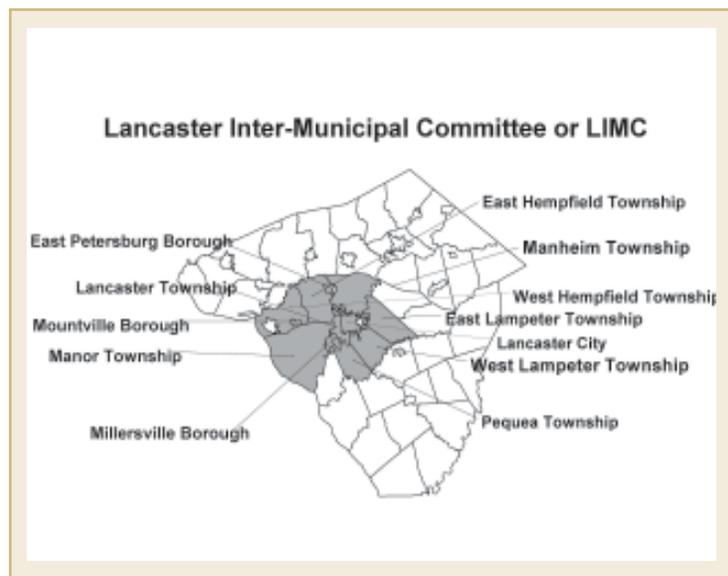




the official newsletter of the **LANCASTER COUNTY PLANNING COMMISSION**

Summer 2003

Lancaster Municipalities Plan Together



IN THIS ISSUE

- Lancaster Municipalities Plan Together.....Page 1
- Urban Development & Journey to Work in Lancaster CountyPage 3
- Meet Lancaster County Planning Commission's Long Range Planning DivisionPage 4
- Envision Series Nominated for 2003 Public Education AwardPage 5
- Historic Towns & Villages.....Page 5
- Spring 2003 Master Planner Graduates.....Page 6
- Fall 2003 Master Planner Class Scheduled for September 4, 2003.....Page 6
- Access Management.....Page 7
- New Meeting Room Location for the Lancaster County Planning CommissionPage 8

Executive Director John Ahlfeld presented a bold proposition at the 2001 Annual Meeting of the Lancaster Inter-Municipal Committee (LIMC). He proposed that the dozen municipalities of the LIMC join together to craft a regional comprehensive plan.

It is two years later and all but one municipality have agreed to join the multi-municipal planning effort. The planning project is ready to commence, following the recent selections and approval of a consulting team.

Lancaster County Board of Commissioners Chair Paul Thibault quipped, "What's not to love about this project? They are doing what we've urged for more than a decade, and they're doing it in a big way."

The budget for the plan is \$300,000

and is supported by equal grants from Lancaster County and Pennsylvania's Department of Community and Economic Development. County Commissioner Howard "Pete" Shaub commended the group's cooperative venture saying, "Intergovernmental cooperation takes county planning in the right direction. With joint efforts such as the LIMC plan, municipal turf battles have no place in our future."

Commissioner Ron Ford joined in offering accolades to the members of the Lancaster Inter-Municipal Committee. Ford termed the effort "cutting edge." He said the plan would prove to be one of the most important efforts the County has funded during his tenure as County Commissioner.

(Continued Page 2)

Population Figures for LIMC Areas

| <i>Municipality</i> | <i>Census Year</i> | | | | <i>Projected (LCPC)</i> | | |
|-------------------------|--------------------|----------------|----------------|----------------|-------------------------|----------------|----------------|
| | <i>1970</i> | <i>1980</i> | <i>1990</i> | <i>2000</i> | <i>2010</i> | <i>2020</i> | <i>2030</i> |
| East Hempfield Township | 11,739 | 15,152 | 18,597 | 21,399 | 23,844 | 26,301 | 28,605 |
| East Lampeter Township | 8,834 | 9,760 | 11,999 | 13,556 | 14,763 | 15,937 | 16,990 |
| East Petersburg Borough | 3,407 | 3,600 | 4,197 | 4,450 | 4,702 | 4,941 | 5,143 |
| Lancaster City | 57,690 | 54,725 | 55,551 | 56,348 | 56,154 | 55,945 | 55,553 |
| Lancaster Township | 10,329 | 10,833 | 13,187 | 13,944 | 14,848 | 15,709 | 16,451 |
| Manheim Township | 21,539 | 26,042 | 28,880 | 33,697 | 36,621 | 39,482 | 42,049 |
| Manor Township | 9,769 | 11,474 | 14,130 | 16,498 | 18,229 | 19,942 | 21,514 |
| Millersville Borough | 6,396 | 7,668 | 8,099 | 7,774 | 7,992 | 8,195 | 8,345 |
| Mountville Borough | 1,454 | 1,505 | 1,977 | 2,444 | 2,723 | 2,999 | 3,253 |
| Pequea Township | 3,002 | 3,557 | 4,512 | 4,358 | 4,668 | 4,967 | 5,230 |
| West Hempfield Township | 6,505 | 8,239 | 12,942 | 15,128 | 17,638 | 20,285 | 22,954 |
| West Lampeter Township | 6,374 | 6,836 | 9,865 | 13,145 | 15,161 | 17,227 | 19,238 |
| LIMC Total | 147,038 | 159,391 | 183,936 | 202,741 | 217,343 | 231,930 | 245,325 |

Source: United States Census and Lancaster County Planning Commission

The 12 municipalities in the LIMC represent approximately 20% of the County’s land area. Membership includes the City of Lancaster, three boroughs, and eight suburban townships. Together these municipalities contain a full range of land use and economic activity from high density urban development and major industry to preserved farms and important natural areas.

Although they constitute only one-fifth (see above table) of the land area, according to the 2000 census, these 12 municipalities also constitute a total population of 202,741, or 43% of the County-wide population. The LIMC area currently represents the fastest growing area of the County.

The LIMC Comprehensive Plan Steering Committee selected a team of two extraordinary firms. New York based **ACP-Visioning & Planning, Ltd.** has a 30 year, nation wide reputation for excellence in public participation, community and regional visioning and planning. See more about ACP Visioning at <http://www.acp-planning.com>

Thomas Comitta Associates of West Chester, Pennsylvania has over 29 years of experience in understanding and evaluating land development issues throughout the Commonwealth. Principal Tom Comitta is a frequent lecturer about land planning, and conducts training sessions on town planning, open space planning, and traditional neighborhood development. See more about TCA at <http://www.comitta.com>.

The plan is expected to take twenty-four months to complete. The plan will begin with a “kick-off” scheduled for August 7, 2003. Officials from all LIMC municipalities and the County will spend several hours with the steering committee and the consultant familiarizing themselves with the issues, the process, and the expectations.

Lancaster County Planning Commissioner Allan Granger and Senior Community Planner Danny Whittle represent the county on the LIMC Comprehensive Plan Steering Committee.

Urban Development & Journey To Work in Lancaster County

The expansion of urban development in Lancaster County, and in adjoining counties, is causing numerous changes to our way of life, among them commuting patterns. This is one of the significant conclusions from recently released data from the 2000 U.S. Census.

Lancaster County has changed in a number of important ways in the decade between 1990 and 2000, including:

- A population growth rate of 11%;
- An increase in employment of 9%; and
- An increase of county residents working in this county of only 7%.

A further look into these changes reveals partly why both employment in this county, and Lancastrians working in their home county, have grown more slowly than the county's population increase. The number of Lancastrians commuting to other counties has grown by 25% and commuters from other counties journeying to work in our county has increased by 28%. The increasing amount of commuting between counties is related to the expansion of urban development throughout south central Pennsylvania.

Figure 1 shows the 2000 urbanized areas for Lancaster County and its neighboring counties of Lebanon, Berks, Chester, York, and Dauphin. Some of these areas are crossing county boundaries. Lancaster's urbanized area grew in size to such an extent between 1990 and 2000 that the urbanized area population increased from about 194,000 in 1990 to 324,000 in 2000. This 130,000 increase far surpassed the 48,000-population growth for the county as a whole. Lancaster's urbanized area now stretches from Denver to Columbia. Furthermore, growth along the county's boundaries, which is occurring at a faster rate than the countywide average of 11%, makes it easier to live in one county and work in another.

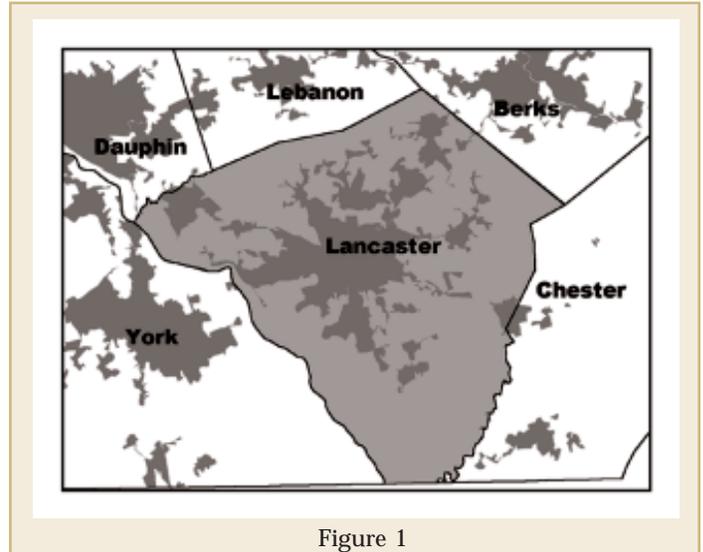


Figure 1

Fortunately, most Lancastrians work in their home county, and most jobs in Lancaster County are held by residents of this county. Figure 2 shows the present commuting patterns for Lancaster County and its adjacent counties according to the 2000 U.S. Census. Over 201,000 county residents work here versus 30,000 residents who commute to other counties. And 23,000 residents of other counties commute daily to jobs in Lancaster County.

One result of this growing county to county commuting is increasing congestion on the major highways connecting these counties.

So, what does the future hold for Lancaster County? That depends on what choices we make in both transportation and in growth management. Lois Herr, Chairperson of the Lancaster County Planning Commission, says "The trends in urban expansion and changes in commuting patterns underscore the need for continuing planning efforts for our improved future. To maintain and improve our quality of life, we need to develop viable transportation options that complement our overall smart growth strategies."

One of our Smart Growth strategies is to increase the number of high quality jobs in our county. For the transportation strategy, a number of commuter alternatives are being planned between counties, such as more frequent and less costly commuter trains between here and the Harrisburg area, computerized ride matching in the six-county south central region (this region includes Cumberland, Dauphin, Lancaster, Lebanon, Perry, and York Counties), and park and ride/carpool lots along major highways. These changes will also be coupled with better and more conveniently accessed information on transit services in the six county region.

For more information about "Urban Development & Journey to Work in Lancaster County" contact Chris Neumann, Director of Transportation Planning for the Lancaster County Planning Commission at (717) 299-8333.

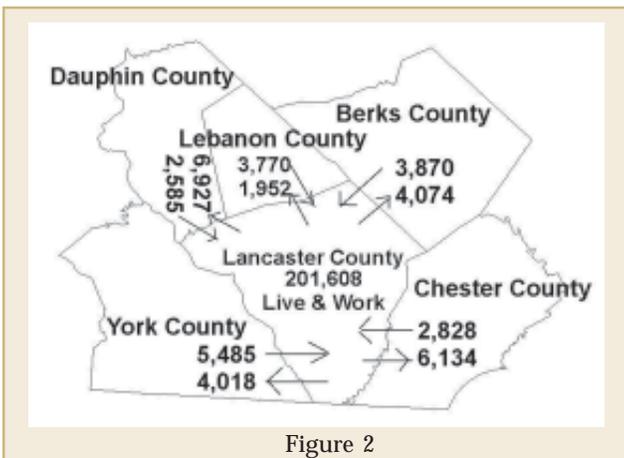


Figure 2

Meet LCPC's Long-Range Planning Division

Long-Range Division: Our Mission and Staff

The Long-Range Division of the Lancaster County Planning Commission specializes in projects with a County-wide focus and operates with a staff of 10 full-time employees, one summer Intern and a Director. In addition to long-range planning projects and programs, the Division is responsible for several department-wide functions, including the Department's Geographic Information System (GIS), Graphics, and Education-related functions.

The Director, Nancy J. Williams, joined the Division in March 2003. A native of Pennsylvania, Nancy has a Master of Regional Planning from Cornell University, and she has accumulated broad experience in strategic planning with a focus on urban and regional planning, housing, and redevelopment. On the East Coast, she has worked in New York and Washington, DC, and she also brings West Coast experience from San Diego and Los Angeles.

Division staff consists of a team of skilled professionals with significant experience and credentials. Each assigned project or program within the Division is led by a Senior Planner or Principal Planner. The GIS function is led by a GIS Specialist and supported by two GIS Technicians, and the Graphics function is carried out by a Graphics Arts Technician. Two Administrative staff members round-out the Division's team.

Long-Range Division Work Program

With a creative and experienced staff, the Division is well equipped to undertake a number of long-range programs and projects including lead responsibility for the Department's Envision Lancaster County Smart Growth program; updates to several elements of the Lancaster County Comprehensive Plan; preparation of an annual Growth Tracking Report that is a measurement of the location and extent of new development in the County; and administration of the County's Community Park Initiative which provides funds to municipalities and in certain cases to nonprofits for the acquisition of park land.

Currently, the Long-Range Division is finalizing the 2003 funding cycle for the Community Parks Initiative Program; it is completing the graduation process for the Spring 2003 Master Planner Class and is actively recruiting for a Fall 2003 Class; it is also embarking on a 2003-2004 Envision Lancaster County Smart Growth Workshop Series; coordinating production of the County's Growth Tracking Report for the Year 2002; and gearing up for updates to both the Housing and the Growth Management components of the County's Comprehensive Plan.

Community outreach is an important part of the Division's work program and as the Plan Updates in particular get underway, the Long-Range Division will provide more information about them and opportunities for community participation.

For more information on the Long-Range Division, please view the Department's website at www.co.lancaster.pa.us/planning/ Other divisions are described on our website.



Back row (left to right): Glenn Mohler, Sandra Monck, Jaime Hemphill, Serena London, Mary Frey, and Patricia Lang; Front row: Nancy Williams, Patricia Kadel, Mari Rich, Donna Hahn, Shireen Hyrapiet, and Lynn Stiles

Envision Series Nominated for 2003 Public Education Award

The **Pennsylvania Planning Association** will showcase successful planning efforts at its Annual Conference to be held in Pittsburgh September 13 - 17, 2003. Among the entrants for this year's **Public Education Award** is the *Envision Lancaster County Smart Growth Series of Events* which the County Planning Commission, with the support of the Board of County Commissioners, initiated in September 2001. To date, the series has incorporated more than eighteen events in the presentation of a broad cross-section of locally significant smart growth topics.

The series has attracted a diverse audience including municipal officials, developers, educators, preservationists, community leaders, and designers. Attendance figures indicate that over 1000 people participated, and gathered information at the various workshops, speaking events, and activities offered. This outreach effort not only served to spark new interest for planning within the community, but received recognition and interest from surrounding

counties as well. The programs raised awareness, enhanced knowledge, and encouraged action while demonstrating how, under the banner of Smart Growth, communities can benefit from growth and development.

As the Commission transitions its role in the smart growth arena from advocacy to one of capacity building, it will continue to pursue this series offering opportunities to learn about smart growth tools and to facilitating the implementation of smart growth projects. To this end, public education will continue to be an integral facet of the Commission's work.

The Commission's Master Planner Course was a previous recipient of PPA's Public Education Award. The award is presented to an individual, project or program that has informed or educated the public, or specific segment of the public, about planning. The Commission is honored to again be identified as a leader in the state, and is most grateful to John Ahlfeld, for the nomination.

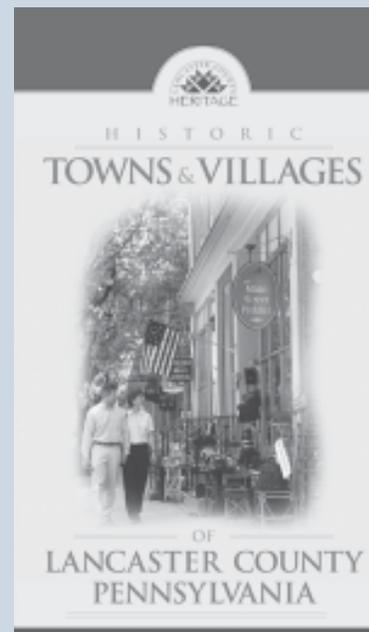
Historic Towns & Villages

The Lancaster County Planning Commission is pleased to announce the availability of "Historic Towns & Villages of Lancaster County, Pennsylvania." The publication was designed as a guide for residents and visitors to the diversity of "small town" treasures that can be found in Lancaster County's own backyard. The production of the 129-page, spiral bound, full color illustrated guide was coordinated and managed by the Lancaster County Planning Commission under the auspices of Lancaster County Heritage - a partnership which includes the County of Lancaster (Lancaster County Planning Commission), the Pennsylvania Dutch Convention and Visitors Bureau, and the Preservation Trust of Lancaster County. The two-year undertaking was co-sponsored by the Pennsylvania Heritage Tourism Initiative, led by the Pennsylvania Historical and Museum Commission and several other state agencies and organizations.

The eleven distinctly different towns (including Lancaster City which had its beginnings as a small town) and villages featured in the guidebook all have something in common. Each community is either designated or is eligible for designation as a local or National Register Historic District, or is recognized as an official Main Street Community. The creation of the guide was based on a community involvement process which included information gathering and review by each of the communities' historical societies

and historians, municipal representatives, and Main Street managers where applicable.

The guidebook is currently available for \$15.00 plus shipping and handling through the Lancaster County Planning Commission's website at www.co.lancaster.pa.us/planning. Wholesale purchases can be made at the same website. Any questions regarding the project can be directed to Scott W. Standish, Director for Heritage Planning, LCPC (717) 299-8333.



Spring 2003 Master Planner Graduates

On June 26, 2003 community leaders from a wide mix of professional backgrounds were recognized as “Master Planners” by the Lancaster County Board of Commissioners during a graduation banquet held at the Hamilton Club. Remarks in recognition of this special event were given by Ronald T. Bailey, Executive Director of the Lancaster County Planning Commission.

The Lancaster County Planning Commission is proud to introduce the Master Planner Spring 2003 class:

George Barnock, Planner, York County Planning Commission **
D. Eric Brinser, Project Manager, Rettew Associates **
Leader Paige, Planner, York County Planning Commission **
Rose Long, Planner, Lancaster County Planning Commission**
Alfred Scheib, Owner, Creekside Design **
Steven Shue, Registered Nurse **
Dan Snyder, Manheim Borough Planning Commission**
Francis Spangler, Zoning Officer, East Petersburg Borough **
Danny Whittle, Planner, Lancaster County Planning Commission **



These Master Planners are joining a coalition of over 200 graduates. It is through their efforts and dedication to smart urban planning that Lancaster County and the surrounding region will remain a special place for generations to come. For more information on the Master Planner Course, see the article below or contact Sandra Monck, Education & Information Specialist at 717 299-8333 or email monck@co.lancaster.pa.us.

** Certified Master Planner

Fall 2003 Master Planner Class Scheduled for September 4, 2003

Master Planner is an eight-week certificate program offered by the Lancaster County Planning Commission to help elected and appointed government officials, those in private industry, and the nonprofit sector enhance their knowledge of local and regional planning. Since its inception several years ago, the program has graduated nearly 200 participants.

“The Master Planner Course has helped me better understand and appreciate the complexities of the planning process. It has also provided me the opportunity to gain tangible knowledge of the various methods for planning, availability of different land use tools and how one may integrate planning with other municipal and community activities.”

Eugene John Sawka, Bart Township Planning Commission

Highlights of the Master Planner program include:

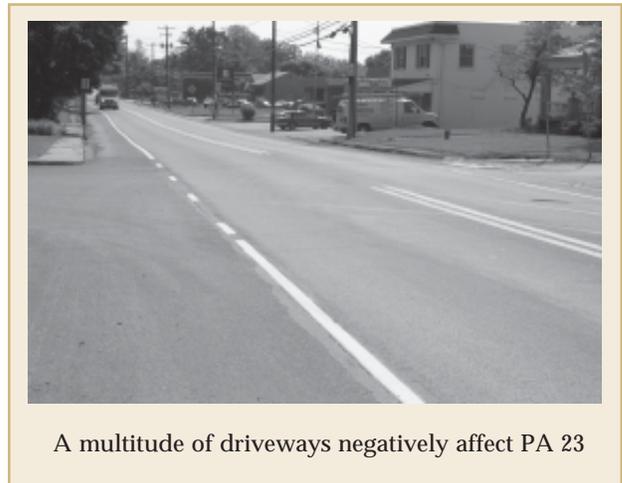
- Seven consecutive weekly evening sessions extending from Thursday, September 4 to October 16, 2003, from 6:30 to 9:30 p.m., with refreshments served.
 - Tours of new developments supporting the basic principles of smart growth and new urbanism.
 - Sessions include presentations and discussions by LCPC and outside experts in the field of urban and regional planning.
 - An independent study assignment and a group assignment are also incorporated into the program.
 - A graduation banquet on Thursday, October 23, 2003.
- Every Master Planner graduate gains important knowledge and skills that enhance their ability to help shape the future of Lancaster County. So don't delay; become a Master Planner by registering today for this course. The cost is \$250. For questions, contact Sandra Monck, Lancaster County Planning Commission Education & Information Specialist, at (717) 299-8333 or e-mail monck@co.lancaster.pa.us.

Access Management

Access management facilitates the competing roles of roads to provide for traffic flows and access to a road system. Access management applied to major roads can reduce the need for costly new roads or road improvements.

PA 23 studies estimate that the New Holland Pike between US 30 and US 322 contains some 1,000 driveways and intersecting roads. **This equates to one driveway/intersection every 70 feet.** One reason why the PA 23 Corridor Study and the Environmental Impact Statement are underway is to identify and address corridor safety and congestion problems. Many of these problems are traced to a large number of driveways and intersecting roadways. Turning movements from driveways and intersections onto a two-lane roadway with small shoulders result in major safety and traffic capacity problems.

Recently, the Lancaster County Planning Commission sponsored an access management workshop attended by some 30 people including municipal officials, staff, and engineers; land



Access Management Strategies and Methods

Limit number of conflict points

- Replace a road center, full-directional median opening with a directional median opening

Separate conflict areas

- Minimum driveway spacing standards, resulting in fewer driveways
- Consolidate or share driveways

Remove turning vehicles from the through traffic lanes

- Install a continuous two-way, center left-turn lane

Reduce the number of turning movements

- Provide internal connections between adjacent land parcels

Improve traffic operations on the access drive or intersecting street

- Long, uniform signalized intersection spacing
- Install access on the cross street rather than on the main road

Improve traffic operations on the main roadway

- Provide adequate driveway width and curb radii
- Provide adequate sight distance where driveways intersect the main road

planning designers; and LCPC staff. Access Management has been around for a long time but hasn't been used much in Lancaster County. PennDOT is currently developing an access management model ordinance, to be completed in a year or two, for municipalities.

In Lancaster County access management would be most effective if applied to lesser developed portions of major roads like US 30, 222, 322 & PA 23, 72, 230, 272, 372, 340, 441, 462, 501, 772, 896, and 999.

These arterial highways are intended to move traffic and not provide a lot of access for abutting lands. Access management applied to major roads could result in them maintaining this function for a much longer time, and reduce the need for major improvements. Horse and buggy, bicycle, pedestrian, and bus travel would also benefit from access management. There would be fewer conflicts with vehicles at driveways, accommodations like safer road center median areas for pedestrians, and faster travel times for bus riders. For these reasons, access management can be an important tool to achieve smart growth.

An access management plan can be implemented through stand-alone ordinances or revisions to zoning and sub-division/land development ordinances. The need for a multi-municipal approach is often likely.

For more information on access management, contact Dave Royer, Transportation Planner for Lancaster County Planning Commission at (717) 299-8333.

fyi Newsletter

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fyi Newsletter is published by the Lancaster County Planning Commission and is dedicated to sharing knowledge about information on urban and regional planning issues affecting Lancaster County. The purpose of the newsletter is to inform and promote more effective and equitable planning. fyi is free and made available by contacting the Editor.

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New Meeting Room Location for the Lancaster County Planning Commission

In May 2003 the Lancaster County Planning Commission (LCPC) moved its regularly scheduled meetings to its new location at 44 North Christian Street, Suite 300 behind the County Courthouse. Located on the fourth floor of the totally refurbished downtown building owned by Meeder Development, the new meeting location is surrounded by many of the City's historical and modern structures. The new space accommodates larger numbers of people and is more flexible. Besides accommodating regularly scheduled LCPC meetings, the Master Planner Course and planning committees meet here as well.

The availability of numerous unencumbered wall surfaces in the new meeting rooms provides the commission an excellent opportunity to celebrate the planning heritage of the Lancaster County region. A team of Lancaster County Planning Commission staff members are currently working together to finalize a plan to display a permanent collection of the historical planning maps, photographs, and documents. Some of historical planning milestones that the team is striving to have represented include John Nolen's 1929

Comprehensive Plan for the Lancaster City region, the Baker Plan of 1946, and the 1975 "Directions" Comprehensive Plan for Lancaster County.

The team is looking for community planning documents to include in the exhibit and encourage municipal officials and others to forward suggestions and historical planning information to Frank Behlau, Senior Planner for the Lancaster County Planning Commission (717) 299-8333.



LCPC's new meeting room offers larger and more comfortable meeting space.