



A publication of the Lancaster County Planning Commission

Summer 2005

Lancaster County Further Evolves as a Well-Planned and Balanced Community

The Lancaster County Planning Commission (LCPC) and County Task Forces have devoted hundreds of hours to drafting three new or updated elements of the County's Comprehensive Plan. These *Updates* plan for future land-use through the year 2030.

The three major elements—the Growth Management *Update*, the Housing *Update* and the Tourism Element—were developed through extensive public outreach processes involving County residents, local municipalities, key stakeholders, and focus groups. The Task Forces and Committees are purposely composed of representatives from a cross-section of geographic areas and interests.

Ultimately, the goal of all three elements is to make Lancaster County the most desirable place for you, your children and grandchildren to live, work, learn and play. Here's how:

Growth Management Element *Update*

With a wealth of public input garnered through the "This Land Is Your Land" three-part public meeting series, the Growth Management Update Task Force's 60-members are now completing a draft blueprint on Lancaster County's future.

Residents indicated that they want to see growth intensified in the Growth Areas through higher density; the creation of mixed-use centers for shopping, housing and employment; and more housing choices. They also want a rural strategy that incorporates farmland, open space, natural resources and crossroad communities.

Housing Element *Update* Unveiled

The theme "Choices" was used by the Housing Steering Committee throughout its 18 month public outreach and research process. Forecasts commissioned by the County indicate that sometime in the middle of the next decade the baby boomers will become seniors and the millennial population will reach their twenties. These segments of Lancaster's population and others will want a

mix of housing choices. The 24 members of the Housing Steering Committee, representing organizations with housing interests throughout the County, unveiled a draft of key *Goals, Objectives, and Strategies* to key stakeholders at the Lancaster County Conference on Current Housing Issues on April 27, 2005.

Strategic Tourism Element Drafted and Finalized

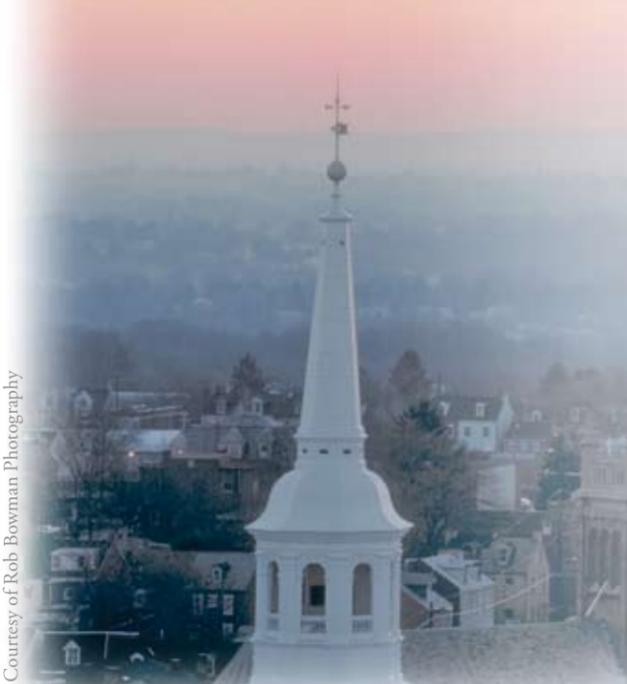
This new element to the Comprehensive Plan, a first for the County, strategically identifies the important tourism challenges and opportunities that we will be facing in Lancaster County in the future. The Lancaster County Strategic Tourism Development Plan was adopted on June 15, 2005. (See article below.)

The Growth Management and Housing *Updates* and the new Tourism Element complement each other. All three elements work to preserve the quality of life and unique sense of place which residents and visitors value. Working on all three elements simultaneously is a tremendous undertaking, but the synergies that were found ensure that the elements build upon and balance each other. This will improve the overall understanding, structure and implementation of the County's Comprehensive Plan, which will benefit residents for years.

Maintaining a balance is a central goal of all the elements. In fact, 94% of Lancaster County residents surveyed by Franklin & Marshall's Floyd Center for Opinion Research believe balancing new growth with the preservation of farmland and open space is important.

Collaboration with municipalities including public participation will continue to be key, as it was in the development process for all three elements. Outreach to municipalities has included surveys, meetings, and regional breakfasts. The Growth Management Update Task Force has also met with the Boroughs Association and the Lancaster County Association of Township Supervisors.

To meet local needs and ensure effective implementation, LCPC looks forward to hearing from municipalities and others as these elements are circulated for public comment.



Courtesy of Rob Bowman Photography

Lancaster County continues to evolve as a model for "Smart Growth" and balance through its new and updated elements of the County's Comprehensive Plan.

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Lancaster County Strategic Tourism Development Plan Adopted

The LCPC and its Tourism Task Force have recently completed the "Lancaster County Strategic Tourism Development Element of the County's Comprehensive Plan." This Element, the first of its kind in the County, strategically identifies the important tourism challenges and opportunities that we will be facing in Lancaster County. Areas identified for specific action steps for implementation include:

- Organization/Collaboration
- Product Development
- Infrastructure/Mobility
- Marketing
- Outreach/Public Involvement

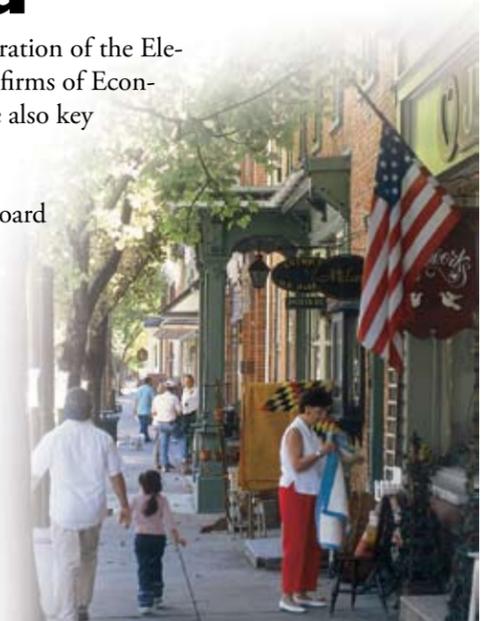
To assist and provide guidance in this planning effort, the LCPC appointed a Tourism Task Force made up of 12 representatives from the public, private, and non-profit sectors in August 2003. Jim Smucker, owner of the Bird-in-Hand Corporation/Village Inn of Bird-In-Hand, chairs the Task Force.

The County Planning Commission retained the consultant services of Parter International, Inc. from New York, NY, to provide professional expertise and

guidance during the process and to assist in the preparation of the Element and implementation strategies. The consulting firms of Econ-sult and McCormick Taylor, both of Philadelphia, are also key members of the Parter International Planning Team.

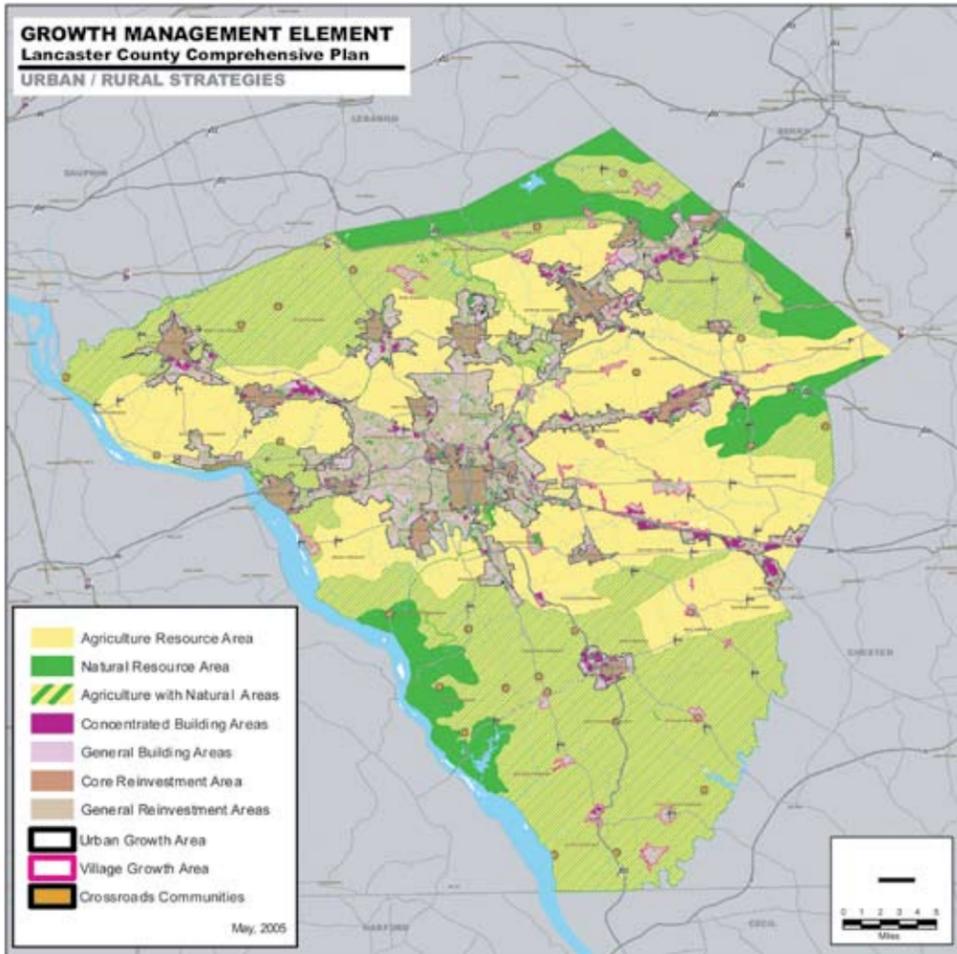
The Element was adopted by the Lancaster County Board of Commissioners on June 15, 2005, as an important component of the Lancaster County Comprehensive Plan. To view the document, please go to www.co.lancaster.pa.us/planning, and click on the link on the left under "In the Spotlight."

For more information on the Lancaster County Strategic Tourism Development Element, please call or write Scott Standish, Director, Heritage Planning at 717-299-8333, the LCPC address or via email at standish@co.lancaster.pa.us.



Growth Management Element Update

This Land Is Your Land



Based upon public input, the map provides a blueprint for balancing growth with the preservation of farmland and open space. (see website*)

The Lancaster County Planning Commission's Growth Management Update Task Force (GMUTF) and its consultant team, led by Wallace, Roberts, and Todd of Philadelphia, are in the midst of drafting the Growth Management Element *Update* for the Lancaster County Comprehensive Plan.

This *Update* is based upon extensive public input that the Task Force has garnered over the last six months, especially through its three-part public meeting series, "This Land Is Your Land." The goal is to develop a document that will guide growth in Lancaster County through the

year 2030. The target date for adoption of the *Update* is late fall of 2005. Co-chairs of the GMUTF are Lois Herr, Secretary of LCPC, and Ron Beam, Vice President of Rettew Associates.

The three-part series took place in January, March and April at locations throughout the County to reach the most residents. At Parts I and II, the Task Force heard that it is very important to residents to balance growth and preservation in Lancaster County.

In Part III, the public shared its viewpoints on implementing a Smart Growth Plan for Future Land Use. The emerging Designated Rural Areas Strategy and Growth Areas Strategy were presented along with a Preferred Growth Management Framework Map, which

merged the two strategies. The public was asked to comment on the strategies and the resulting preferred Growth Management Framework Map. This input is being evaluated and will be used to further define these strategies.

The implementation component of the Growth Management *Update* is the Smart Growth Tool Box. The Tool Box offers a variety of planning, policy, regulatory, and investment strategies that can be used by the County and municipalities to achieve the goals and objectives of the Growth Management Element.

A Summary of these concepts and the toolbox has been released for a 30-day public comment period. Municipalities and the general public are highly encouraged to share their insights on the Summary with the GMUTF.

Public input on the Summary will then be incorporated, as appropriate, into a draft of the full Growth Management *Update*. Drafts of the full Growth Management and Housing *Updates* will be released for public review in late summer/early fall.

*To view the Summary, please visit the LCPC website at www.co.lancaster.pa.us/planning/growthmanagement or contact Mary Frey, Principal Planner at frey@co.lancaster.pa.us or 717.299.8333.

Examples of tools by category of assistance in the draft Smart Growth Toolbox:

Smart Growth Tool Box	
Reinvestment Areas	
Incentive Zoning	
Infill Development Standards	
Land Recycling	
Buildable Lands / Mixed-Use Centers	
Mixed-Use Zoning	
Traditional Neighborhood Development	
Transfer of Development Rights	
Agricultural Resource Areas	
Exclusive Agricultural Zoning	
Farm Support / Home Occupation Provisions	
Tax Policy	
Agricultural and Natural Resource Areas	
Natural Resource Protection Ordinance	
Open Space Land Acquisition	
Rural Development Standards	
Rural Centers	
Village / Hamlet Zoning Standards	
Alternative Wastewater Systems	
Transfer of Development Rights	

75 Years of Regional Planning In Lancaster County

In the bustle of local planning programs underway last year, the 75th anniversary of a major regional planning milestone for Lancaster County passed without recognition. Pioneer city planner John Nolen submitted his plan for Lancaster City and its environs to Lancaster's City Planning Commission in 1929. The plan was the first substantial effort at regional planning in the area and has served, since then, as the reference point for all comprehensive planning in the Lancaster metropolitan region.

Nolen (1869 – 1937) was a protégé of the famous American landscape architect, Frederick Law Olmstead, the designer of New York City's Central Park, and later became a prominent figure in the emerging field of city planning. Nolen consulted on over 350 planning and landscaping projects throughout the United States. Among his notable commissions were master plans for the cities of San Diego (CA), Madison (WI), and Savannah (GA); the design of the new towns of Kistler (PA) and Mariemont (OH); and the new suburb of Union Park Gardens in Wilmington (DE).

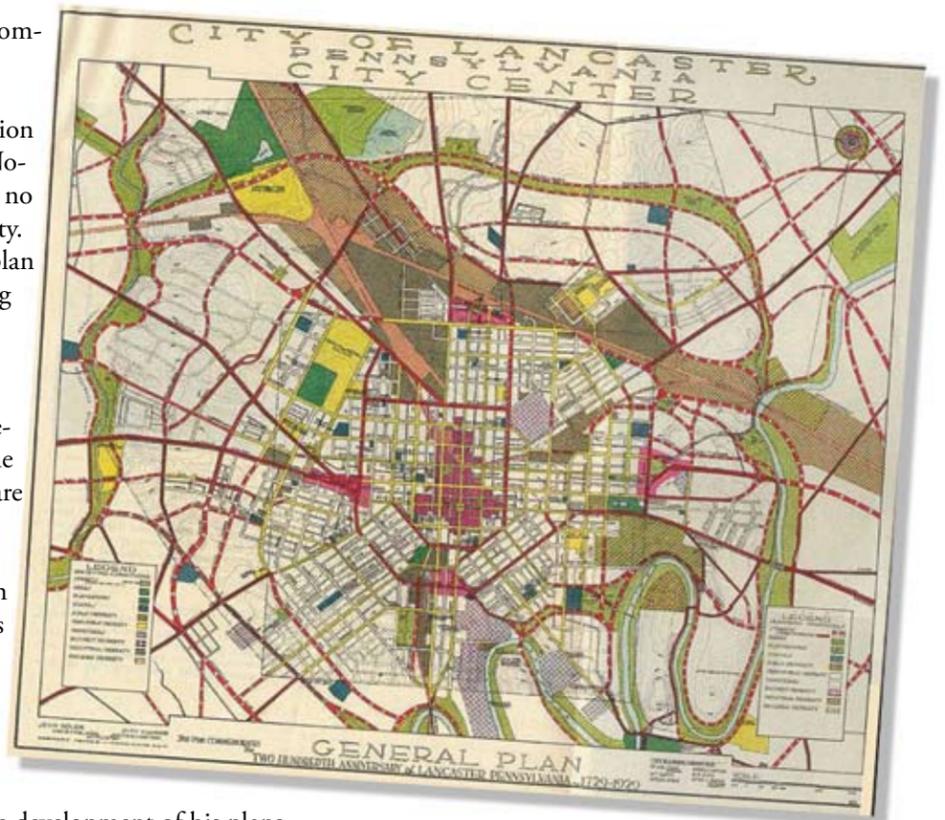
The later 1920s in Lancaster, bracketed by the construction of the Greist Building "skyscraper" in 1925 and the dedication of the new, relocated Pennsylvania Railroad Station in 1929, were a watershed time period for the city. Nolen, in association with Hale Walker and Justin Hartzog, was retained by the Lancaster City Council "to foresee the possibilities of the Greater Lancaster of the future" in honor of the city's pending 200th anniversary of its founding in 1729. He and his associates submitted the "Lancaster, Pennsylvania Comprehensive City Plan," now generally called the "Nolen Plan," to

Lancaster's City Planning Commission that year.

The City Planning Commission stated in the preface to the Nolen Plan that "there has been no attempt to standardize the city. Lancaster is unique . . . the plan recognizes this fact by seeking to preserve and develop the individuality of the city."

The Nolen Plan included specific recommendations for the community, some of which are now in place (the US 30 bypass, preservation of historic resources) and some of which remain pending (a greenways system, the widening of sub-standard roadways).

Nolen wrote that he sought "versatility, special knowledge, and cooperation" in the development of his plans. His design philosophy, as expressed in the Nolen Plan and in his writings, has enjoyed a resurgence with the emergence of New Urbanist and Smart Growth planning principles. Interested readers should acquire a copy of his recently reprinted 1927 planning study, "New Towns for Old," (University of Massachusetts Press, 2005).



Although 75 years have passed since his landmark plan, John Nolen would surely value the scope, substance and collaboration of the elements of the County's Comprehensive Plan and "Growing Together," the Lancaster Inter Municipal Committee's pending Comprehensive Plan for the Lancaster Metropolitan region.

Draft 2030 Housing Element Update Choices for a Place to Call Home

In June 2005, after significant input from the public, the County's Housing Steering Committee has completed the draft *Goals, Objectives, and Strategies* for the planned *Update* to the Housing Element of the County's Comprehensive Plan. Appointed in September 2003, the Committee consists of 24 men and women who represent a full range of housing interests throughout the County. A consultant team, led by ACP Visioning, NY, NY, provides technical expertise.

The Steering Committee is charged with developing an *Update* that will identify the housing needs of all current and future households in Lancaster County to the year 2030. In addition, the Committee's charge is to ensure an adequate supply of housing in Lancaster that will offer current and future households choices in terms of housing location, type and price for a place to live. Allan Granger, a former member of the LCPC chairs the Committee.

Late Summer/Early Fall Release of Full Draft *Update*

With the draft *Goals, Objectives, and Strategies* now written, the Committee will work to finish the Community Profile, Household Projections, Countywide Housing Needs, and Implementation Sections of the

The next step is to translate the research for those remaining sections into written format. Then, all the sections will be combined into one full draft document. Once the full draft of the Housing Element Update is complete, it -- along with a full draft of the Growth Management Element *Update* -- will be released in a coordinated manner for public comment. The estimated release is late summer/early fall.

How it All Began

Work on the draft *Goals, Objectives, and Strategies* of the planned *Update* began last fall when the Committee held 6 public meetings across the County to ask for input.

At those meetings, and through a number of surveys, and target and focus group meetings, the public indicated they would like to see housing opportunities expanded in accordance with several key policy directions:

- Preservation of farmland and the revitalization of older neighborhoods.
- Encouragement of adaptive reuse of vacant or underutilized properties.
- Promotion of walkable neighborhoods.
- Expansion of housing opportunities for residents of modest and fixed incomes in places convenient to jobs and services.
- Creation of mixed-use town centers that offer shopping and employment opportunities close to homes and transit.
- Expansion of housing choices (single-family, multi-family, apartments) for-sale and for rent.

Housing Summit and Conference

Starting with these policy directions, along with household and income projections developed for the period through 2030, the Committee developed draft *Goals and Objectives* and then held a Housing Summit on March 9, 2005 at the Farm and Home Center to share them with the public. One hundred and fifty people attended the Summit, commented on the draft *Goals and Objectives* and participated in a process to develop recommended *Strategies* that could be utilized to implement the *Goals and Objectives*.

On April 27, 2005, approximately 2 months after the Summit, the Committee in collaboration with the County's Human Relations Commission sponsored a Housing Conference where the *Goals, Objectives* and newly developed *Strategies* were presented as one package.



Newport Square* offers apartments, townhouses, single-family homes, recreation and open space. This mix of housing types was made possible through Warwick Township's Village Overlay Zoning Ordinance. Seventy-eight percent of County residents surveyed believe that future development should include mixed housing types.

Comment on *Goals, Objectives, and Strategies*

As the Committee is working to complete the entire draft of the *Update* which, again, will be released in late Summer/early fall along with the draft Growth Management Element *Update*, the public can comment on the draft *Goals, Objectives, and Strategies* Section. The information in that section will play a key role in determining how successful we will be in ensuring over the next quarter century that all Lancastrians have choices in terms of housing location, type and price for a place to call home.



Millcreek* in West Lampeter Township offers residents a mix of housing types and plenty of open space within a well-designed, walkable neighborhood; yet the higher density of homes per acre helps preserve farmland and open space.

So please visit the LCPC website to view the *Goals, Objectives, and Strategies*. The LCPC website is www.co.lancaster.pa.us/planning. Go to "Comp Plan Updates" under "In the Spotlight" and click on Housing Element Update or you can contact Patricia Kadel, Senior Planner, at kadelp@co.lancaster.pa.us or 717.299.8333.

*See 2004 Smart Growth Awards Brochure for criteria at www.envisionlancastercounty.com and click on "Quick Links" on the left side of the home page.



Research indicates that young and senior homebuyers are drawn to urban and revitalized settings with plenty of cultural and recreational activities. Clock Towers* condominium on Columbia Avenue offers homeownership within a walkable neighborhood in close proximity to Downtown Lancaster. Clock Towers, the late Victorian era factory home of the Hamilton Watch Company, is an excellent example of adaptive reuse and has been placed on the National Registry of Historic Places.

draft *Update*. The research for those sections has been substantially compiled and was utilized -- along with community input -- to develop the *Goals, Objectives, and Strategies* Section.

Educational Opportunities

Customized Municipal Planning Training Program

In past issues of *FYI*, we've featured the Customized Municipal Training Program. The work of a municipal official or local planner can be more rewarding with a better understanding of the fundamentals of planning.

We'll deliver the program at a time and place convenient to you and your volunteers.

For more information, call the LCPC Community Planner assigned to your municipality or James Cowhey, Director, Community Planning, 299-8333.

Fall Master Planner Program Begins Sept. 8

The Master Planner Program assists municipal officials, business leaders and others and enhances their knowledge of good planning principles, techniques and "best practices." The goal of the nine-week, evening program is to encourage students to apply this knowledge to promote and sustain "smart growth" communities. The Master Planner Course is a recipient of the Pennsylvania Planning Association's "Public Education Award." The program is open to nonresidents.

A registration form, information and detailed directions to the Lancaster County Public Training Center are available on our website at ww.co.lancaster.pa.us/

planning/education or call Liz Smith, Senior Planner, at (717) 299-8333.



2005 Spring Graduates (L to R), Keith Good; Robert McLane; Marnie Minet; Commissioner Dick Shellenberger; Kathy Wasong; Larry Conte; Nancy Ambler; and Commissioner Pete Shaub

Two Home Runs for Lancaster

From Brownfields to Ballfields and Much More

Roberto Clemente Park South Duke Street, Lancaster City



A dilapidated remnant of 1960s-era urban renewal has finally become a true community asset, with help from a U.S. EPA Brownfields Assessment Pilot grant awarded to Lancaster County in 2000.

Roberto Clemente Park in Lancaster, PA had stood for decades as an underutilized, poorly maintained and possibly contaminated 3½-acre plot in one of Lancaster's oldest communities. With no management plan and no organized activities for youth, it offered only minimal benefits to a neighborhood in which one-third of the residents live in poverty.

Beginning in 1998, the Inner City Group, a coalition of neighborhood-based organizations, set out to revitalize the community through an extensive public participation process. The LCPC committed a portion of its \$250,000 EPA Brownfield Assessment Demonstration Pilot grant to complete an environmental assessment

at the park. Contamination "hot spots" were cleaned up through the Pennsylvania DEP Act 2 process.

The park, which was officially opened on May 7, features a new walking path, pavillions, a state-of-the art baseball diamond for use by youth and adult leagues and the general public, and a community built playground (pictured). Building a feeling of ownership, the park management involves neighborhood youth in planting and maintenance. It is also a more fitting tribute to Clemente, the first Latino admitted to the National Baseball Hall of Fame and a humanitarian who died while directing an earthquake relief mission to Nicaragua in 1972. (Adapted with permission from US EPA Region 3 Land Revitalization Update, Summer 2005)

Clipper Magazine Stadium North Prince Street, Lancaster City

Long before the Lancaster Barnstormers started raising hay and running bases at the new Clipper Stadium, LCPC was on the scene to help raise the barn through expedited planning initiatives and a variety of help.

Site Details

- ✓ 14.5 acre Brownfield between Harrisburg Avenue and North Prince Street
- ✓ Former uses included rail yard, service station, equipment rental operations
- ✓ Cleaned up under Pennsylvania Land Recycling and Environmental Remediation Standards Act 2 for Brownfields.

Benefits

- ✓ Elimination of blight along a major corridor in the City of Lancaster

- ✓ Job creation: 25-30 full time and 250 seasonal jobs
- ✓ Supports farmland preservation (by not building on a greenfield)

LCPC Involvement

- ✓ Technical assistance on Brownfields issues provided by County's Land Recycling Specialist
- ✓ Expedited pre-development planning and approvals through County's Permitting Initiative

Does your community have a property ripe for redevelopment? Find out if the Lancaster County Planning Commission can help with Brownfields assessment. Go to www.co.lancaster.pa.us/planning, keyword: brownfields.



Photos Courtesy of Economic Development Company of Lancaster County

Lancaster County Bicycle Map Now Available

Pump up your tires and pull on the spandex.

Just in time for summer, a new bicycle travel map of major Lancaster County roads has been released by the LCPC.

The map, prepared under the direction of the Lancaster County Citizens Bicycle & Pedestrian Advisory Council, is designed to help cyclists find the best bike routes for commuting, errands, or sight-seeing. The advisory group works with the LCPC to address bicycle and pedestrian concerns.



The four-color map depicts the entire county with major roads color coded to show cycling conditions. Schools, covered bridges, parks, and bike shops are also shown. Three designated bicycle routes are illustrated: the Heritage C Route, the Biking the Backroads Route, and the statewide Bicycle-PA S Route. An estimated travel time-distance chart is also provided.

A year in the making, the map is an outgrowth of the Lancaster County Bicycle and Transportation Plan, Phase II. The bike map was prepared by Steve Spindler Cartography, the firm that created the Philadelphia Metropolitan Bicycle Map and others in the mid-Atlantic region.

The compilation of bicycle routes also rates the comfort level for a rider along more than 800 miles of main Lancaster County roads. Those ratings are displayed on the map.

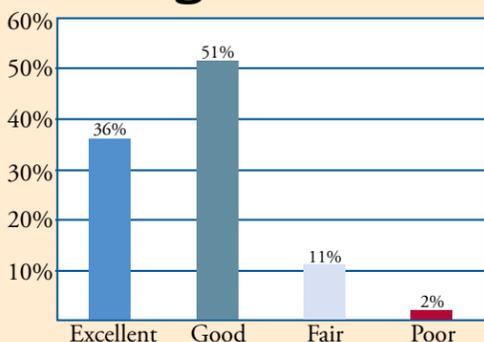
The maps are available for \$3.00 at local bike shops, visitors' centers, and through the Lancaster County Planning Commission in person or via the web at www.co.lancaster.pa.us/bpac, or by contacting Lauri Ahlskog, Bike/Ped Planner at 717.299.8333.

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Interesting Facts:



Most Lancaster County residents rate the County as an excellent place to live, according to a telephone survey by the Center for Opinion Research, Franklin & Marshall College.

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- Molly Henderson

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fji 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. fji is free and made available by contacting Liz Smith at (717) 299-8333.

2005 fji Team

- Editor Liz Smith
- Graphic Designer Lynn M. Stiles

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