



Lancaster County Planning Commission

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Lancaster County Needs Input to Shape Transportation Priorities

The Lancaster County Planning Commission (LCPC) is working to update its 2005 long range transportation plan (LRTP). The plan is being guided by a 40-member task force led by co-chairs Ray D'Agostino, manager of West Lampeter Township, and Jay Puschak of M&T Bank.



Top concerns identified by the public are highway congestion and safety.

The LRTP update is an important element of *Envision*, the county's comprehensive plan. As such, the strategies identified through the LRTP update process will advance the policy directions outlined in the comprehensive plan.

"The plan is essential to ensure that our future transportation system serves the many needs of Lancaster County and is developed strategically," said James R. Cowhey, executive director of the LCPC.

The LRTP will provide policy guidance for the county's future multi-modal transportation initiatives and investments. It will also list priority projects for consideration from now through the year 2035, including projects identified as part of the 2009 Transportation Improvement Program (TIP), or the first four-year period of the LRTP.

New to the LRTP planning process, the plan will include the development of an implementation or action plan that identifies agencies and

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Envision Event Features Smart Growth Awards and Smart Transportation

The Lancaster County Planning Commission's (LCPC) *Envision* educational event at the Pennsylvania Railroad Museum featured a Smart Growth Leadership Awards Ceremony and a special presentation by Pennsylvania Secretary of Transportation Allen D. Biehler on the subject of smart transportation.



PA Secretary of Transportation Allen D. Biehler

The LCPC is updating the Transportation Element of the County's Comprehensive Plan, so the theme of transportation was particularly relevant to the audience of 250 public officials, business and community leaders, and members of the public. Biehler highlighted the increased use of bicycles in France, which in some areas makes bikes available between transit stops and includes bike pick-up and drop-off points, thereby reducing the use of cars.

Seven Smart Growth Leadership Awards and two Special Recognition Certificates were presented at the LCPC *Envision* event.

The project categories for the awards this year were broadened to reflect the framework for Smart Growth and include: heritage resources, sustainable growth, infrastructure and community capacity. The awards were also divided into small and large projects based upon their monetary value above or below \$300 thousand.

"The award submissions were judged by a number of smart growth indicators and standards that we'd like to see emulated throughout the County, which include replicability, effectiveness, community involvement and others," said James R. Cowhey, executive director of the LCPC.

Large project award winners included the following:

In the **Community Capacity Category**, the winner was *Growing Together, A Comprehensive Plan for Central Lancaster County*, which is an excellent example of planning for the future and intermunicipal cooperation. The plan provides a framework for Smart Growth throughout eleven municipalities that are members of the Lancaster Inter-Municipal Committee (LIMC). These communities include: Lancaster City, the boroughs of

(Envision Event continued on page 2)



The 2007 Smart Growth Award winners were recognized at LCPC's *Envision* educational event at the Pennsylvania Railroad Museum in Stasburg.

Lancaster County Designated a Preserve America Community

Lancaster County has been notified by First Lady Laura Bush, Honorary Chair of the Preserve America initiative, that it has been designated as one of the nation's newest Preserve America Communities.

"Preserve America Communities demonstrate that they are committed to preserving America's heritage, while ensuring a future filled with opportunities for learning and enjoyment," Mrs. Bush said. "This community designation program, combined with the Preserve America

Grant Program, Preserve America Presidential Awards, and other federal support, provides strong incentives for continued preservation of our cultural and natural heritage resources. I commend you for your commitment to preserving an important part of our nation's historic past for visitors, neighbors, and, most importantly, for children."

Communities designated through the program receive national recognition for their efforts. Benefits include the right to use the Preserve America logo on signs and promotional materials; eligibility for Preserve America Grants; notification to state tourism offices; and listing in a web-based directory that showcases Lancaster County's preservation efforts and heritage tourism destinations. Preserve America Communities are also featured in National Register Travel Itineraries and in "Teaching With Historic Places" curricular materials created by the National Park Service.

James R. Cowhey, executive director of the Lancaster County Planning Commission (LCPC), said that this designation gives

further recognition to our efforts to implement the county's first ever Cultural Heritage Element of Lancaster County's Comprehensive Plan, *Envision*. The element was adopted in 2006 and serves as a model for the rest of the state. "The unusual depth and breath of historic and cultural resources in Lancaster County play a key role in defining our identity," said Cowhey. "We must commit ourselves to making historic and cultural preservation an integral, indispensable part of living and working in Lancaster County."

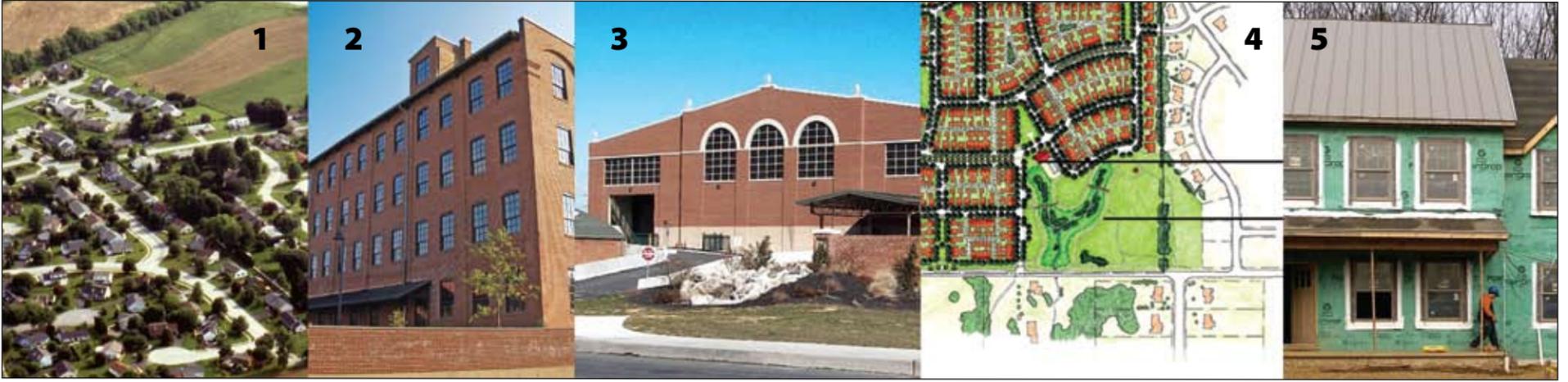
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Lancaster County's cultural and natural resources helped earn its place as a Preserve America Community. Pictured above, the Mascot Roller Mills & Ressler Family House.

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2007 Smart Growth Award Winners Large Project Category (L to R): 1. Community Capacity winner Growing Together – Lancaster Intermunicipal Committee Comprehensive Plan; 2. Heritage winner Urban Place; 3. Infrastructure winner Lancaster County Solid Waste Management Authority Transfer Complex; 4. Sustainable Growth winner Astonshire. 5. Special Recognition for Community Capacity winner Lancaster County Career and Technology Center Community Education Program.

(Envision Event continued from page 1)

East Petersburg, Millersville, and Mountville, and the townships of East Hempfield, East Lampeter, Lancaster, Manheim, Manor, West Hempfield, and West Lampeter.

The winner in the **Heritage Category** was **Urban Place**. The closure of the Kerr Group factory, once the home of Armstrong Cork, left an abandoned tract of land in the northeast quadrant of Lancaster. Now 480 New Holland Avenue is evolving into a 300 thousand-square-foot mixed-use complex called Urban Place, creating new spaces for living, working, dining, shopping and learning.

The winner in the **Infrastructure Category** was the **Lancaster County Solid Waste Management Authority Transfer Complex**. The \$30 million, 5-year project included the construction of 5 new and 1 renovated building, which were all designed and built to reflect the historic architectural design features of a 19th century railroad station.

The winner in the **Sustainable Growth Category** was the **Astonshire Community**. Located on 63 acres in West Lampeter, Astonshire will have a total of 347 residential units and a density of approximately 5.5 dwelling units per acre. To ensure the community offers housing opportunities to a wide range of household income levels, Astonshire will include a mix of Townhouse, Twin, Cottage, Manor, and Estate homes.

In the under \$300 thousand small project category the winners included the following:

In the **Community Capacity Category**, the winner was the **Lancaster County Downtown Consortium**. In February, 2006, a small group representing the downtown centers in Elizabethtown, Ephrata, Lancaster, Lititz, Manheim, and Mount Joy met for the first time and three months later, formed the Consortium. The purpose of this original meeting, and subsequent meetings, was to talk about how the county's urban centers might cooperate together to mitigate the challenging trends that threatened their successful revitalization.

The winner in the **Infrastructure Category** was the **Floodplain Restoration** booklet by **Land-Studies, Inc**. This thirty-page booklet tells the

story of stream systems in our area – how they are supposed to work, how historical land-use activities changed them, and how restoring them as closely as possible to their historical configurations provides multiple economic and environmental benefits for numerous constituencies.

The winner in the **Sustainable Growth Category** is the **Neighborhood Development Ordinance by Pequea Township**. The Pequea Township Board of Supervisors created a Neighborhood Development Ordinance that blends increased development density, innovative housing types, historic preservation and environmental protection into an ordinance that would permit applicants to build upon the strengths of the existing infrastructure in the Willow Street neighborhood.

Two projects were also given **special recognition**



About 250 gathered for the Smart Growth Awards and to hear Transportation Secretary Allen D. Biehler.

certificates both in the **Community Capacity Category**, one for large projects and the other in the small project category. In the large project category, the winner was **The Lancaster County Career & Technology Center**. At the Lancaster County Career & Technology Center the goal of teaching students how to build homes has changed to teaching students how to build sustainably – a process often referred to as green building.

The final special recognition certificate in the small project, **Community Capacity Category** was presented to **Buy Fresh Buy Local**.

Lancaster Buy Fresh Buy Local, an initiative led by the Friends of Central Market, the Local Economy Center of Franklin and Marshall College, the Susquehanna Sustainable Business Network, and the Library System of Lancaster County, with national and state partners in the FoodRoutes Conservancy and the Pennsylvania

Association for Sustainable Agriculture.

Using an urban-rural strategy, Lancaster Buy Fresh Buy Local rebuilds the traditional links between Lancaster County farmers and the local marketplace by increasing farmers' marketing opportunities close to home and developing consumer education programs.

Established in 2003, the Smart Growth awards competition is an outgrowth of *Envision* Lancaster County, a collaborative effort established in 2003 by public, private and nonprofit entities to facilitate the implementation of the Update to the Lancaster County Comprehensive Plan and Smart Growth principles, which are the foundation of the Plan. The Awards Committee consists of community partners who established the application criteria and standards and evaluated the submissions.

Frank Christofel IV, Director of Government Relations, Lancaster County Association of Realtors; **Ralph H. Goodno**, President/CEO, Lancaster County Conservancy; **Clarke Hess**, Vice-President, Historic Preservation Trust; **Thomas Hyson**, Interim Director, Lancaster Inner City Group; **Richard L. Jackson**, President, Lancaster County Coalition for Smart Growth; **Matthew Kofroth**, Watershed Specialist, Lancaster County Conservation District; **Carol McCoy**, Neighborhood Revitalization Administrator, City of Lancaster; **Jack Phillips**, Local Government Liaison, Building Industry Association; **Matthew T. Sternberg**, Administrator, Lancaster County Housing & Redevelopment Authorities; **Barb Stoner**, Manager, East Donegal Township; and **Peter Whipple**, Borough Manager, Elizabethtown. Some alternates also took part in the selection process. **Mary Frey**, LCPC Principal Planner and Manager of the Smart Growth Awards, spearheaded the process.

It is not too early to start thinking about any projects that you may have for the 2008 awards. Entry forms will be available in late summer. Check out www.envisionlancastercounty.com for information on previous award winners listed under *Quick Links* on the right of the screen. ❖



2007 Smart Growth Award Winners Small Project Category (L to R): 1. Community Capacity winner Lancaster Downtown Consortium; 2. Infrastructure winner Floodplain Restoration Handbook; 3. Sustainable Growth winner Pequea Township Neighborhood Development Ordinance. 4. Special Recognition for Community Capacity winner Lancaster Buy Fresh, Buy Local.

Focusing on Harrisburg Pike's Long-Term Future

Harrisburg Pike is often referred to as one of the primary gateways into and out of Lancaster City and a corridor that connects some of the County's most heavily used assets. From Clipper Magazine Stadium, the Solid Waste Management Authority's newly expanded transfer station and the U.S. Postal Service's main facility, to Long's Park, Park City Mall and the Lancaster General Health Campus, the corridor is home to an incredible array of activity and interests.

Several businesses and property owners along the corridor are making enormous investments into their sites, including Franklin & Marshall College, General Growth Properties, R. R. Donnelley, Woodcrest Villa and Lancaster General. More investment in undeveloped or underdeveloped parcels is also proposed, including High Real Estate's proposed project The Crossings at Conestoga Creek.

Recognizing the importance of the corridor and the need for a long-term vision and comprehensive view, the Lancaster County Planning Commission (LCPC), in conjunction with the James Street Improvement District and the Lancaster Chamber of Commerce & Industry, has embarked on a 9 to 12 month evaluation and planning process, which began in August. The area of focus is Harrisburg Avenue/Pike extending from Prince Street out to the



Traffic congestion on Harrisburg Pike in Lancaster.

PA 283/State Road interchange, all of which lies within the Central Lancaster Urban Growth area. The study will address traffic capacity, safety and access issues along with evaluating transportation alternatives including bicycle accommodations, transit and pedestrian accessibility. Four municipalities – City of Lancaster, Lancaster Township, Manheim Township and East Hempfield Township – all are participating on a public-private steering committee which is helping to guide KCI Technologies, the study's primary consultant.

The first public meeting occurred at the end of October. A second public meeting is planned for Spring 2008. For more information on the study, contact Danny Whittle or Dave Royer at the LCPC at 717-299-8333. ❖

(Preserve America continued from page 1)

"This designation comes at a pivotal time for Lancaster County," said Scott Standish, director of LCPC's Long Range and Heritage Planning Division who spearheaded the effort to designate Lancaster as a Preserve America Community, "as we re-launched our nationally-recognized Heritage Tourism program in February with a meeting of stakeholders throughout the county."

You will soon be seeing the Authentic Lancaster County certification seal on natural, cultural and historic resources that meet the stringent criteria of the heritage tourism program. Visit www.lancastercountypartnership.org to see if your resource qualifies. The hallmark of the program is its commitment to tell the real story about the resources that make Lancaster County unique. ❖

Ephrata and its quaint Main Street are good examples of a place that *Preserve America* seeks to highlight and protect.



(Transportation Priorities continued from page 1)

individuals who agree to partner with the county in the plan's implementation. The LRTP planning process will also include the development of investment criteria for prioritizing projects for future TIPs and LRTPs.

"Public participation is the cornerstone of a good plan," said Cowhey. A series of public involvement techniques have been utilized including public forums, meetings with special groups, and an online survey. According to Cowhey, the top concerns identified by the public to date are highway congestion and safety. Environmental issues are a related concern, particularly air quality and its impact on public health and the county's agricultural sector.

To date, the planning process has included several outreach meetings with the public, with sites at Manheim Central High School, downtown Lancaster's Southern Market Center, and the Quarryville Library. A total of 70 people participated in these forums, which were geared towards initial identification of the most significant issues affecting the county's transportation system, as well as investment criteria.

A milestone in the plan's development included a two-day Transportation Summit in February as part of LCPC's *Envision* Educational Series. About 225 people attended the evening event featuring Secretary of Transportation Allen Biehler and 60 people attended the workshop the following day. The Summit highlighted success stories related to Smart Transportation and involved the county's transportation stakeholders on the identification of specific action strategies for implementing the plan. Smart Transportation refers to new methods for better integrating transportation improvements with community surroundings.

The LRTP is expected to be completed and available for public review by April/May 2008. The Metropolitan Planning Organization will adopt the plan in June 2008, with adoption by the county commissioners shortly thereafter.

More information on the LRTP update is available by checking the commission's website, at www.co.lancaster.pa.us. Those interested in more information may contact Dave Royer, LCPC's director for Transportation Planning, at (717) 299-8333 or royerd@co.lancaster.pa.us ❖

Envision Our County View



James R. Cowhey, AICP
LCPC Executive Director

As I meet with Lancaster County residents and community leaders, I am continually reminded that most of us hold a very similar vision for the future of Lancaster County – strong urban areas, vital rural areas, preservation of agriculture as a landscape and an industry, a productive rural and urban economy, and a high quality of life. There is also an urgency to make sure that our planning programs are suited to meet the challenges of the change that is coming to Lancaster County.

We have been preparing and planning for this change. Lancaster County and municipal governments have in place, for at least 15 years now, a sophisticated growth management system. This system is intended to balance population growth with the desire to preserve agricultural and rural areas. Because some readers may not be aware of the planning that is going on, I wanted to explain some population statistics and planning policies that will enable us to achieve our shared vision.

The county will continue to change. We are adding population at slightly less than one percent per year. With a current population of 500,000 that means the county population increases by 4,500 every year. By 2010 there will be around 510,000; by 2020 550,000; and by 2030 the county population will be close to 585,000 people. The numbers represent the possibility that growth could overwhelm Lancaster County and change it in undesirable ways.

Envision Lancaster County, the comprehensive plan for the county is intended to provide the plans and tools that will allow us to cope with the change. It's all about balancing growth and preservation, urban and rural landscapes, and all of the things that make Lancaster County a wonderful and unique place.

Some of the main concepts of the growth management system include:

- 1) Urban Growth Areas. At least 85 percent of new growth will be directed to growth areas where a full range of services like sewer, water, recreation, schools and public safety services are available, which will help preserve our farmland and natural landscapes. In order to maintain the growth areas in their current configuration we must continue to utilize growth area lands more efficiently.
- 2) An emphasis on the new Rural Strategy that is part of the Growth Management Element of *Envision* Lancaster County. The strategy recognizes the interconnectedness of our rural landscapes and agricultural industry. The plan recognizes that these areas outside of growth areas are not of one type but instead a complex, working landscape and economic unit.
- 3) Establish designated rural areas – the rural/agricultural counterpart of urban growth areas are intended to represent those areas that should only be utilized for agricultural and rural uses.
- 4) Promote infill and reinvestment in older urban communities
- 5) Work to reduce non-rural development outside of designated growth areas
- 6) Maintain the viability of the economy – both the rural/agricultural economy and the urban economy

These strategies and plans, and many other techniques, are aimed at providing clear means for the community to attain a balance between growth and preservation. The community has asked that county government continue to play a leadership role in providing appropriate planning choices through an innovative planning program. I hope you agree with me that the County of Lancaster and its many partners have heard that call and are providing the planning tools needed to make the vision real. ❖

TDR Handbook Available

The new, first-ever Lancaster County Transferable Development Rights (TDR) Handbook is now available and provides an alternative strategy for preserving prime agricultural lands.

The handbook is a how-to-guide for implementing and managing a successful Transferable Development Rights ordinance and serves as a tool for Lancaster municipalities to accommodate growth while protecting vital natural resources such as productive farmland. Guidance on establishing municipal and inter-municipal TDR ordinances is part of the handbook, as well as sample TDR documents.

As an implementation tool to help achieve the goals set forth in Balance, the Growth Management Element of *Envision*, Lancaster County's Comprehensive Plan, the Lancaster County Planning Commission (LCPC) funded the development and printing of the TDR Handbook. "This handbook provides a step-by-step guide to develop a transferable development rights program and serves to assist municipalities, developers and Lancaster County residents by helping to preserve our quality of life, farmland and open spaces, while strengthening our urban growth areas," said Frank Behlau, director for Community Planning.

The Lancaster County TDR Practitioner's Handbook is a collaborative effort of the Lancaster County TDR Partnership.

To obtain a copy for a nominal fee, please contact Dean Severson, LCPC agricultural and rural planning analyst, at 717-299-8333 or via email at seversond@co.lancaster.pa.us

Order yours today! ❖

Make No Little Plans



Daniel H. Burnham

Make no little plans! They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big.

Daniel H. Burnham, Chicago architect (1864-1912)

In preparation for its 2007 Annual Conference, the Pennsylvania Planning Association established the Daniel Burnham Award for a Comprehensive Plan. It is fitting that the first recipient of this prestigious award was The Lancaster Inter-Municipal Committee (LIMC) for its ground breaking multimunicipal plan, *Growing Together*, for it is certainly "no little plan."

LIMC is a council of governments established under the Intergovernmental Cooperation Law of 1972. At the culmination of a planning project

that began in January 2003, the elected officials of each municipality unanimously adopted the completed plan in April 2007. A Steering Committee with two representatives and two alternates from each municipality and from the Lancaster County Planning Commission (LCPC) oversaw the development of the plan. The team of ACP-Visioning & Planning, Ltd. of New York, NY and Thomas Comitta Associates, Inc. of West Chester, PA served as the consultants. The Executive Director of the LIMC and staff from the LCPC assisted with the project. The consultants' fees were funded equally by the County of Lancaster and the Pennsylvania Department of Community and Economic Development.

Accepting the award on behalf of the LIMC, Steering Committee Chair Neil Kinsey acknowledged the hard work and support of the 11 municipalities' elected officials and planning officials. Kinsey said, "*Growing Together* is a cutting edge example of multimunicipal planning. Equally important is the extraordinary mutual respect and cooperation among those dozens of local officials without whose patience and perseverance the plan could not have been completed."

LIMC Executive Director John Ahlfeld, who led the planning effort from the start, said that attention is now turning to implementation. "An intergovernmental cooperation implementation agreement is being prepared. The initial priorities for implementation are to develop local ordinances to facilitate and encourage proper development for Growth Opportunity Areas, a multimunicipal transfer of development rights program, and various educational efforts." ❖

FYI Goes Digital With Next Issue

Send us your email address today!

Starting with our next issue of *FYI*, the newsletter of the Lancaster County Planning Commission, we will be emailing as opposed to mailing a hard copy of the newsletter to you. If you already receive emails from us for our *Envision* events, then you are already on our emailing list. If not, contact Donna Hahn at hahn@co.lancaster.pa.us or call Donna at 717-299-8333.

If you do not have email and would like to receive a hard copy by post, send a note with your request to:

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or call Donna: 717-299-8333

Preservation Technology Classes Now at Thaddeus Stevens



Photo courtesy of PHMC

Classes in preservation technology were made possible through a grant by Lancaster County.

Two new classes in preservation technology wood repair and wood window repair now being offered at Thaddeus Stevens College of Technology are the first of their kind in the Commonwealth of Pennsylvania and another 2008 success for Heritage in Lancaster County.

The preservation trades technology program, spearheaded by the Lancaster County Planning Commission (LCPC), was made possible through a county grant to Thaddeus Stevens College of Technology to begin development of the program and the Lancaster County Workforce Investment Board to subsidize the ongoing costs of training. Plans are already underway for additional classes.

"A key implementation goal of the Cultural Heritage Element of Lancaster County's Comprehensive Plan, *Envision*, was to develop classes that would help train people interested in the construction trades to preserve our historic structures," said James R. Cowhey, executive director of the LCPC. "We knew that the demand for these skills was high. Once again this community has shown the willingness to step up and implement countywide plans."

The Preservation Trades Education Initiative Committee consists of representatives from the Lancaster County Planning Commission Pennsylvania Historical and Museum Commission (PHMC), Thaddeus Stevens College, and the Lancaster County Workforce Investment Board. Scott Standish, director of LCPC's Long Range and Heritage Division, along with Carole Wilson, LCPC historic preservation specialist, spearheaded the development of these classes.

To learn more about future preservation technology classes, contact the Continuing Education Department at Thaddeus Stevens College at 717-391-3543 or visit www.stevenscollege.edu Those already skilled in the construction trades and who want to learn more about preservation technology are encouraged to contact Mike Gerfin in the college's Workforce Development Department at 717-391-3598. ❖

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2008 FYI Team

Editor: Liz Smith
 Graphic Designer: Marie Quigg

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For email & address changes, please contact:
 50 N. Duke Street, P.O. Box 83480
 Lancaster, PA 17608-3480
 (717) 299-8333
 or e-mail: hahn@co.lancaster.pa.us
www.co.lancaster.pa.us/planning