



FROM THE DIRECTOR |

Design Matters by James Cowhey, AICP

Design Matters. These words are a slogan. They are also a declaration of a fact. Community design matters in Lancaster County because our community has a coherent pattern of settlement that provides a strong sense of place. This remains generally true at the county-wide level down to the city/borough, neighborhood, corridor, and individual building level. But this sense of place depends upon conscious decisions about how our physical environment will change over time. Good design is a means for our community to express its aspirations for a quality built environment. [MORE...](#)



The 2010 Leadership Award Winners

Envision Leadership Awards Winners Announced

The Lancaster County Planning Commission held its Annual Envision Leadership Awards Program on February 10th at the Lancaster Farm and Home Center. The winners of the 2010 Envision Leadership Awards were recognized and

showcased at this event. James Cowhey, LCPC Executive Director, said that “this year’s winners continued the tradition of outstanding smart growth projects at the local level in Lancaster County.” Commissioner Stuckey, Commissioner Lehman, and LCPC Chairman Ray D’Agostino presented the awards to the winners. [MORE...](#)

Design – Lancaster Established

After a year of research, discussion, and planning, a group of local design professionals – architects, landscape architects, and planners – has established Design – Lancaster, a design advocacy group for Lancaster County. The mission of Design – Lancaster is “to provide an independent and informed public voice for quality design in physical planning and architecture throughout the greater Lancaster region.” Drawn from a broad spectrum of disciplines, Design – Lancaster meets to discuss matters of design, development, and planning until a consensus is reached. The group’s goal is to be proactive as well as reactive; effective as well as thoughtful; critical as well as constructive. [MORE...](#)



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Design Matters – Civic Engagement Required



Dr. Harris Steinberg, FAIA

The Lancaster County Planning Commission presented, in partnership with Millersville University and ASLA’s PA/DE Chapter, Design Matters - Civic Engagement Required on December 15, 2010 at Millersville University’s downtown Lancaster campus. The focus of the program was design excellence through public participation.

The featured speaker was Harris Steinberg, FAIA, of the University of Pennsylvania’s Project for Civic Engagement and Executive Director of PennPraxis – the applied research arm of Penn’s School of Design. Dr. Steinberg shared the success story of the public planning process, A Civic Vision for the Central Delaware, for six miles of the Delaware Riverfront in Philadelphia. PennPraxis designed and implemented a citizen-driven planning process that engaged over 6,000 people in shaping the future of the waterfront. [MORE...](#)

Community Design and Civic Engagement

On January 16, the Lancaster County Planning Commission held a follow up workshop to the Design Matters – Civic Engagement Required presentation by Dr. Harris Steinberg the previous evening. This workshop featured three speakers: Dr. Steinberg, FAIA, Executive Director, PennPraxis, Dr. Harris Sokoloff, Director, Penn Project for Civic Engagement, and Dr. Kerrie Farkas, Director of the Center for Public Scholarship at Millersville University. The topic of the workshop was Community Design and Civic Engagement. [MORE...](#)



Dr. Harris Sokolof

Heritage Byways, Heritage Crafts, and Heritage Resource Inventory

Main Streets and country roads are an integral part of what makes Lancaster County a great place to live and visit. The Lancaster County Heritage Byways program seeks to raise awareness about these roads, conserve them for the future, and share them with residents and visitors in a sustainable way. [MORE...](#)



Old Conestoga Road (PA 741), Strasburg

Warwick Township Wins Conservationist of the Year Award

In a rare move, the Chesapeake Bay Foundation chose a municipality rather than an individual as the winner of its 2010 Conservationist of the Year Award. CBF honored Warwick Township with the 2010 Conservationist of the Year award to not only recognize the township’s

significant contributions to water quality improvement efforts, but also to highlight the important role that local government plays in watershed restoration efforts. [MORE...](#)

“Congratulations to Warwick Township on having been recognized as the 2010 Conservationist of the Year by the Chesapeake Bay Foundation. This designation serves as a testament to the Township’s exceptional leadership in the conservation and management of water resources in Lancaster County.”

(Letter of Commendation presented to Warwick Township by the Lancaster County Board of Commissioners, January 5, 2011).

LCPC and Staff Changes

In a role reversal from 2010, **Ray D’Agostino**, Executive Director of LHOP, has been elected LCPC Chairman for 2011 and **Dennis Groff**, Paradise Township Supervisors’ Chairman, has been elected Vice-Chairman. **Leo Lutz**, Mayor of Columbia Borough, will continue in the role of Commission Secretary for 2011. [MORE...](#)

Long Range Transportation Plan Update Survey

The Lancaster County Planning Commission (LCPC) is starting an update of the county’s Long Range Transportation Plan, which is required every four years. The Plan lays out the vision, goals and strategies for transportation investments in the county for the next 25-30 years. As part of this effort, we are seeking public input on the goals that are in the current Plan, as well as on the quality of our existing transportation system. We would greatly appreciate it if you would take a few minutes to give your opinion through a short survey. It shouldn’t take you more than 5-10 minutes. We will be using the input we receive as part of the update process. The link to the survey is on the LCPC website home page at www.co.lancaster.pa.us/planning

New...
Connections Long Range Transportation Plan Survey



Take a few minutes to give us your opinion as we begin our LRTP update.

[Click Here](#)

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Suite 320
150 North Queen Street
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www.co.lancaster.pa.us/planning
planning@co.lancaster.pa.us





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An important accomplishment is the recent establishment of *Design-Lancaster* by local architects, planners, and landscape architects as a design advocacy group in the County. The formation of *Design-Lancaster* was facilitated by the county planning department to be an independent and proactive voice for quality design in architecture and community planning throughout Lancaster County. I'm happy to report that our colleagues have taken up the challenge and are moving the group forward. *Design-Lancaster* intends to make a positive impact by taking constructive advocacy positions on physical development issues in order to contribute to a better community. Look for more from *Design-Lancaster* in the future.

Proving that design is important in Lancaster County are the four *Smart Growth Leadership Award* winners for 2010. This annual program recognizes efforts to implement good design and planning through local projects and initiatives. These awards are a personal and professional highlight for me each year as we focus on exemplary efforts to make our communities better places. Congratulations to the 2010 Smart Growth Leadership Awardees!

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Lancaster, PA 17603
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ENVISION LEADERSHIP AWARDS WINNERS ANNOUNCED

The Lancaster County Planning Commission held its Annual Envision Leadership Awards Program on February 10th at the Lancaster Farm and Home Center. The winners of the 2010 Envision Leadership Awards were recognized and showcased at this event. James Cowhey, LCPC Executive Director, said that “this year’s winners continued the tradition of outstanding smart growth projects at the local level in Lancaster County.” Commissioner Stuckey, Commissioner Lehman, and LCPC Chairman Ray D’Agostino presented the awards to the winners.

The winner of a Leadership Award in the Community Design Category was **Lititz Borough’s Form-Based Zoning Code**. This code was prepared by Thomas Comitta Associates in conjunction with Lititz Borough and Venture Lititz.



Winners of Achievement Awards in the Sustainable Growth category were **Park Avenue Apartments** in Lancaster City and the **Townhomes on Hendricks Place at Moravian Manor** in Lititz Borough. Project partners for the Park Avenue Apartments included Fulton Bank, the Redevelopment Authority of the County of Lancaster, the City of Lancaster, Pennsylvania Housing Finance Agency, Lancaster County MD/MR/EI, The Lodge, Inc. of Pennsylvania, Architectural Concepts, and Caldwell Heckles and Egan.

Project partners for the Townhomes on Hendricks Place at Moravian Manor included Moravian Manor, RGS Associates, and RLPS Architects.

Winner of a Certificate of Merit in the Infrastructure category was the **Renewable Wind Energy Project at the Frey Farm Landfill** in Manor Township. Partners in this project included Lancaster County Solid Waste Management Authority, PPL Renewable Energy, Turkey Hill Dairy, and the Pennsylvania Department of Environmental Protection.

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www.co.lancaster.pa.us/planning

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DESIGN – LANCASTER ESTABLISHED

**DESIGN-
Lancaster**

providing an independent and informed voice publicly advocating quality design in physical planning and architecture throughout the greater Lancaster region.



Design - Lancaster is drawn from a broad spectrum of disciplines: Planners, Architects, Landscape Architects.
Design - Lancaster meets monthly to discuss matters of design, development, and planning, and may offer position statements or constructive criticisms to publicly advocate for better design of our built environment.
Our goal is to be: proactive as well as reactive; effective as well as thoughtful; critical as well as constructive.
Design - Lancaster strives to make a difference in our local built environment by disseminating advocacy positions that contribute to a better community.

2011 CONTACTS
John Hershey, RLA 717.606.2098
Eugene Aleci, RA, AIA, AICP 717.393.1639
Ken Kauffman 717.490.2008

After a year of research, discussion, and planning, a group of local design professionals – architects, landscape architects, and planners – has established **Design - Lancaster**, a design advocacy group for Lancaster County. The mission of **Design - Lancaster** is “to provide an independent and informed public voice for quality design in physical planning and architecture throughout the greater Lancaster region.” Drawn from a broad spectrum of disciplines, **Design - Lancaster** meets to discuss matters of design, development, and planning until a consensus is reached. The group’s goal is to be proactive as well as reactive; effective as well as thoughtful; critical as well as constructive. **Design – Lancaster** strives to make a difference in the community through the creation of advocacy

positions that contribute to a better community

Design - Lancaster meets monthly. David High is the group’s leader/facilitator/moderator for the year 2011. Contacts for 2011 are:

John Hershey, RLA 717.606.2098

Eugene Aleci, RA, AIA, AICP 717.393.1639

Ken Kauffman, 717.490.2008

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DESIGN MATTERS – CIVIC ENGAGEMENT REQUIRED



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planning process, *A Civic Vision for the Central Delaware*, for six miles of the Delaware Riverfront in Philadelphia. PennPraxis designed and implemented a citizen-driven planning process that engaged over 6,000 people in shaping the future of the waterfront.

Dr. Steinberg told the audience that in order “to achieve better design in our communities, the design and development process must be guided using broad community collaboration.” To illustrate this message, he gave a presentation entitled *On the Philly Waterfront – Lessons from the Post Industrial City* which can be viewed [here](#).

This 13-month process was intended to reconnect the city to the river's edge, honor the river, design with nature, strike the right balance between public and private sector interests, take the long view, protect the public good, and make it real for Philadelphia. It was a values-based planning process based on an active role for the public and continuous press scrutiny. He told the audience that “the planning process was citizen-driven, open and transparent, involved the press, and included a civic dialogue.”

The process included a charrette and addressed issues such as casinos, movement within the site and connections to surrounding areas, the I-95 interchange, open space, Penn's Landing, Port Richmond Rail Yards, and Pulaski Park. Developer and civic feedback were taken into account. The result of the process was an illustrative 50-year land use scenario, an action plan, best practices, and principles for design and development of the Delaware Riverfront

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COMMUNITY DESIGN AND CIVIC ENGAGEMENT



Dr. Harris Sokoloff

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Dr. Kerrie Farkas

The main themes to this workshop were: (1) dealing with citizen alienation and moving people to share their perspectives in a public dialogue, (2) educating the public about how citizens can influence public decisions, and (3) showing government agencies that civic engagement holds the potential for generating broad public support.

In [Dr. Steinberg's presentation](#), he emphasized turning talk into action by marrying professional expertise with civic values. He said "there's something about bringing in citizens that creates something greater than what the experts can do." By doing this, he said that we can "average the wisdom of people" as well as "transform private individuals into public citizens." Dr. Steinberg emphasized that citizens need to know in advance what task they will be working on at a public meeting. This sets a goal for the meeting rather than it just being a conversation with the citizens. He also cautioned participants not to "let the perfect be the enemy of the good."

Dr. Harris Sokoloff gave a presentation entitled [When Design Matters So Does Civic Engagement](#). He discussed essential characteristics of public engagement initiatives. Dr. Sokoloff led participants through an exercise for identifying values. This process involved individual reflection on "What do you value in your community?" and "Why is that important?" Attendees participated in small group conversations to answer these questions and share and consolidate their individual values and reasons.



He outlined the “Work of Citizens: Roles Only the Public Can Play.” These included (1) define the public interest, (2) build common ground for action, (3) support consistent leadership over the long term, and (4) transform private individuals into public citizens. He concluded by advising that “people are most willing to support that which they had a role in creating.”

[Civic Participation Today](#) was the title of Dr. Kerrie Farkas’ presentation. She discussed the growing movement in civic engagement and public participation. She said this movement is “from citizens as consumers, citizens as individuals, and experts as decision makers to citizens as co-creators, citizens as community. and experts as partners.” She discussed four levels of public participation: (1) informing, (2) co-creating, (3) listening, and (4) involving. She also told attendees that Millersville University’s Center for Public Scholarship brings together teams of faculty, students, and members of the community to engage collaboratively in research for public purposes. She told the group that Millersville “looks forward to working more closely with the Lancaster Community on these issues.”

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HERITAGE BYWAYS

Main Streets and country roads are an integral part of what makes Lancaster County a great place to live and visit. The Lancaster County Heritage Byways program seeks to raise awareness about these roads, conserve them for the future, and share them with residents and visitors in a sustainable way.

Last year, residents in two parts of the county expressed interest in the program. One group focused on the [Old Conestoga Road](#) (following portions of PA 741), and the other on [PA 23](#) east of Blue Ball. Two committees were formed – one for each corridor – and municipalities along each of these routes appointed members to these committees.



Old Conestoga Road (PA 741), Strasburg

The planning process is now underway in both corridors, and the committees are working with LCPC staff to develop a plan for each corridor. When these plans are complete, municipalities along each route will have the option to be included in the byway proposed for LCPC designation.

LCPC staff contact: Kip Van Blarcom, Senior Heritage Planner, kvanblarcom@co.lancaster.pa.us



HERITAGE CRAFTS

The end of January saw the close of the inaugural display of Heritage Crafts at the Lancaster County Government Center in Lancaster City. [Heritage Crafts](#) – handmade objects that reflect the county's cultural traditions – are a resource recognized by Lancaster County Heritage, a program managed by LCPC staff.

The display featured seven craftspeople and their work, including everything from furniture to pottery. A new display highlighting six additional craftspeople has been prepared for the space, but will not be installed until late spring, due to sidewalk construction around the building.

The heritage program is always looking to recognize additional crafts and craftspeople, and multiple artists can be recognized for the same type of work. Any traditional craft that is still practiced in Lancaster County is eligible, as long as the associated artist works within the county.

LCPC staff contact: Elijah Yearick, Long Range and Heritage Planner, eyearick@co.lancaster.pa.us

HISTORIC RESOURCE INVENTORY

Lancaster County was recognized as a Preserve America Community in 2007. Following this designation, LCPC received a grant to conduct a [historic resource inventory](#) (survey of historic buildings) in 14 boroughs throughout the county. Inventories like these can provide a solid foundation for municipal ordinances focused on preserving community character and encouraging rehabilitation.

Historic York, Inc., a nonprofit consultant and advocacy group, is undertaking the inventory with assistance from LCPC staff. Boroughs included in the survey are Akron, Columbia, Christiana, Denver, East Petersburg, Elizabethtown, Manheim, Marietta, Mount Joy, Mountville, New Holland, Quarryville, Strasburg, and Terre Hill. Four other boroughs – Adamstown, Ephrata, Lititz, and Millersville – are not included, because they were surveyed in recent years. Historic York expects to complete the survey this year, and the County plans to make this data available to the public online.

LCPC staff contact: Elijah Yearick, Long Range and Heritage Planner, eyearick@co.lancaster.pa.us



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WARWICK TOWNSHIP WINS CONSERVATIONIST OF THE YEAR AWARD

In a rare move, the Chesapeake Bay Foundation chose a municipality rather than an individual as the winner of its 2010 Conservationist of the Year Award. CBF honored Warwick Township with the 2010 Conservationist of the Year award to not only recognize the township's significant contributions to water quality improvement efforts, but also to highlight the important role that local government plays in watershed restoration efforts.

"The Supervisors and staff of Warwick Township exemplify forward thinking," said Matthew Ehrhart, CBF's Pennsylvania Executive Director. "Their understanding of the broader picture and how to best work with partners to make things happen is true leadership." According to Logan Myers, III, Chairman of the Board of Township Supervisors, "the award will be shared with the Lititz Run Watershed Alliance, Trout Unlimited, Millport Conservancy, and the many other municipal and civic groups that have shared and championed the vision of the Township."

Through its Comprehensive Plan, *Envision*, which includes the Green Infrastructure Element, titled *Greenscapes*, Lancaster County has long recognized the importance of protecting and enhancing its waterways for ecological purposes, water supply, economic development, and outdoor recreation opportunities.

Some of the efforts undertaken in Warwick Township include public education, developing and installing cutting edge stormwater measures at municipally owned properties, working with farmers to develop conservation plans for all farms, and installing riparian buffers.

The County's forthcoming Integrated Water Resources Plan will include more information about Warwick's comprehensive watershed management program along with other examples of local actions to advance water quality improvement. Watch for a draft plan to be released in mid 2011.

For those who want to get started sooner ... "just take a look at what they've done in Warwick" said Mary Gattis, AICP, LCPC Senior Environmental Planner. "The Township can serve as a role model for anyone looking for ways to protect the county's natural resources."

"Congratulations to Warwick Township on having been recognized as the 2010 Conservationist of the Year by the Chesapeake Bay Foundation. This designation serves as a testament to the Township's exceptional leadership in the conservation and management of water resources in Lancaster County."

(Letter of Commendation presented to Warwick Township by the Lancaster County Board of Commissioners, January 5, 2011)

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LCPC AND STAFF CHANGES

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Joseph Morales, who was serving out the term of **Tim Roschel** who resigned from the Commission during 2010, was appointed for a full four-year term to represent Lancaster City on the Planning Commission.

A number of changes have occurred in staffing at the Lancaster County Planning Commission. Three employees retired during 2010 – Danny Whittle, Carol Palmoski, and Carole Wilson.

Danny Whittle was a Principal Planner in the Community Planning Division who oversaw Urban Policy Analysis, worked on implementation of the Urban Growth Strategy, and served as staff liaison to the Lancaster Inter-Municipal Committee. Danny retired after 10 years with the Commission.

Carol Palmoski was a Senior Planner in the Transportation Division. Carol Palmoski retired after 20 years with the Planning Commission. She was a senior planner who worked her way up the ranks through the years. Her main responsibilities were related to some of the more technical things done by the transportation division, including travel demand modeling, air quality analysis, demographic projections, GIS work, and working on the congestion management process.

Carole Wilson retired from the County Planning Commission after 10 years of service. Carol worked as a Senior Planner in the Long-Range and Heritage Division as the Commission's Historic Preservation Specialist. Carol played a key role in the preparation of Heritage: The Cultural Heritage Element of the County Comprehensive Plan. In addition, she provided technical support to municipalities, organizations and developed model tools to help them protect the important historic resources of Lancaster County.

Carol Youtz, long-time administrative secretary for the Planning Commission and the Community Planning Division, left the Commission during 2010 for the sunnier environs of Florida.

Latoya Westbrook started on January 18th as the new Administrative Secretary for the Transportation Division. She comes to LCPC from Domestic Relations where she worked for 6 years.

Municipal assignments for some Community Planners have been temporarily adjusted in order to cover those municipalities previously supported by Danny Whittle. Changes are as follows:

East Petersburg Borough	Tara A. Hitchens (interim)
Lancaster City	Frank P. Behlau (interim)
Lancaster Township	Tara A. Hitchens (interim)
Manheim Township	Frank P. Behlau (interim)
Millersville Borough	Justin S. Evans (interim)
Mountville Borough	Patricia J. Kadel (interim)



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