LANCASTER COUNTY
PLANNING
Lancaster, Pennsylvania

places2040
a plan for lancaster county pa
thinking beyond boundaries

places2040 Implementation Workshops

Spring 2021 Series: Connecting People, Place, & Opportunity

Northeast Planning Area

Part 1: Jobs, Housing, and Transportation Analysis

Priority policies under Connecting People, Place, & Opportunity (one of the big ideas in places2040):
- *Connect housing, jobs, schools, transportation, and other destinations.*
- *Make it easier for residents and visitors to get around without a car.*

Why Focus on This Topic?
During our fall 2019 planning area meetings, partners in two of the six planning areas in Lancaster County placed high priority on "Connect[ing] housing, jobs, schools, transportation, and other destinations." In our online planning area survey conducted from Nov. 2019 to Jan. 2020, 15% of participants ranked "Making it easier for residents and visitors to get around without a car" as important.

What this means is, we need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. By maximizing connections, we make everything more efficient and create more opportunities for interaction.

The purpose of our analysis is to show:

1. Where there are concentrations of jobs and housing
2. Where these concentrations coincide – and where jobs outnumber housing or vice versa
3. What the commuting patterns are
4. How the policies and tools in places2040 and other countywide plans can be implemented to improve the connections between jobs and housing

Purpose of Discussion
- Consider how the concentrations of jobs and housing might affect the transportation network
- Reflect on opportunities and challenges in each of the identified focus areas (where jobs and housing are most concentrated)
- Evaluate the jobs-housing balance in these focus areas

[See next page for discussion of maps]

Maps

The following four maps are included in your workshop packet.

Map 1A	**Where People Live**
Map 1B	**Where People Work**
Map 2A	**Where People Live** (with Focus Areas)
Map 2B	**Where People Work** (with Focus Areas)

The maps illustrate these features within your planning area:

- **Concentrations of jobs** OR **concentrations of housing**
- **Focus areas** – Communities and corridors with the greatest concentrations of housing and jobs
- **Destination points** – Major employers, shopping centers, business parks, etc.
- **Transportation elements** – Priority corridors, Amtrak line, existing and proposed trails, and mobility hubs from places2040 and other countywide plans

Methodology

- **Concentrations of jobs/housing** – A GIS software tool was used to convert points into "heat maps" that convey density. Parameters for the software tool and the map symbology were chosen to balance detail and generalization at a regional scale. Data inputs included:
  - For housing units – GIS parcel layer (2020) *[Source: Lancaster County GIS Division]*; tabular data for total housing units associated with each parcel (2020) *[Source: Lancaster County Property Assessment Office]*
  - For jobs – GIS layer of census block points (2018) *[Source: U.S. Census Bureau]*
- **Focus areas** – Based on visual scan of jobs and housing data described above, and on input from our Partners for Place
- **Destination points** – Based on their significance in a regional context, coupled with a visual scan of land use patterns. The visual scan focused on shopping centers, major employers, school campuses, entertainment and attractions, airports, parks, church campuses, hospital and medical campuses, and business corridors. Data inputs included:
  - For all points (to varying degrees) – GIS parcel layer (2021) *[Source: Lancaster County GIS Division]*, aerial imagery (2018) *[Source: PEMA]*, tabular business data (2019) *[Source: Claritas]*, google street view
- **Transportation elements** – Pulled directly from places2040 and other countywide plans; more detailed methodology is outlined in the plans themselves

[See next page for Results of the Analysis]

Results of the Analysis

Looking at the countywide data, these factors stand out to us:

- **Where People Live and Work**
    - Within each region, housing and jobs tend to be concentrated in particular communities and corridors
    - In places where jobs and housing don't overlap, they are often found adjacent to one another
    - Compared to jobs, housing is somewhat more dispersed in rural areas
- **Jobs/Housing Ratios**
    - Half of Lancaster County's Urban Growth Areas show a fairly close balance between jobs and housing
    - Some areas (most notably the PA Route 23 and PA Route 72 corridors) lean toward jobs; others (including many of the boroughs) lean toward housing
- **Commuting Patterns**
    - Top commutes are generally short and local

Questions for Discussion

1. What do you notice about the information on the maps? What stands out to you?
2. What land use or transportation changes might improve the connectivity between jobs and housing in your region?
3. How could we reduce reliance on single-occupancy vehicle commuting trips in your region, and encourage people to walk, bike, use transit, or join carpools/vanpools?
4. How might you use this analysis to inform local and regional decision making?
5. This analysis is just a scan of available countywide data. Local and regional input can help us fine-tune the information. What can municipalities, school districts, authorities, and Partners for Place do to follow up with this analysis?

[See Part 2: Making Change on the Ground]