

Methodology

1. Lands Within and Adjacent to Growth Areas

Related Policies: *Grow where we're already growing*
Manage the use of large tracts of vacant land in Urban Growth Areas
Build more compactly and efficiently

Table 1 – Buildable Lands, Residential Density, and Water Capacity

- Acres Consumed between 2015 and 2019 – Residential and non-residential acres consumed during this period, including average residential densities – This data explains development activity that occurred within growth areas during this period, specifically the “absorption rate” of buildable lands – how many acres were developed (both residential and non-residential). It also details the acres of land remaining in 2019.
- Public Water Capacity through 2040 – We worked closely with the Susquehanna River Basin Commission (SRBC) to forecast projected water demand for each public water supplier (PWS) in growth areas, based on LCPC’s 2040 growth projections. For each PWS, the forecast tells us whether there’s a projected surplus or deficit in water supply. The results of the analysis are shown in this table.
- Buildable Land Remaining in 2040 – How many acres will remain in 2040 if we follow the residential density trend we’ve seen in recent years, and how many if we follow the recommendations in *places2040*.

Map 1A – Land Development Within Growth Areas

- Suitability for Development (Growth Area Buildable Land) – We partnered with the Economic Development Company (EDC) of Lancaster County to evaluate buildable lands using criteria from its 2015 Suitability Study. These criteria score lands based on their proximity to water and sewer service, major roads, interchanges; whether a site is 10 acres or more; and if it’s planned for commercial or industrial future land use.

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We used these criteria because industrial development is more site sensitive than other uses (such as housing and some commercial) and also because it helps us prioritize and reserve land for industrial development. We then tallied up the scores of the buildable lands and ranked them from most suitable to least suitable for development:

- Most suitable – Appropriate for industrial use.
 - More suitable – Appropriate for commercial and residential development.
 - Less suitable and least suitable – Challenging for any type of development, because they generally lack access to roads and infrastructure, and are often located along growth area boundaries. These lands could potentially be removed from growth areas.
- Unbuildable Land Near Growth Area Edge – To identify unbuildable lands within & along the boundary lines of growth areas, we looked for lands with development constraints – parcels with a preservation easement, quarry, cemetery, or landfill. These lands could potentially be removed from growth areas.

Map 1B – Land Development Adjacent to Growth Areas

- Suitability for Development (Growth Area Edge) – We began this analysis by identifying all lands outside & adjacent to growth areas. To avoid conflicts with our earlier analysis for the Winter 2020 “Taking Care of What We Have” workshops, we removed quarries, preserved lands, and ag and natural preservation priorities.

We then scored remaining lands for their development suitability using the same criteria as Map 1A. We scored all land uses, since there may be existing development that qualifies for inclusion in a growth area. The rankings are defined as follows:

- Most suitable – Most appropriate for non-residential development, and for inclusion in growth areas – especially if there are less suitable buildable lands that can be swapped out.
- More suitable – Considered appropriate for non-residential and residential development.
- Less suitable and least suitable – Challenging for any type of development, because they generally lack access to roads and infrastructure. These lands are shown as “Growth Area Edge.”

Map 1C – Land Development Adjacent to Growth Areas

- Suitability for Development (Growth Area Edge – *Priority*) – This analysis highlights growth area edge lands that are within water and sewer service areas, near water and sewer lines, and along major roads. This approach is consistent with the *places2040* policy to “Grow where we’re already growing.”

2. Infill and Reinvestment in Urban Growth Areas

Related Policy: *Prioritize redevelopment and infill in Urban Growth Areas*

Map 2 – Infill and Reinvestment Areas Within Urban Growth Areas

- Infill and Reinvestment Area
 - Infill Area – We identified parcels from LCPC’s buildable land inventory that are between 2,500 square feet and 2 acres.
 - Reinvestment Area – Parcels (inside urban growth areas) that are:
 - Developed as retail/office, service stations, industrial/warehousing facilities (vacant or underutilized);
 - At least 1/2 acre in size;
 - Contain buildings at least 5,000 square feet cumulatively that were built before 2001;
 - Have a low building-to-land tax assessment value; and
 - Parking lots that are at least 2,500 square feet and are generally co-located with parcels identified as reinvestment areas.

- Infill and Reinvestment Area – *Priority* – The second step in this analysis was to take the infill and reinvestment areas and select ones that have access to water, sewer, and major roads.