

Pequea Valley Region
Comprehensive Plan -
Kickoff Meeting
Lancaster County
Planning Department
Salisbury Township

Thursday, March 7, 2024



thinking beyond boundaries

Agenda

- Introductions
- Roles & Responsibilities
- Plan Components
- Schedule
- Hot Topics
- Public Engagement
- Project Team Calendar

LCPD's Role

- Work with local partners to “think beyond boundaries” and establish goals for the future.
- Our planners will align local policies, land use, and regulations with the big ideas, map & tools from places2040.
- Identify and address policies important to the public and specific to the Pequea Valley Region.



Project Team



Deliver the updates to your elected officials.

- The Project Team consists of Planning and Zoning Director and staff, Township Administration staff, and other staff as needed.
- The PROJECT TEAM MEETINGS are not open to the public. Stakeholders include **Partners for Place**.

Comp Plan Committee

- Help boards and elected officials understand resident concerns from the region.
- Includes member of the School District, local business owners, service providers, residents, and leaders from the local community.
- Reflects a wide representation of residents in the region wide per the PA MPC.

Plan Components

Regional comprehensive plans include:

- A vision statement for the future.
- The 5 big ideas focused on policies that are most important to the region.
- Priority areas identified for implementation.





Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

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. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow

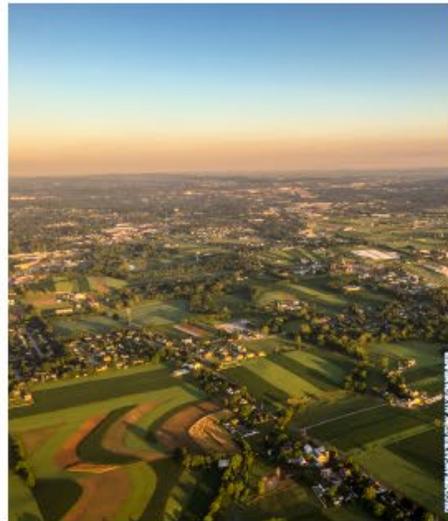


Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently

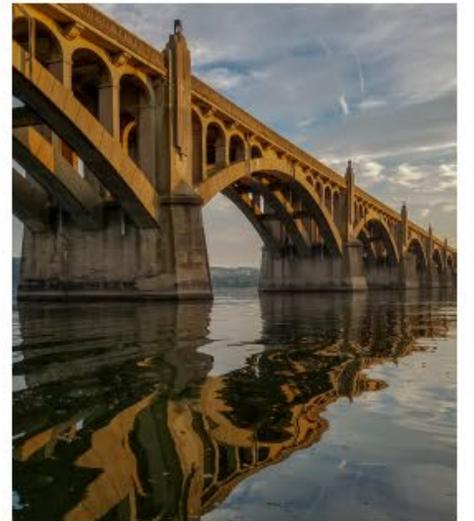


Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



Implementation Strategies

LCPD will use community identified priorities as a focal point to guide the selection of implementation strategies:

- Tied to places2040 policies
- 7 Catalytic tools
- 80/20 Rule



Plan Resources

Recent LCPD documents with recommendations include:

- Pequea Valley Strategic Plan
- Metropolitan Transportation Plan Connects 2050
- Lancaster Active Transportation Plan
- Countywide Act 167 stormwater plan



Schedule

- Initial Meeting – 11/15/2023
- Kickoff Meeting – 3/7/2024
- Assets, Issues & Opportunities and Challenges – 2024-2025

Schedule

- Community Engagement
Public Survey – 2024-2025
- Selection of Goals & Policies – 2024-2025
- Public Meeting No.1 – Introduce draft plan –
Spring-2025
- Public Meeting No.2 – Final draft & adoption
Fall/Winter-2025

May-June 2024		July-Aug. 2024		Sept.-Oct. 2024
Taking Care of What We Have		Creating Great Places		Connecting People, Place, & Opportunity
Ag and natural land	Water quality and stormwater	Housing choice	Placemaking	Jobs, housing, and transportation

Nov.-Dec. 2024		Jan.-Feb. 2025		March-April 2025
<u>Growing Responsibly in Urban Areas</u>		<u>Growing Responsibly in Rural Areas</u>		Thinking Beyond Boundaries
Industrial land	Infill and reinvestment	Rural special districts	Rural residential zoning	Consistent planning & regulation

Hot Topics

- What are the key issues facing Pequea Valley region include?

Public Engagement

LCPD staff will work with you on the comp plan outreach through public initiatives such as:

- Municipal events
- Sample Survey
<https://forms.gle/Tj72KEgK1xQv9j5h8>
- Website Landing Page



Next Steps