planning.org/tuesdaysatapa/2012/chicago/oct.htm>

Learn about the National Trust for Historic Preservation's "The Greenest Building: Quantifying the Environmental Value of Building Reuse," the most comprehensive analysis to date comparing the environmental impacts

of new construction compared to retrofit and reuse of existing buildings.

July 12, 2013 / 1:00 – 3:00 p.m. / Rm 102

### **Complete Streets: Tools to Move from Idea to Practice**

CM | 1.0

<http://www.planning.org/tuesdaysatapa/2012/chicago/nov.htm>

Learn about the 10 elements of a complete streets policy and 10 roadway design fixes for complete results.

August 9, 2013 / 10:00 – 12:00 noon / Rm 102

### **Prospering in Place: Linking Jobs, Development, and Transit**

CM | 1.0

<http://www.planning.org/tuesdaysatapa/2012/chicago/jun.htm>

By relying on location efficiency; residential density, a greater mix of uses, and destinations nearby; and ready access to jobs and transit, the Chicago region can reintroduce a legacy development pattern with its respectful use of scarce land and energy, appreciation for interaction and community, and regard for its mass transit system.

September 13, 2013 / 1:00 – 3:00 p.m. / Rm 102

### **Prioritizing Green Infrastructure Investments**

CM | 1.0

<http://www.planning.org/tuesdaysatapa/2011/chicago/nov.htm>

Learn about an auction system where landowners learn about the economic value of stormwater best management practices (BMPs) and then participate in an auction to bid on what BMPs they are willing to pay for.

October 11 2013 / 10:00 – 12:00 noon / Rm 102

### **Planning Chicago**

CM | 1.0

<http://www.planning.org/tuesdaysatapa/chicago/>

No description available at this time.

November 8 2013 / 10:00 – 12:00 noon / Rm 102

## **The Legacy of Planning in Mariemont, Ohio, and Riverside, Illinois** CM | 1.0

<http://www.planning.org/tuesdaysatapa/2012/chicago/jul.htm>

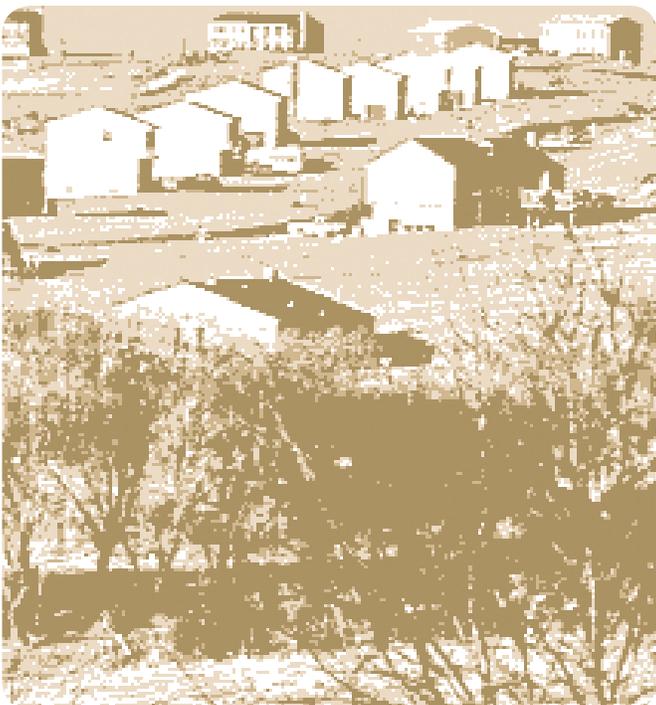
Hear why the design principles used by Frederick Law Olmsted in Riverside and John Nolen in Mariemont, both designated as National Historic Landmarks, merit not only further consideration but potential incorporation into the development patterns and character of communities.

December 13 2013 / 10:00 – 12:00 noon / Rm 102

## **L'Enfant Lecture / Reviving Investment in Transportation Infrastructure** CM | 1.0

<http://www.planning.org/lenfant/>

The lecturer, Marilyn Taylor, is the Dean of the University of Pennsylvania School of Design. Can we, as designers and planners, help rekindle a sense of stewardship for the future and rebuild the public will needed to stimulate investment? What does this mean for planners and, perhaps more importantly, for planning education?



## 5th Fridays

### **APA DANIEL BURNHAM FORUMS / BROWN BAG LUNCHES**

#### **APA Recorded Webinars**

Open to LCPC planning partners

*AICP CM, AIA LU, and LA CES Credits Available*

May 31, 2013 / 11:00 – 1:00 p.m. / Rm 102/104

#### **International Trends, Domestic Impacts** CM | 1.0 1.0 AIA LU 1.0 LA CES PDH

<http://www.planning.org/burnham/>

Eugenie L. Birch, FAICP, is the Lawrence C. Nussdorf, Professor of Urban Research and Education, and Chair of the Graduate Group in City Planning at the University of Pennsylvania. As U.S. planners confront the key issues outlined by the presidents of AIA, ASLA, and APA, in the inaugural lecture, they will find that international trends affect the domestic scene in tangible ways. The global economy as shaped by demographic shifts and resulting changes in settlement patterns, energy consumption, and food security, is transforming the world of today and tomorrow and tracks directly into our cities and regions. This phenomenon will be reflected in how we think about sustainability and resilience in our own metropolitan areas and presses upon us an urgent need to frame our current work responsibly.

August 30 2013 / 11:00 – 1:00 p.m. / Rm 102/104

#### **Finding Your Fiscal Footing in the New Normal**

CM | 1.5 1.5 AIA LU 1.5 LA CES PDH

<http://www.planning.org/burnham/>

Are America's communities planned for prosperity or designed for debt? Is local economic development focused on short-term returns or long-range gains? Is Main Street's economy turning the corner — and is your community heading in the right direction? The American Planning Association's Daniel Burnham Forum on Big Ideas takes on the issues with two of the leading minds in community planning and economic development. Together they share lessons from the past and visions for the future.

## APA Webinars

### LIVE WEBINARS

Open to LCPC planning partners

*AICP CM Credit Available*

March 22, 2013 / 1:00 – 3:00 / Rm 102

### **Ethics Skits by APA Delaware Chapter** CM | 1.5

<http://www.planning.org/cm/search/event.htm?EventID=22086>

The Delaware Chapter members perform a skit or a short play on an ethics topic. They have been providing the skits and follow-up discussion for several years, with all accepted as meeting the AICP Ethics CM standards.

June 5, 2013 / 4:00 – 5:30 p.m. / Rm 104

### **Pedestrian and Bicycle Planning** CM | 1.5

<http://www.planning.org/audioconference/series/pedestrianandbicycle.htm>

Communities are developing increasingly sophisticated plans that incorporate pedestrians and cyclists into transportation planning and comprehensive planning. Learn about the latest plans and successful programs that are making streets work for all users.

June 26, 2013 / 4:00 – 5:30 p.m. / Rm LCPC A

### **2013 Planning Law Review** CM | 1.5

<http://planning.org/audioconference/series/planninglaw.htm>

It is time to take stock of the Court's rulings in this annual legal roundup. Hear about federal district court rulings and significant state court decisions. Whether it is First Amendment issues, housing challenges, environmental actions, or important amicus filings, the panel of legal experts will bring you up to date on critical planning law.

## APA / PA Central Section Workshop

### LIVE WORKSHOP

Open to LCPC planning partners

*AICP CM Credit Available*

May 2, 2013 / 8:30 a.m.–4:15 p.m. /

APA/PA Central Section - Harrisburg, PA

### **Meeting the Letter and Spirit of the Law: Legal Components of Comprehensive Plans**

CM | 5.75 / \$40 PPA members/\$45 non-members

<http://planningpa.org/>

Gain an understanding of the link between Comprehensive Plans and the PA MPC.

### Lancaster County Planning Commission

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