Annual Report

2014

- communities
- corridors
- landscapes
(cover left-right-bottom) Sketch of a Downtown for Millersville; Chiques Creek Pedestrian Bridge, Chickies Rock County Park; View of Susquehanna River from Pinnacle Overlook.

(left) A pop-up park springs up on Prince Street, Lancaster City.
This year marks 40 years since Directions, the first comprehensive plan for the whole of Lancaster County, was adopted. Much has changed since then and much good has been accomplished. I am pleased to present the 2014 Lancaster County Planning Commission Annual Report which reports on significant work completed since our 2013 report. I’m grateful for the hard work and dedication of the planning department staff, the members of the Lancaster County Planning Commission, and our planning partners throughout the county.

Over the course of 2014 we were encouraged by the particular dedication of our planning partners as they proved once again that there is great value in strategic partnerships. As highlighted in the many projects presented in this report, our partners on key projects focused on implementation of our communities, corridors, and landscapes initiatives.

The Lancaster Housing Opportunity Partnership and the Coalition for Sustainable Housing worked with the county on sustainable and affordable housing. The Lighten Up Lancaster County Coalition, the Lancaster County Coalition for Smart Growth, and the Active Transportation Partnership coordinated with LCPC on planning projects, walk audits, workshops, and educational programs on Complete Streets and active transportation planning. The Lancaster County Solid Waste Management Authority, PA Department of Conservation and Natural Resources, the Susquehanna Gateway Heritage Area, the Lancaster County Parks Department, and the municipalities of Columbia Borough, Conoy Township, East Donegal Township, Marietta Borough, and West Hempfield Township partnered with LCPC on the continued construction of the Northwest River Trail. LCPC assisted Leacock, Paradise, Salisbury, and West Lampeter Townships and Ephrata Borough on Comprehensive Plan updates and with East Lampeter Township on Route 30 streetscape guidelines.

The commission and each of our partners brought their skills, information, vision, leadership, and other assets to important projects which will improve and develop great places across Lancaster County. Please join us in these pages celebrating the commitment and accomplishments made by our planning partners this past year.

In 2015, we’ll complete the research phase of a new Lancaster County Comprehensive Plan. This new plan will integrate the successful elements of previous plans and set the course for meeting the challenges of the coming years. This is exciting work for all of us and will be our priority for the next eighteen months. It will be, as all of our planning work strives to be, a community collaborative. We’ll be counting on partners, old and new, groups as well as individuals, to help us deliver this new comprehensive plan. As this new planning effort unfolds there will be opportunities for participation and collaboration.

Please stay connected through our online resources, education and training events, and publications. Comprehensive planning for Lancaster County is an ongoing project first begun in 1975. All of the planning work from that time forward has been based on strong participation by citizens and other partners who value this vibrant, beautiful, and distinctive place. I hope you will engage with us as we plan for an ever improving Lancaster County for the next forty years.

Sincerely,

James R. Cowhey, AICP
Executive Director
Lancaster County Planning Commission
Cowhey@co.lancaster.pa.us
Project Highlights

**Countywide**

- Bridge Weight and Underpass Height Restriction Map
- MPO 2015 Transportation Improvement Program (TIP)
- Agricultural Land Use Conflict-Compatibility Analysis
- 2013 Envision Leadership Award Winners
- Lancaster County Complete Streets Initiative
- Planning Partners Survey
- Coalition for Sustainable Housing (C4SH)
- Lancaster County Transect and Visualization Project
- Lancaster County Active Transportation Plan
- Lancaster County Integrated Comprehensive Plan
- Smart Growth Transportation Program
- LCPC Planning Partners Education Program
- Transect and T-6 Zone Sketch

**Local and Regional (see Map)**

1. Intercourse Village Community Character Initiative (Leacock Township)
2. Lincoln Highway Streetscape Plan (East Lampeter Township)
3. Northwest Lancaster County River Trail
4. Susquehanna Riverlands Conservation Landscape
5. West Lampeter Township Comprehensive Plan
6. Pequea Valley Strategic Plan (Leacock, Paradise, and Salisbury Townships)
7. Ephrata Borough Comprehensive Plan Update
8. Visualizing A Downtown for Millersville Borough
Facilitating inclusive dialogue

LCPC works with planning partners including municipalities, nonprofit organizations, government agencies, and community stakeholders to ensure full participation in planning at the county, regional, and local level.
2013 Envision Leadership Award Winners

The Lancaster County Planning Commission held its annual Envision Lancaster County Leadership Awards event on February 25, 2014. The event was held at the Lancaster County Government Center. The award winners were recognized and their projects were displayed at this event.

There were two winners of the top Leadership Award this year – Steeple View Lofts in Lancaster City with project partners RGS Associates, Landis Communities, Zamagias Properties, EG Stoltzfus Construction, and LeFevre Funk Architects; and Mount Joy Borough Authority’s Integrated Strategies for Environmental Sustainability for its wastewater treatment facility with project partners the ARRO Group, Mount Joy Borough, and East Donegal Township.

Two Achievement Awards were handed out. The winners were Siegrist Mill Covered Bridge with RETTEW Associates, Inc. as project lead working with Lancaster County and Rapho and West Hempfield Townships; and the Elizabethtown Train Station Site Improvements with project partners C.S. Davidson and Elizabethtown Borough working with Horst Excavating, Hanover Engineering Associates, Inc., Derck & Edson Associates, Michael Baker Jr., Inc., Barton Associates, Inc., and Johnson, Mimran & Thompson.

Certificates of Merit were earned by Saint James Episcopal Church in Lancaster City with project partner RGS Associates, Inc. in conjunction with MM Architects, Inc. and Warfel Construction for its Outdoor Gathering Space; and Woodward Hill Cemetery Presidential Memorial Garden in Lancaster City with project partners Wohlsen Construction Company, the Board of Directors of Woodward Hill Cemetery, and Derck & Edson Associates.

This year’s event featured a keynote presentation by Beth Koser-Schwartz of Lighten Up Lancaster County and Eboni Bryant of LiveWELL Lancaster County. Both efforts are programs of Lancaster General Health. Ms. Koser-Schwartz and Ms. Bryant spoke on “Healthy Community Design.” They focused on how good community design can benefit residents’ health. In the areas of community design, Lighten Up Lancaster County is concentrating on active transportation (walking and biking), while LiveWELL Lancaster County is focused on healthy and safe environments.

LCPC Planning Partners Education Program

In 2014, LCPC continued the popular Fridays @ LCPC educational series. These programs consisted of live presentations and live and recorded webinars on a variety of planning topics. A total of 43 programs providing 45 continuing education credits for planners and landscape architects were presented.

In April, Dr. David Schuyler, the Arthur and Katherine Shadek Professor of the Humanities and American Studies at Franklin & Marshall College, gave a presentation on Burnham, Olmsted, and the Columbian Exposition, a topic of interest to planners, architects, landscape architects, and engineers alike.

In October, Dr. Tom Daniels, Professor in the Department of City and Regional Planning at the University of Pennsylvania as well as an Orton Family Foundation board member, gave a presentation focused on the work of the Orton Family Foundation in small towns in New England and the Rocky Mountain states. The Orton Family Foundation has created the Heart and Soul Commu-
Community Planning program which features the use of values-based planning in small towns – a very different approach than what is generally taught in university planning programs and what local planners and private planning consultants typically do in small towns.


Lancaster County Complete Streets Initiative

In 2014, the LCPC and the LCTCC, Lancaster County’s Metropolitan Planning Organization, developed and began to implement a new Complete Streets Program. Stated simply, Complete Streets are streets designed to make travel safe for all users and modes of transportation—walking, bicycling, riding transit or driving a car. Complete Streets support the county’s efforts to create more livable, healthy communities where people don’t have to drive everywhere and efficient travel options are available. Lancaster County is working with several community and national partners, including Lancaster General Health, the Lancaster County Coalition for Smart Growth and the National Complete Streets Coalition to advance the program and educate the public about its benefits.

As a first step, several workshops were held to introduce municipal managers, planners, engineering/consulting firms and the general public to the concept of Complete Streets. In June, through Lighten Up Lancaster County in partnership with the Lancaster County Coalition for Smart Growth and LCPC, Cynthia Hoyle and Roger Henderson of Smart Growth America’s National Complete Streets Coalition came to Lancaster to present Complete Streets workshops for local officials on the development and implementation of Complete Streets policies. They returned in September to conduct additional workshops for municipalities that expressed interest in enacting and implementing Complete Streets policies. Attendance was strong at all of the workshops.

As a second step, LCPC staff worked with county and municipal governing bodies on enacting Complete Streets resolutions and policies. The LCTCC and LCPC approved Complete Streets policy statements in June and July, respectively. Three municipalities have adopted resolutions: City of Lancaster, Elizabethtown Borough and Lancaster Township.

LCPC staff is working with these municipalities to provide the information and tools they need to incorporate the Complete Streets policies into their subdivision and land development ordinances, zoning codes and comprehensive plan updates. LCPC staff is also reaching out to the other municipalities who attended the workshops to assist them in moving toward policy adoption. These activities will continue in 2015.

LCPC developed, and will continue to develop, a variety of resources to assist municipalities with Complete Streets, including:

- A Complete Streets PowerPoint that can be used by municipal planners to inform public officials about the benefits of complete streets.
- A Complete Streets Design Guidebook that provides information about and recommended standards for the types of Complete Streets elements (lane widths, sidewalks, bike lanes, parking, etc.) that are appropriate for each road type and each land use type. The guidebook will be made available to municipalities and other interested parties in spring 2015.
- A Complete Streets section of the LCPC website that has a variety of helpful tools and factsheets. Visit: http://www.lancastercountyplanning.org/177/Complete-Streets-for-Lancaster-County.

Complete Streets concepts will be incorporated into the updates of the Lancaster County Comprehensive Plan and Long Range Transportation Plan in 2015–2016.
Planning Partners Survey
LCPC’s goal is to ensure that Lancaster County remains a great place to live, work, and visit. Last year, to sharpen the organization’s focus, LCPC developed a new mission statement and goals. Staff has been looking for ways to maximize the impact it has on the county as a whole and in local communities. In April and May, the LCPC conducted an online survey to find out how staff can be more effective.

Specifically, LCPC’s partners were asked which of its services and tools are most useful to its partners, and how LCPC can be a more effective partner in implementing county, regional, and local plans. The survey asked about the usefulness of programs, technical assistance, analysis, and publications; plans and ordinances that municipalities may be updating; and how LCPC should communicate with its partners.

Generally, respondents felt that LCPC assistance is useful, but few people are aware of everything that is offered. LCPC’s partners typically focus on the things most closely related to their work; also, respondents are looking for new and different ways to interact.

The input received confirmed that LCPC is valued in the community, but needs to make a greater effort to inform the public about what it has to offer. In the future, staff plans to follow up with other surveys and opportunities for input, and do its best to stay informed about local planning processes in order to assist planning partners more effectively and efficiently.

Coalition for Sustainable Housing (C4SH)
In 2013, the Lancaster Housing Opportunity Partnership and Lancaster County Planning Commission partnered to conduct a comprehensive housing market analysis for Lancaster County. This report, completed by consultant team Zimmerman/Volk Associates, Sarcinello Planning & GIS Services, and Thomas Comitta Associates, Inc. was presented to the community at the 2013 Housing Summit. The startling findings motivated a variety of organizations – including LCPC – to join together and form the Coalition for Sustainable Housing (C4SH) in 2014.

Under the guidance of chair Rick Jackson (of ELA Group and the Building Industry Association of Lancaster County), the C4SH clarified its mission, which is “to build support for actions that increase the supply of rental housing among specific target audiences” – with the broader goal of “accomplishing an increase in the supply of rental housing (market rate & affordable) as part of a diverse housing market that contributes to the economic vitality of Lancaster County.”

The C4SH believed that the first step in accomplishing its mission was to inform the community about the housing market challenges in Lancaster County. The group developed its message, brochures, and presentations for a variety of audiences. Key messages include:

- **Today:** More people in Lancaster County are choosing to rent, even though little new rental housing is being built. The extremely low housing vacancy rate indicates a shortage of available housing, which in turn contributes to rising housing costs that can burden families and make it difficult to find housing they can afford. As a community, we need to do a better job of providing housing that people want, at a price they can afford, in a location that is convenient to the places that are important to them.

- **Next 5 years:** Demographic and economic forces are likely to fuel continued growth in market potential for multi-family rental housing. Roughly 50 percent of the households that comprise Lancaster County’s housing market potential will be looking for multi-family housing (to own or rent) over the next 5 years. If housing that people want and can afford is not built, they may move elsewhere – and Lancaster County risks losing jobs, families, and economic growth to other places.

LCPC staff partnered with the C4SH to present this information to a variety of audiences including the Lancaster Inter-Municipal Committee (LIMC), school superintendents, regional consortiums of the Lancaster Chamber of Community & Industry, social service groups and organizations, and Rotary clubs, among others.

Lancaster Housing Opportunity Partnership’s 2013 Housing Market Analysis, confirms what we’ve long suspected. That is: Lancaster County lacks housing, especially rental housing, that’s affordable across the entire economic spectrum. The C4SH is concerned with the emerging trend that indicates that we are losing members of our workforce and their families to other counties, due to increasing ‘housing’ and ‘housing-plus-transportation’ cost burden here in the Lancaster region.

- Rick Jackson, Chairman of the C4SH
Creating shared visions & plans

LCPC strives to create comprehensive plan elements which reflect the interests of the community. LCPC also works with municipalities to develop regional and local plans.
Lancaster County Integrated Comprehensive Plan

During 2014, LCPC staff began preparations for the update of the county comprehensive plan. This update will focus on priorities that move the needle the most in implementing LCPC’s purpose, vision, and mission. This is LCPC’s highest work program priority. The plan will be developed in-house utilizing the entire department. Recent organizational changes have laid the foundation for development of the plan. LCPC members will play a leadership role and serve as the steering committee.

The purpose and focus of the plan update is to:

- Integrate the vision and goals from all elements into one concise user-friendly plan
- Update policies to reflect recent trends, changes, and public priorities, and fill gaps in existing elements
- Include visualization concepts, simplify, and be strategic

Guiding principles for the plan update are:

- Make it visual, strategic. Get back to basics

LCPC staff will follow a planning process consisting of four steps:

1. Planning to plan – project organization
2. Taking stock – existing conditions, accomplishments, challenges, trends
3. Framing the future – create alternatives, envision a preferred future
4. Creating the plan – final plan format, adoption process

Much of the Planning to Plan phase has been completed including development of a scope of work and schedule; guiding principles; establishment of Centers for Excellence for staff organization around specific areas of plan development; and review of best planning practices and technology including the LCPC website. Staff is currently working on Taking Stock. Target date for completion of the plan is late 2016.

Susquehanna Riverlands Conservation Landscape

The Lancaster County Planning Commission has partnered with the Susquehanna Gateway Heritage Area to implement sustainable tourism development opportunities within the Susquehanna River corridor. A Tourism Development Group was established and existing tourism products and experiences were inventoried in 2014. Additionally, the group engaged the Lancaster, York and Susquehanna Valley Visitors Bureaus to develop a marketing plan for implementation in 2015.

West Lampeter Township Comprehensive Plan

LCPC staff worked with West Lampeter Township to provide data and information for its comprehensive plan update during 2014. Each month, LCPC staff attended the comprehensive plan steering committee meetings at the township to present and review information with the group. Staff provided a housing map.
summary and population data, a land use/land cover map along with analyses for agricultural areas and designated growth areas, transportation information relative to truck data and traffic volumes. In addition, cultural and natural resources information, a parkland and open space map, adjacent and regional planning initiatives and economic data were also provided.

**Pequea Valley Strategic Plan**

LCPC staff in conjunction with the URS Corporation (now AECOM) assisted Leacock, Paradise, and Salisbury Townships in completing the Pequea Valley Strategic Plan in 2014. Together, these three predominantly rural communities make up the Pequea Valley School District.

This plan focuses on the specific issues raised by each township in the planning process. These included storm water management, preservation of large tracts of farmland, management of farm-based businesses, and preservation of community character in the face of new infrastructure investments, including a state road expansion in Salisbury, and the extension of public water to the Village of Intercourse.

**Ephrata Borough Comprehensive Plan Update**

LCPC staff worked with Ephrata Borough staff, a steering committee, and a planning consultant, Thomas Comitta Associates, in the preparation of a new comprehensive plan for the borough. The final plan offers a fresh approach to local comprehensive planning by being organized to emphasize the issues considered by the steering committee to be of the greatest importance to the borough’s future, such as downtown vibrancy, housing opportunity, and quality of life.

Ten goal themes highlight specific planning topics, such as fostering regional attractiveness, enhancing community character, expanding transportation and mobility options, and broadening the borough’s appeal. Each theme is explored in terms of key findings, related plans and studies, existing conditions, best practices, and policy recommendations. The plan summarizes the policies as a set of key implementation strategies for future borough guidance. LCPC staff was pleased to contribute to the planning effort specifically in the areas of transportation and housing.

**Lancaster County Active Transportation Plan**

During 2014, the Lancaster County Planning Commission received funding from PennDOT and the Department of Conservation & Natural Resources to prepare an Active Transportation Plan. The funding (a total of $90,000) will be used in 2015 to hire a consultant to assist in the development of a plan to increase opportunities to use alternative modes of transportation (biking and walking) throughout Lancaster County. The county planning commission will be coordinating with the Lancaster Inter-Municipal Committee (LIMC) and the City of Lancaster, both of which are also preparing bike and pedestrian improvement plans.

**Visualizing A Downtown for Millersville Borough**

To further implement the growth management concepts in *Balance*, LCPC initiated a visualization project in 2013 to put into images and sketches the type of development that is called for in the
Creating Shared Visions and Plans

plan. The foundation of the visualization project is a concept called the transect — a “slice” through the landscape from rural areas to urban areas. The Lancaster County transect contains seven T-zones ranging from natural, agricultural, and rural areas to suburban areas and finally to boroughs and the heart of Lancaster City.

During 2014 LCPC staff, in conjunction with Millersville Borough and a consultant, developed a rendering for the T-6 Urban Center Zone. This rendering visualizes a downtown center for the borough. Since Millersville is only a short distance from Lancaster City, it is not surprising that the borough has never had its own downtown. Although a small commercial district exists along Manor Avenue, it is largely automobile-oriented. The borough’s comprehensive plan acknowledges that fact and proposes a small-scale, pedestrian-friendly business district centered at Manor and Leaman Avenues.

One corner of that intersection is owned by Immerse International, an organization serving international students. For many years, Immerse has considered developing the front portion of its property with a mix of commercial and residential buildings. The Millersville Comprehensive Plan notes that development of this parcel, if designed with pedestrians in mind, could spur additional investment in the area.

In 2013, Millersville staff approached LCPC about working with the borough to study this opportunity. County staff quickly realized that the borough’s goals were a good fit with the needs of the Lancaster County transect visualization project which was already underway. LCPC was seeking places to illustrate and exemplify the county’s different transect zones — specifically the T-6 Urban Center Zone.

To initiate the process, Millersville’s Economic Development Committee was asked to identify community goals and objectives for the intersection of Manor and Leaman Avenues. These goals and objectives were then incorporated into a plan view for review by community leaders. That input was then incorporated to create a bird’s-eye rendering to show how the Manor/Leaman area might look as a model T-6 Urban Center Zone.

Although the rendering is not a development proposal, the borough is exploring zoning tools to facilitate this type of mixed-use development. In some ways, this exercise has turned traditional site planning on its head. Rather than simply relying on the marketplace to determine how the community is developed, the borough is starting with a vision, and working backward.

The Lancaster County Planning Commission will continue to work with Millersville Borough staff and planning commission to implement this concept.
Helping communities achieve results

Through a professional staff experienced in many aspects of planning, LCPC works with planning partners and local communities to develop, fund, and implement strategies for achieving results at the local level.
Intercourse Village Community Character Initiative
Intercourse is a community that values its small-town character and wants to keep it that way. A public water system has been planned for several years, and will soon be put in place. Although the system will benefit the community in many ways, it also has the potential to facilitate some types of the development the community may not want to see.

Since 2012, LCPC staff have been working with Leacock Township to plan ahead for this change. Since a demolition ordinance is often the first line of defense in protecting community character, staff drafted a demolition ordinance in consultation with the township solicitor. After some legal details are addressed, the ordinance will be presented to the township supervisors for approval.

The township’s tourism committee has also noted the importance of encouraging new construction that complements the village’s unique sense of place. To assist with that goal, LCPC developed a set of community character guidelines. This document identifies and illustrates architectural and streetscape features that represent the best qualities of the village – and a few features the community would like to discourage.

To implement these guidelines, the township is considering a Traditional Neighborhood Development (TND) overlay zone, which would be adopted as an amendment to the zoning ordinance. The overlay would focus on the commercial heart of the village, and would require new developments to meet specific design standards. Another implementation step may include the adoption of an official map, which would indicate where streets, trails, and other community amenities may be located in the future.

Lincoln Highway Streetscape Plan
In May, East Lampeter Township began Phase 2 of the Lincoln Highway Streetscape Plan, which focuses on the US 30 corridor between Strasburg Pike and PA 896, east of Lancaster City. Phase 1 of this study, completed in 2011, identified issues that the corridor faces as a transportation route and a tourism destination.

The overall goal of the plan is to show how the corridor can be made into a safer, multi-modal roadway with a stronger sense of place. In both phases of the study, a consultant has worked with an advisory committee that includes township elected officials and staff, LCPC, PennDOT District 8, Discover Lancaster (former PA Dutch CVB), Red Rose Transit Authority, Lancaster Mennonite School, Tanger and Rockvale Outlet Centers, Dutch Wonderland, and several lodging properties.

In the current phase (Phase 2), the consultant and stakeholders are addressing issues such as lane configuration, bicycle and pedestrian infrastructure, wayfinding, and landscaping. Among those involved in the planning process, there is broad agreement that a multi-use trail separate from the roadway should be a high priority for future investment. Another recommendation focuses on providing gateway features at both ends of the corridor.

Funding for this $150,000 study was provided by the federal government, an Urban Enhancement Fund grant from the County of Lancaster, and East Lampeter Township. Consultants on the study are URS Corporation, IBI Group, and Cloud Gehshan Associates of Philadelphia. The plan will be completed in 2015.
Map of Weight and Height Restricted Bridges
Lancaster County now has a countywide weight and height restricted bridge map. The map is interactive so the user can move from county to municipal to block level depending on the detail needed. The map includes the locations of known weight restricted bridges and height restricted (less than 16 foot clearance) underpasses. In addition, when known, the map includes state and local detours for the restricted areas. By clicking on a restricted bridge or underpass, the map user will obtain specific details regarding the restriction. The map is updated on a monthly basis.

MPO Approves 2015 Transportation Improvement Program (TIP)
Buoyed by additional state funding of $65 million provided by Act 89, the 2015 – 2018 Highway Transportation Improvement Program (TIP) and Transit TIP were approved by the Lancaster County Transportation Coordinating Committee (LCTCC) in June. All 119 highway projects that will be funded by the MPO with federal funds over the four year period of October 1, 2015 – September 30, 2018 are listed on the Highway TIP. The Transit TIP totals $48 million for Red Rose Transit Authority and $76 million when federal/state funds for the Mount Joy Amtrak station are included.

As part of the 2015 TIP, LCTCC increased funding for the county’s innovative Smart Growth Transportation Program to $1.5 million per year (up from $1 million per year) in FY 2017 and 2018. Total federal funding through LCTCC was just under $4 million with a municipal commitment of just over $11 million. During two funding cycles – fiscal years 2013–2014 and 2015–2016 – eleven projects were funded through the Smart Growth Transportation Program.

Agricultural Land Use Conflict-Compatibility Analysis
LCPC staff has developed an innovative tool for identifying core agricultural areas and for measuring potential conflict and compatibility between farmland and non-agricultural land uses at the land parcel level. This analytical tool is being offered to local officials in order to facilitate the continued viability of agriculture in Lancaster County. It identifies critical masses of productive agricultural areas and measures the levels of compatibility or threat associated with adjacent land parcels for consideration in future land-use planning.

The end product is a “heat” map that identifies areas that are either indicative of support or potential threat to long-term commercial agricultural productivity. This analytical model can assist in prioritizing funding for farmland preservation, establishing core agricultural areas, and defining boundaries for the future designation of rural areas for comprehensive planning purposes.

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2015 Initiatives

Through a focused, proactive, and collaborative approach, LCPC will continue to be a leader and catalyst for cutting edge planning and placemaking in Lancaster County. We will advocate for creativity, innovation, and excellence in all initiatives that we engage in with our planning partners and local communities.
CREATE SHARED VISIONS AND PLANS

Lancaster County Integrated Comprehensive Plan
During 2015 LCPC will make significant progress on the development of an integrated comprehensive plan for the county. This update will focus on consolidating policies, goals, objectives, and strategies from the policy plan – Revisions, the growth management plan – Balance, and the six functional elements – Heritage, Tourism, Blueprints, Connections 2040, Greenscapes, and Choices – into an easy-to-use summary document. The following work items will be completed during 2015: changes report (trend analysis), progress report (plan assessment & analysis), civic engagement activities, directions report (summary of public comment), and futures development (Growth Management Framework Map). The plan update will be closely coordinated with the development of the updated Long Range Transportation Plan and the Active Transportation Plan.

Long-Range Transportation Plan
LCPC recognizes the important role it plays in meeting the transportation needs of Lancaster County. Decisions must be based on analysis of trends impacting our county and policies and investment strategies designed to help us meet our goals. The long-range transportation plan (LRTP) update will build on the foundation of Connections 2040 which was adopted in June 2012. It will continue to be a framework for transportation decision-making through 2040. Public participation will be an integral part of the update process.

Active Transportation Plan
In 2015, LCPC will initiate the preparation of an Active Transportation Plan to address the growing interest in the use of alternative, non-motorized modes of transportation. The plan will examine current conditions and suggest measures to better accommodate and encourage pedestrian and bicycle mobility. The Active Transportation Plan, a component of the County’s Long-Range Transportation Plan, is being prepared as a separate, stand-alone document. This will allow for a more thorough assessment of the current non-motorized transportation system as well as a close evaluation of the policies and actions that support and guide investment in the development of a non-motorized transportation network. Funding for the Active Transportation Plan is provided by both federal and state sources.
FACILITATE INCLUSIVE DIALOGUE

Education and Civic Engagement
LCPC will continue to provide planning and educational awareness programs for its planning partners, the general public, and staff. The 2015 program will have a particular focus on topics relevant to the update of the county comprehensive plan. LCPC will enhance its civic engagement process for the general public and collaborative initiatives with our existing and new planning partners. LCPC will emphasize online tools, especially for gathering public input.

HELP COMMUNITIES ACHIEVE RESULTS

Technical Assistance
LCPC staff will continue to provide technical support and planning tools to its planning partners as needed.

PLACEMAKING – COMMUNITIES, CORRIDORS AND LANDSCAPES

Placemaking is about the design of communities, corridors and landscapes – identifying spaces that need improvement, assessing their condition, visioning the future, and developing plans to make them into great places. In 2015 LCPC will continue to develop and implement placemaking strategies throughout Lancaster County.

>> Communities
A Downtown for Millersville Borough
LCPC staff will work with the borough and its consultant to develop zoning tools to facilitate a mixed-use development proposed for the intersection of Manor and Leaman Avenues. It is anticipated that the consultant will propose a form-based code for that portion of the Neighborhood Commercial Zone. Form-based codes focus on the placement, scale, and features of buildings rather than the uses they may serve. Property owners as well as borough residents, officials, and staff will be involved in developing the recommended strategies.
Corridors

Proposed Old Philadelphia Pike Heritage Byway

The Lancaster County Heritage Byways program helps municipalities protect and promote routes that highlight the county’s natural, historic, and cultural heritage. To date, two routes have been designated: the Old Conestoga Road (PA Route 741) and Conestoga Ridge Road (PA Route 23). In 2015, LCPC staff will work with Leacock Township to designate Old Philadelphia Pike (PA Route 340 between Bird-in-Hand and Intercourse) as a Lancaster County Heritage Byway. Goals for implementation include reducing sign clutter, making the corridor more pedestrian and bicycle friendly, and establishing a shuttle service for visitors.

Lincoln Highway Streetscape Plan

LCPC, East Lampeter Township, and its consultants will complete work on this plan in 2015. The plan will include recommendations for increasing bicycle and pedestrian connectivity, renderings showing proposed improvements, and cost estimates to implement these improvements. Following completion of the plan, stakeholders will seek funding opportunities to move forward with specific, targeted projects in the corridor. Examples are a multi-use trail along the south side of the corridor, gateway features at each end, and a wayfinding signage system.

Trail Planning

2015 promises to be an exciting year for trail development in Lancaster County. Here are just a few projects that are expected to be completed this year:

Northwest River Trail: The PA 441 relocation project in Columbia Borough is scheduled for completion in October. The Northwest River Trail will parallel the new road for a short distance before breaking away and proceeding under the existing US 30 Bridge. A short span of trail from the US 30 Bridge to the railroad tunnel at the southern end of Chickies Rock County Park will be built as part of comprehensive trail reconstruction project through the entire park to the new pedestrian bridge over Chiques Creek. The result will be 11 miles of fully developed trail for hikers and bikers from River Park in Columbia to Koser Park in Bainbridge, Conoy Township, will be completed by the end of 2015.

Enola Low Grade Trail: The Martic Forge trestle is a major link in the completion of the 28-mile Enola Low Grade Trail. It crosses over the Pequea Creek and links Conestoga and Martic Townships. A bridge decking and fencing project is currently underway and is expected to be completed in April 2015. With the bridge decking nearly finished, the anticipated timeframe for completing the trail surface
in Martic and Conestoga Townships is the fall of 2016.

Greater Lancaster Heritage Pathway: The Greater Lancaster Heritage Pathway is a proposed 11-mile multipurpose hiking, biking, and carriage (buggy) path between PA 772 near the Village of Leola in Upper Leacock Township and Noel Dorwart Park near Lancaster General’s Suburban Outpatient Pavilion in East Hempfield Township. A feasibility study and conceptual design for the trail project will be initiated in 2015 by the Lancaster Inter-municipal Committee (LIMC) as part of a larger bike and pedestrian plan for the region. While the heritage path will serve as an alternative transportation facility for commuters in the greater Lancaster area, it is also likely to attract other users such as bicycle riders, walkers, hikers, joggers, dog walkers, cross-country skiers, and bird watchers. In addition, consideration will be given to allowing horses and carriages on the pathway or a separate, parallel trail.

> Landscapes

Susquehanna Riverlands Conservation Landscape

The Susquehanna Riverlands Conservation Landscape encompasses the Susquehanna River and lands in both York and Lancaster Counties. The program is a place-based strategy for natural resource stewardship and advocacy in key Pennsylvania landscapes where communities with strong natural assets, local readiness and support for land conservation, locally driven planning, and community economic revitalization efforts are valued. The Susquehanna Riverlands Conservation Landscape seeks to enhance the rich landscape of the Susquehanna River corridor through increased land protection, natural and cultural resource stewardship, increased public connection to these resources, and promoting sustainable economic development strategies keyed to heritage and ecotourism.

In 2015, LCPC staff will continue to provide technical services to assist the Lancaster County Conservancy in protecting additional lands within the Susquehanna Riverlands Conservation Landscape including important natural areas owned by PPL, Inc. In addition, the county planning commissions in both York and Lancaster will partner to enhance and expand the network of recreation trails within the river corridor. LCPC staff will also continue to partner with the Susquehanna Gateway Heritage Area, through the Susquehanna Riverlands Conservation Landscapes Tourism Development Group, to promote tourism products and experiences along the river corridor. A website and map and guide will be completed in 2015 to market the heritage and outdoor recreation attractions within the Susquehanna Riverlands.
Mount Joy Borough wastewater treatment center, Envision Leadership Award winner.