



LANCASTER COUNTY
PLANNING

Regional Meeting

Growth Area Boundaries (Round 4)

East & Northeast Planning Areas

Thursday, May 16, 2024 at 11:30 a.m.

Ephrata Pioneer Fire Company

135 South State Street
Ephrata, Pennsylvania 17522



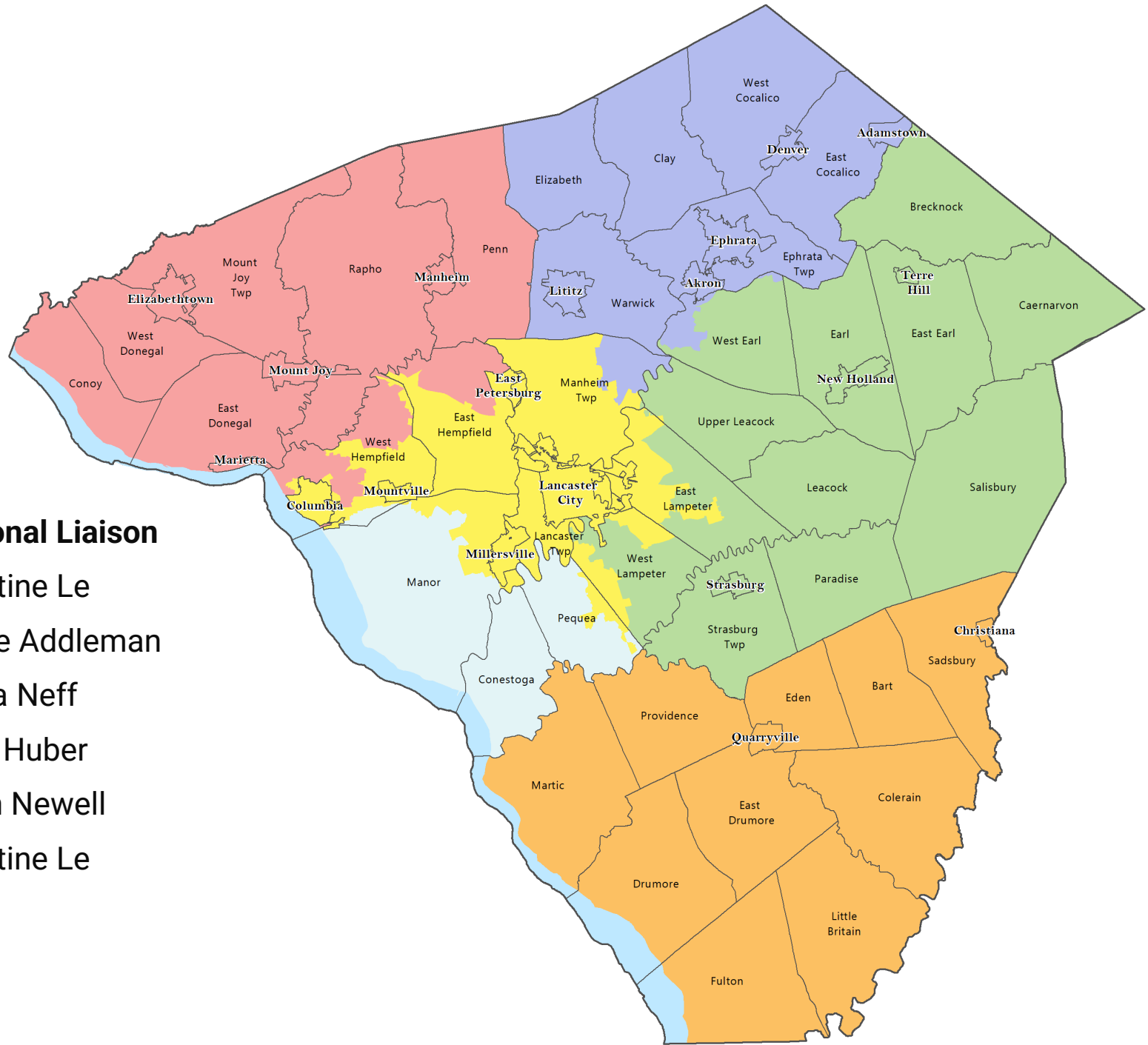
Welcome

Scott W. Standish, Executive Director

Planning Areas

Planning Area	LCPC Member
 Metro	Heather Zink
 Northwest	John O. Yoder III
 Northeast	Randy Good
 East	Terry Martin
 South	Ray Marvin
 West	Ed Fisher
At Large	Ben Bamford Jeb Musser Gretchen Raad

Regional Liaison
Christine Le
Renee Addleman
Joella Neff
Mark Huber
Gwen Newell
Christine Le



Why Are We Here?

Our journey
toward the future
we want to see





thinking beyond boundaries



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

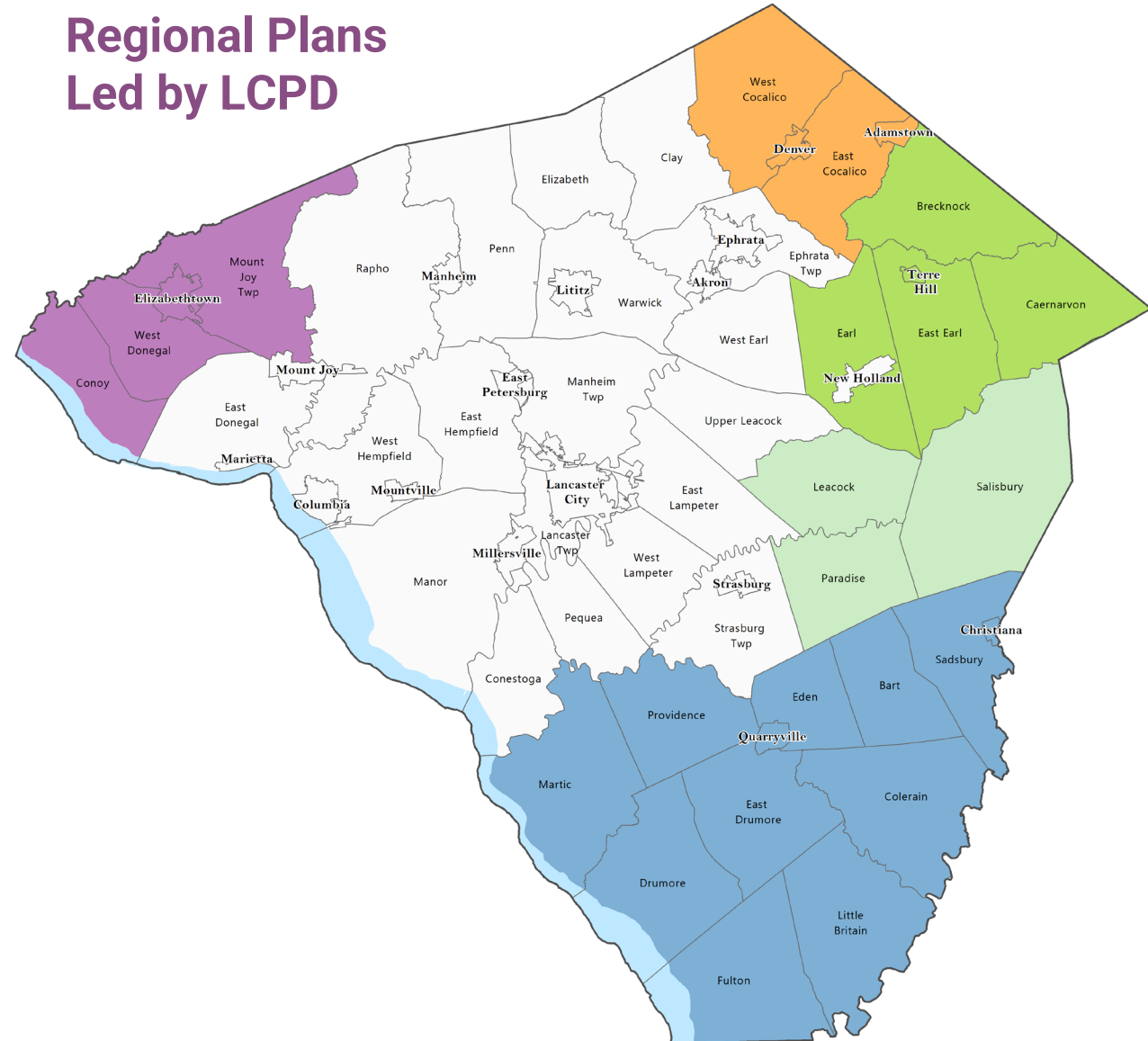
- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



5 Years of Progress

- Since 2018, we've been working with you to implement the plan by:
 - Preparing regional comprehensive plans consistent with *places2040*
 - Doing regional analysis based on the big ideas
 - Promoting our catalytic tools
- We're committed to reviewing the plan every five years – are we still on target?

Regional Plans Led by LCPD

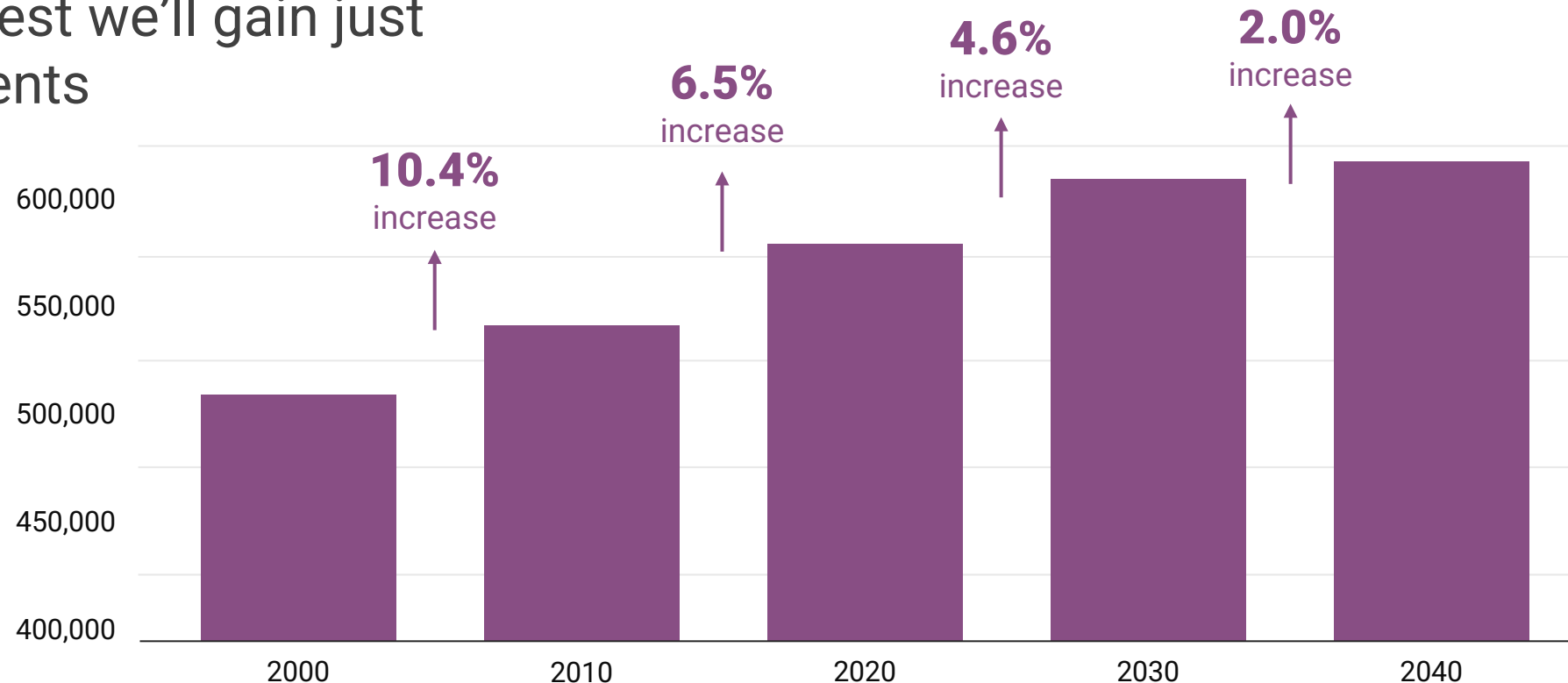


What's Changed?

- Based on **2010** U.S. Census, we expected 100,000 new residents by 2040
- Projections based on the **2020** U.S. Census suggest we'll gain just 37,000 new residents

- We now believe we'll have enough land to accommodate expected growth

Observed/Projected Population Increases in Lancaster County



How Can We Do Better?

- If we encourage a more efficient pattern in growth areas, existing boundaries could last to 2040 and beyond
- One strategy is to prioritize development in nodes and corridors with the greatest potential
- Another is to identify places for existing county businesses to expand



Agenda

Growth Area Process

Kip Van Blarcom

Background Data

Housing

Matt Hoyer

Industrial Land

Kip Van Blarcom

Focus Areas

Northeast

Joella Neff

East

Mark Huber

Next Steps

Kip Van Blarcom

Department Update

Scott Standish



Growth Area Process

Kip Van Blarcom, Director for Implementation & Outreach

What Are Growth Areas?

Areas of land that 1) are adjacent to historical centers of development and 2) have the services and infrastructure to accommodate future population growth.

Two types:

- **Urban Growth Areas (UGAs)**
Typically include a *city* or *borough(s)*
- **Village Growth Areas (VGAs)**
Typically include a *village* located outside of UGAs



Taking Another Look

Growth area boundaries haven't been comprehensively reviewed since they were created 30+ years ago.

We've taken a step-by-step approach to understanding the issues and opportunities affecting these boundaries.

Our process focuses on the three principles of growth management: **location**, **pattern**, and **timing**.

At each stage, we've presented our findings and asked for your input.

This fall, we'll suggest policy changes and work with you to adopt them.

Steps in Our Analysis

Location

Land Available

Land potentially available for development or redevelopment

- Review remaining **buildable land**
- Identify **redevelopment areas** (high property value as compared to building value)

Land Needed

Land needed to accommodate expected population

- Develop new **population projections** through 2040
- Calculate if UGAs have **land needed** to accommodate future growth – they do!
- Compare **trend** (residential density we're seeing) versus **policy** (what's recommended in *places2040*)
- Consider including previously built **legacy areas** within growth areas

Steps in Our Analysis

Pattern

Urban Areas

Inside growth areas

- Review existing conditions and trends in **housing** and **industrial use**
- Identify transit-friendly **focus areas** with potential to accommodate future residential and industrial needs
- Show how policy changes could better accommodate these needs

Rural Areas (2025)

Outside growth areas

- Identify **Rural Special Districts** (existing and future nodes of commercial and industrial activity)
- Limit **rural residential zoning**

Steps in Our Analysis

Timing

Infrastructure

Facilitating what we want to see

- Plan ahead for future needs
- Create more transportation connections
- Provide water and sewer within growth areas
- Simplify zoning – Allow more flexibility, by-right uses, etc.

Steps in Our Analysis

Implementation

Recommendations

Policy changes and planning

- Propose boundary adjustments to address all aspects of our analysis
- Look for opportunities to align policies across municipal boundaries
- Develop small-area plans for selected **focus areas**
 - Rezoning
 - Infrastructure investment (roads and sidewalk/trail connections, water, sewer)

Adoption

Making it happen

- Initiate a “cross-acceptance” process to adopt growth area boundary and zoning changes
- Update VGAs to align with Future Land Use and Transportation Map in places2040

Pattern: Urban Areas

In urban areas, our partners (and the data) tell us we're facing two primary issues:

Housing

- Availability – Low inventory
- Affordability – High cost
- Type – Disconnect between demographic changes and what we're building
 - Need more multi-family options
- Limited housing near major employers

Industrial Land

- Low vacancy rate makes it difficult for existing businesses to expand
- Pressure to use this land for warehousing instead of manufacturing

Background Data

Housing

Matt Hoyer, Senior Planner

Challenges in Lancaster County Housing

Two main issues:

- Not enough new housing to make up for aging existing units
- New housing supply doesn't match changing household demographics

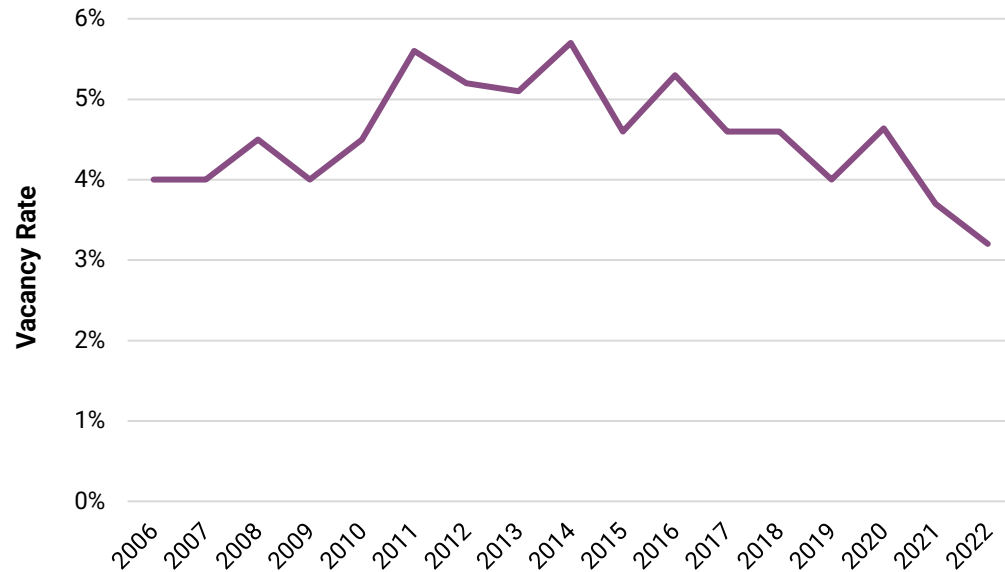
Focus on renters/mortgaged homeowners where data available:

Cost Burdenship

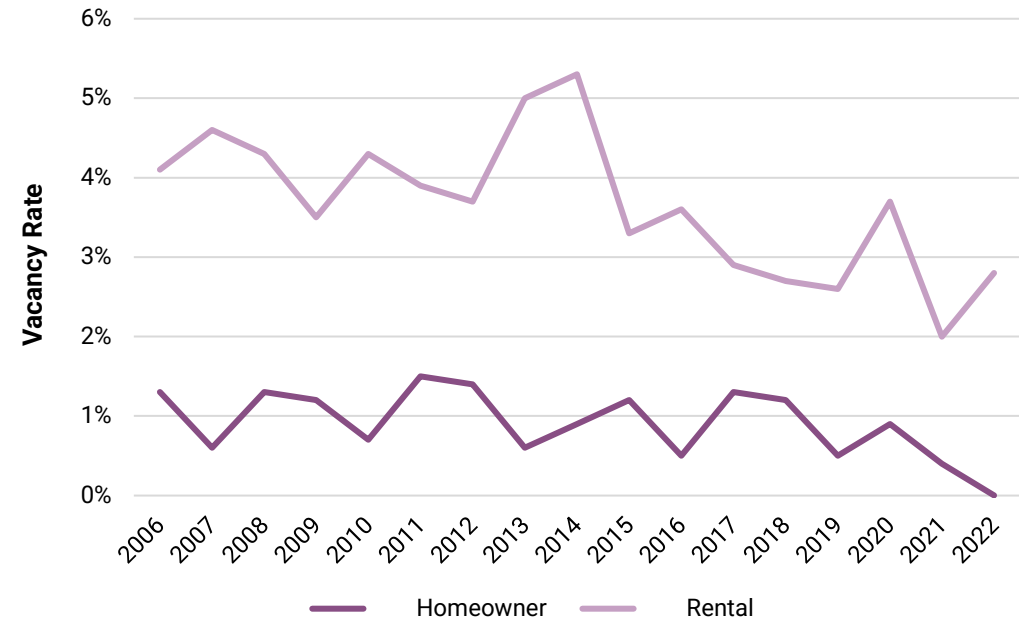
Renters	46.0%
Mortgaged Homeowners	23.6%
Non-Mortgaged Homeowners	11.0%

Vacancy Rates

Overall



Homeowner Versus Rental



2022

Overall: 3.2%

Rented units: 2.8%

Owned units: 0.1%

Other vacant: 0.3%

Households vs. Housing Units

Total: 212,016 (+9.2%)



Households

% Change Over
the Last Decade

Individuals Living Alone

53,114

+ 15.4%

Without Children (Not Alone)

150,785

+ 14.0%

With Children Under 18

61,231

- 1.2%

0-1 Bedroom

22,695

+ 19.8%

2 Bedrooms

46,663

+ 1.2%

3 Bedrooms

90,643

+ 4.9%

4+ Bedrooms

58,986

+ 10.7%

Housing Units

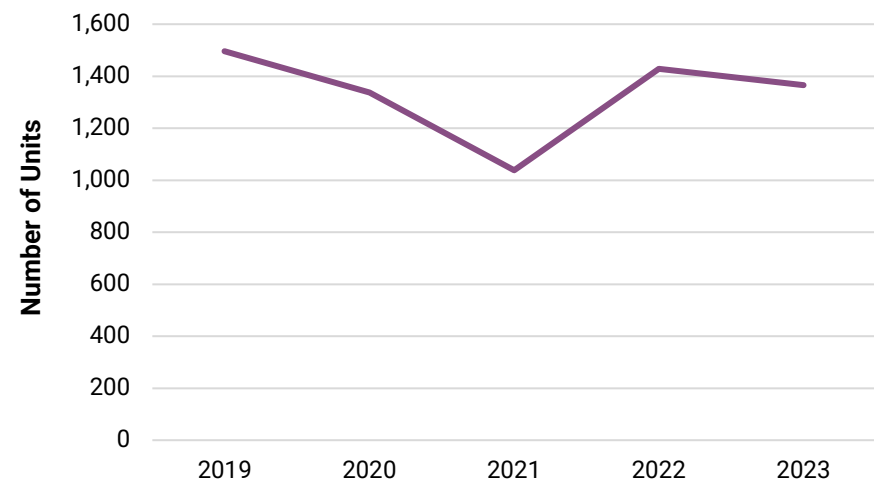
% Change Over
the Last Decade



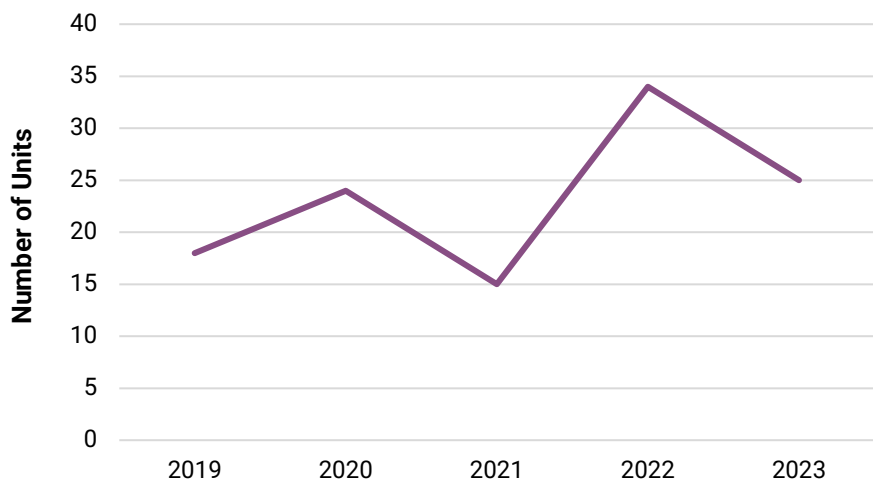
Total: 218,987 (+7.0%)

Building Permits

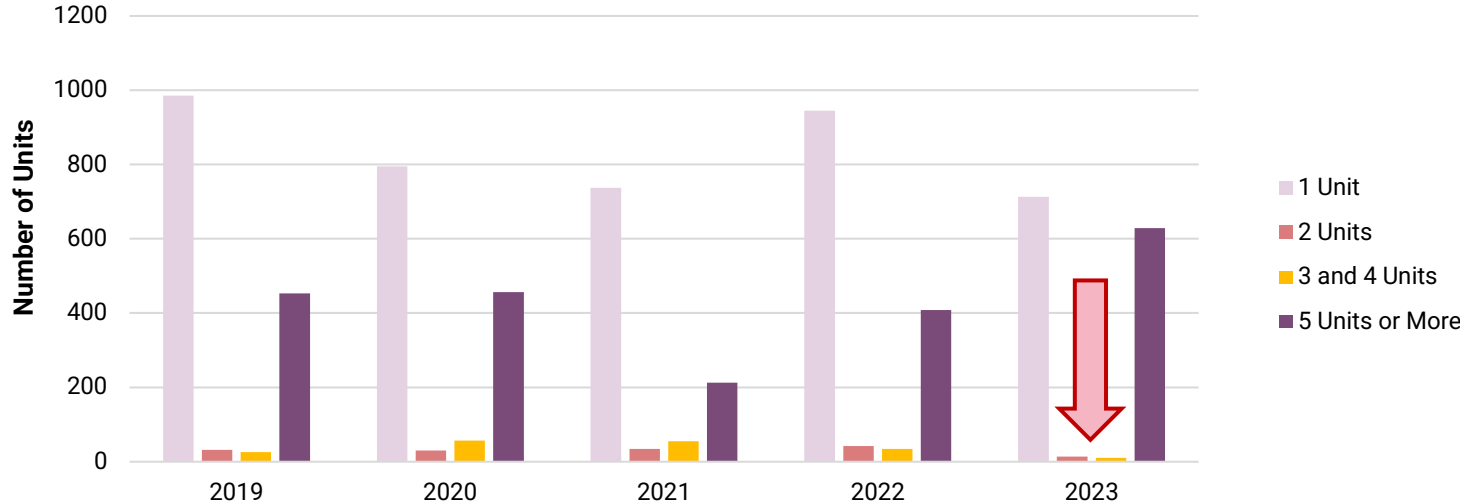
Total Units Permitted



Structures with 5+ Units



Units Permitted by Building Type



Small Household Unit Availability

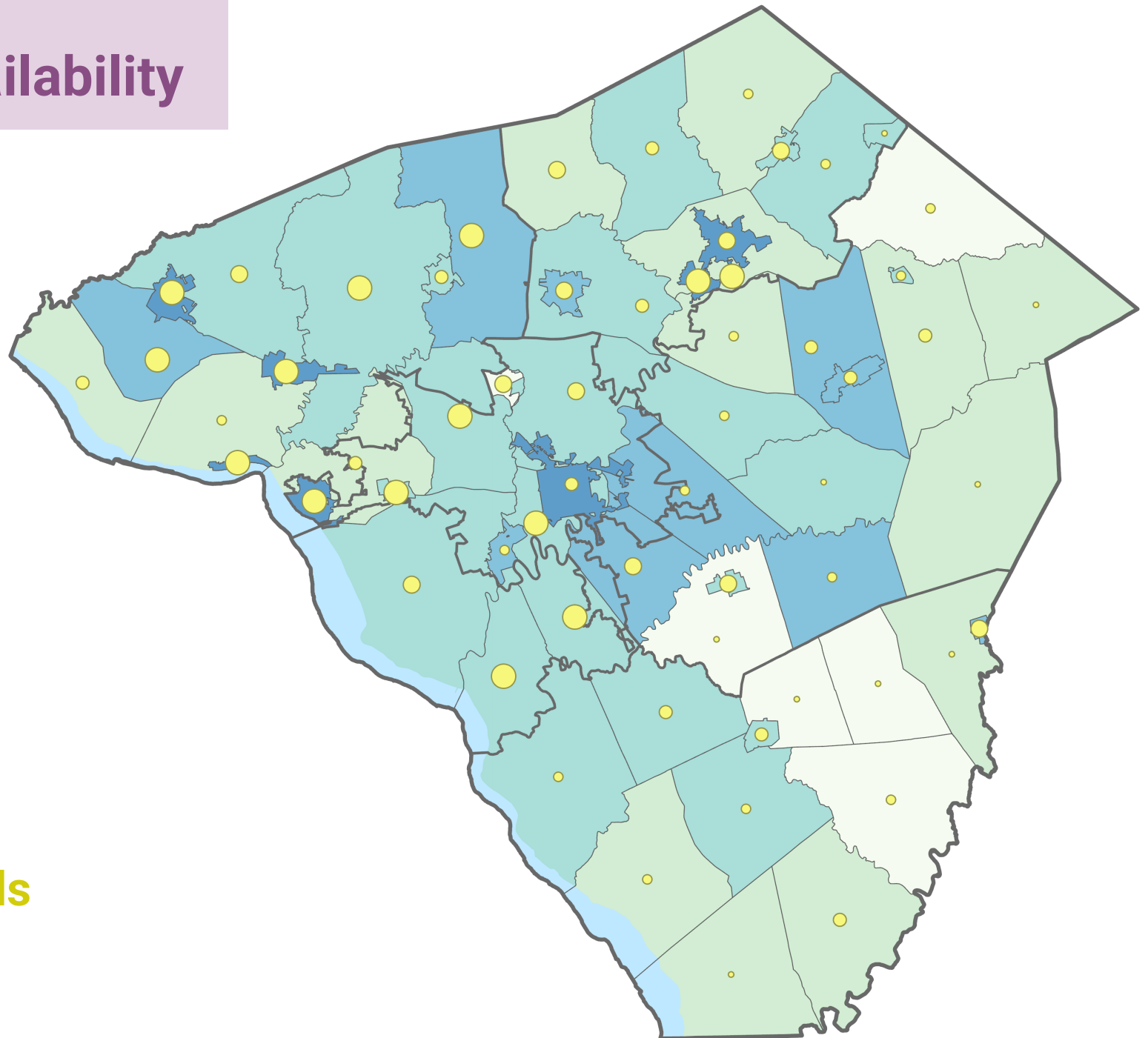
What stands out?

High growth in small units: playing catch-up to existing demand

Oversupply of small households, undersupply of small units

% of 1 or 2 Person Households

% of Studio, 1, or 2 Bed Units



Households Without Children

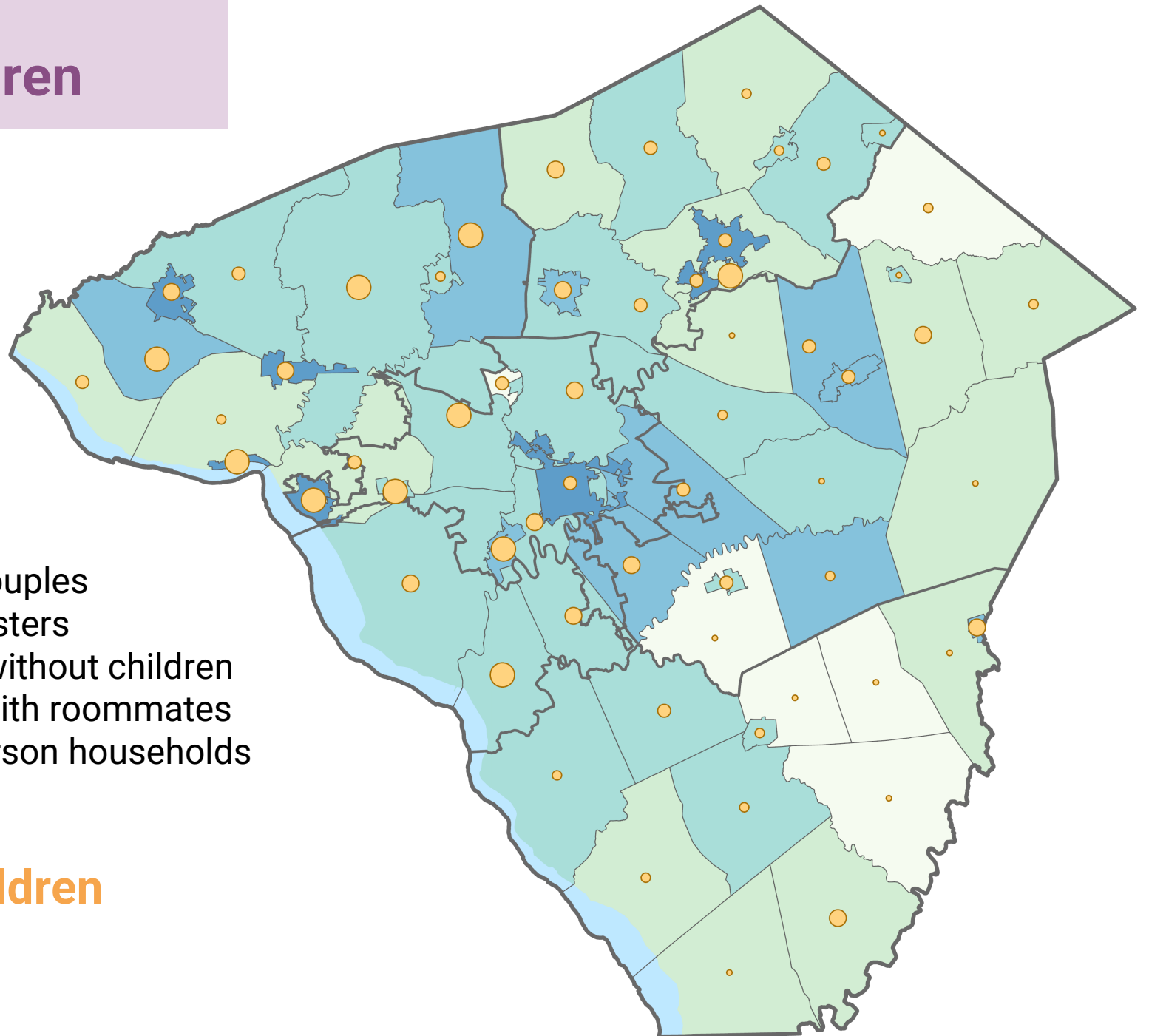
Looked at small households and households without children to account for housing choices of larger/wealthier households

Fastest-growing household demographics in county:

- Retired couples
- Empty nesters
- Couples without children
- Renters with roommates
- Single-person households

% of Households Without Children

% of Studio, 1, or 2 Bed Units



Housing Diversity & Costs vs. Income

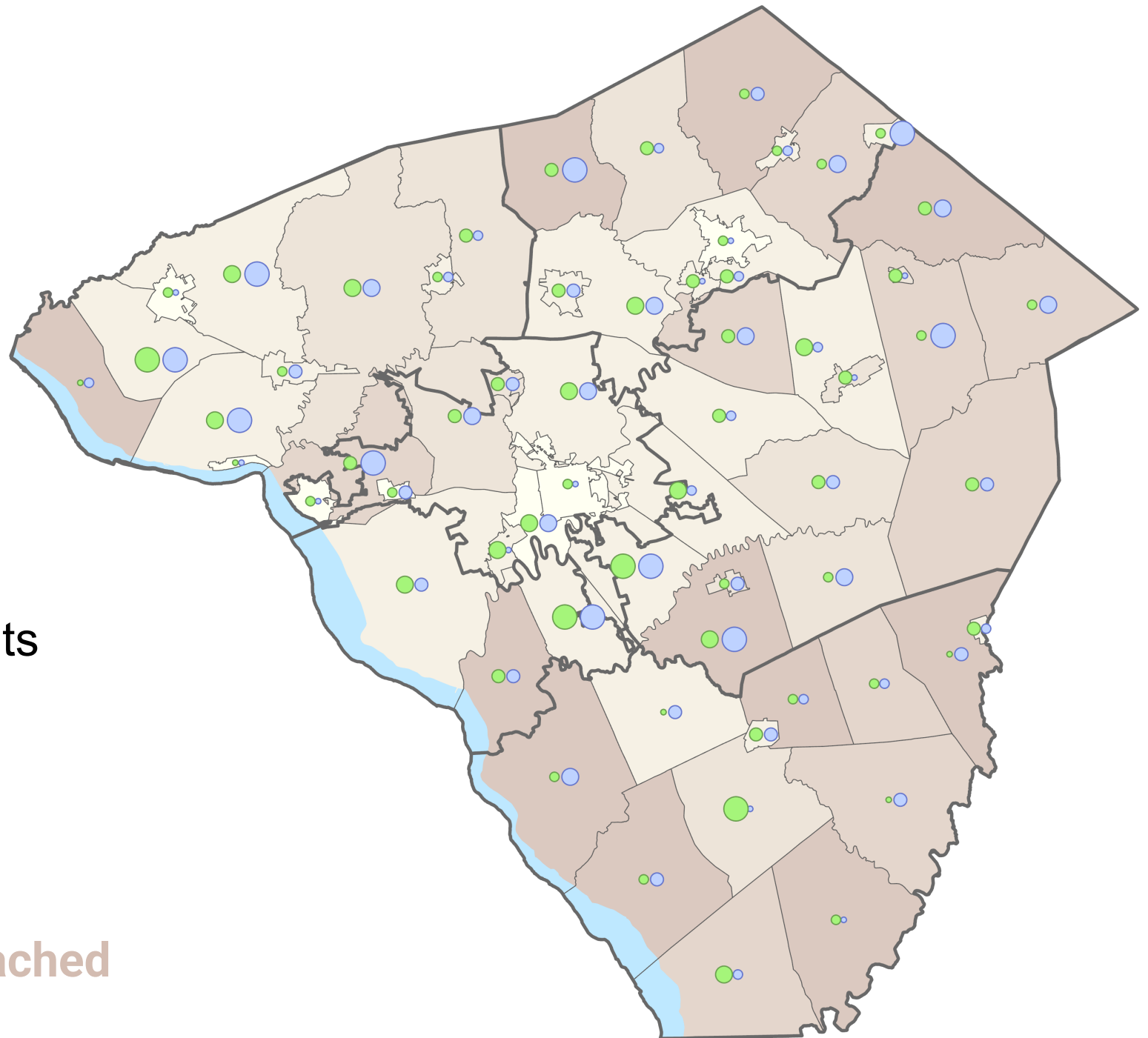
The less rental housing diversity, the higher the median renter income

Higher income renter households renting larger units

Median Yearly Rent

Median Renter Income

% of Units Single-Family Detached



Housing Diversity & Costs vs. Income

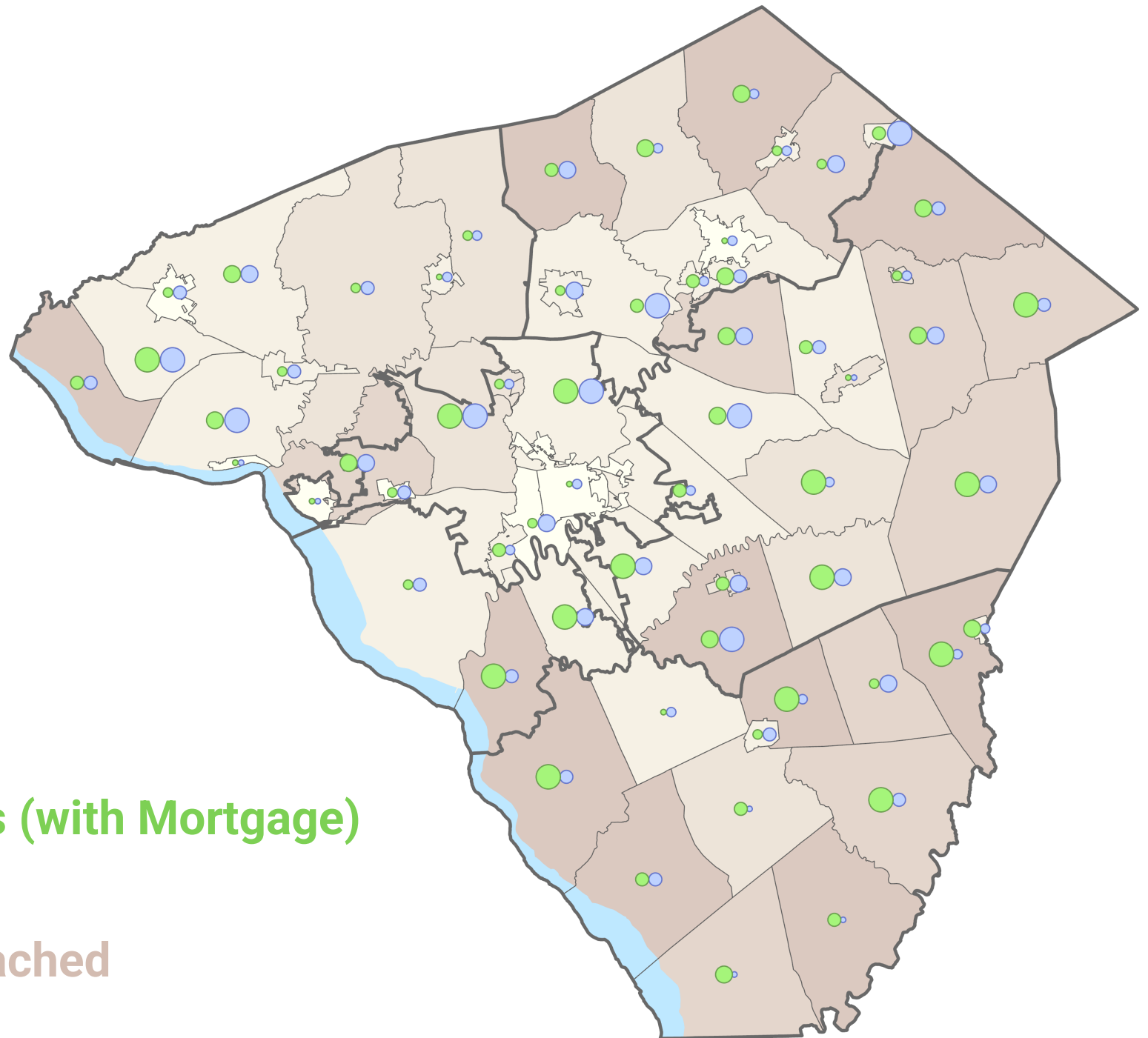
Correlation between low housing diversity, high cost-burdenship rate for mortgaged homeowners

Note: Twins/townhomes considered attached single-family units

Median Yearly Housing Costs (with Mortgage)

Median Homeowner Income

% of Units Single-Family Detached



Median Rent & Small Unit Availability vs. Cost-Burdenship

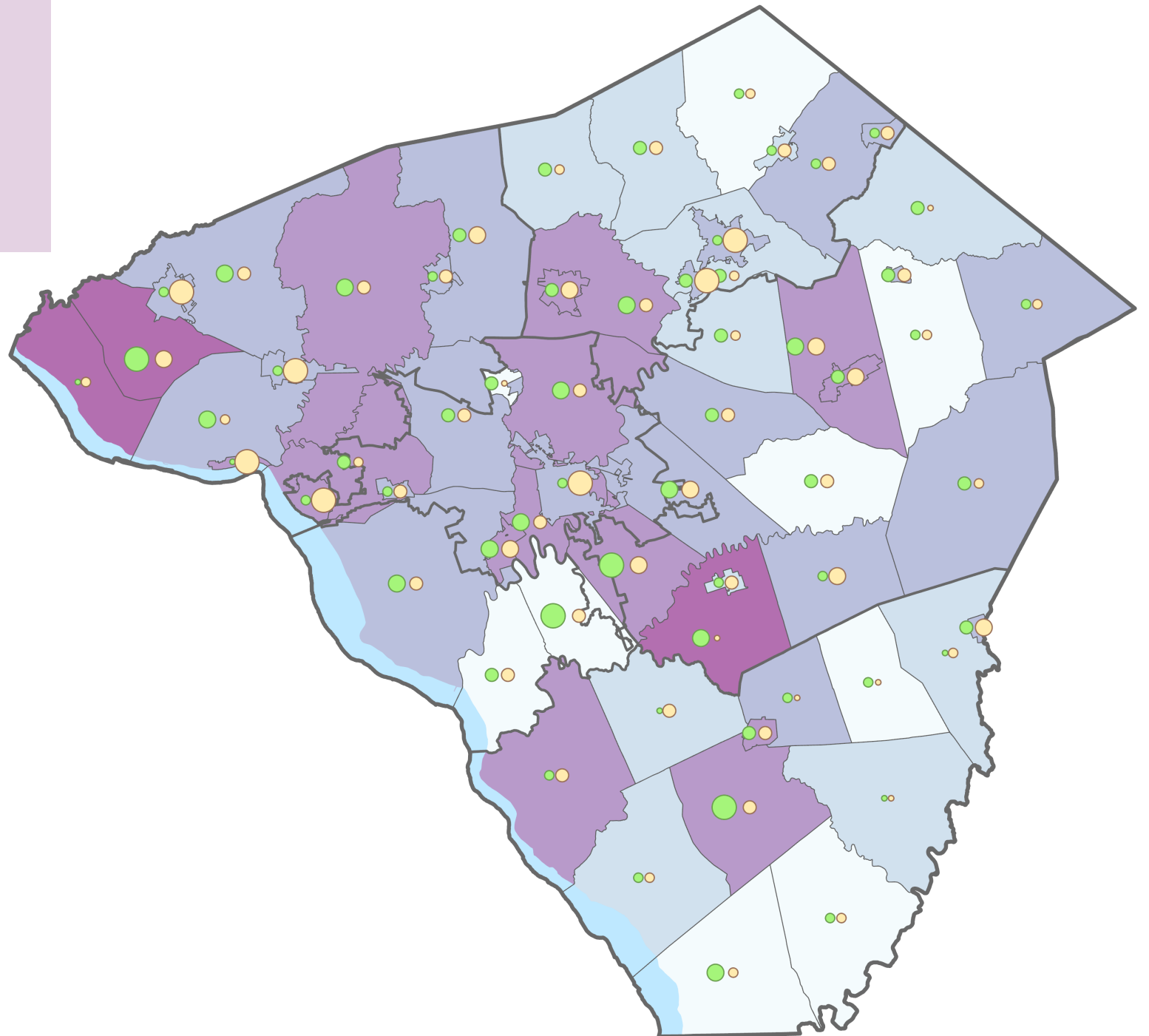
More small units available
tends to mean:

- Lower median rents
- Fewer cost-burdened renters

Median Monthly Rent

% of Studio, 1, or 2 Bed Units

% of Cost-Burdened Renters



Median Housing Costs & Small Unit Availability vs. Cost-Burdenship

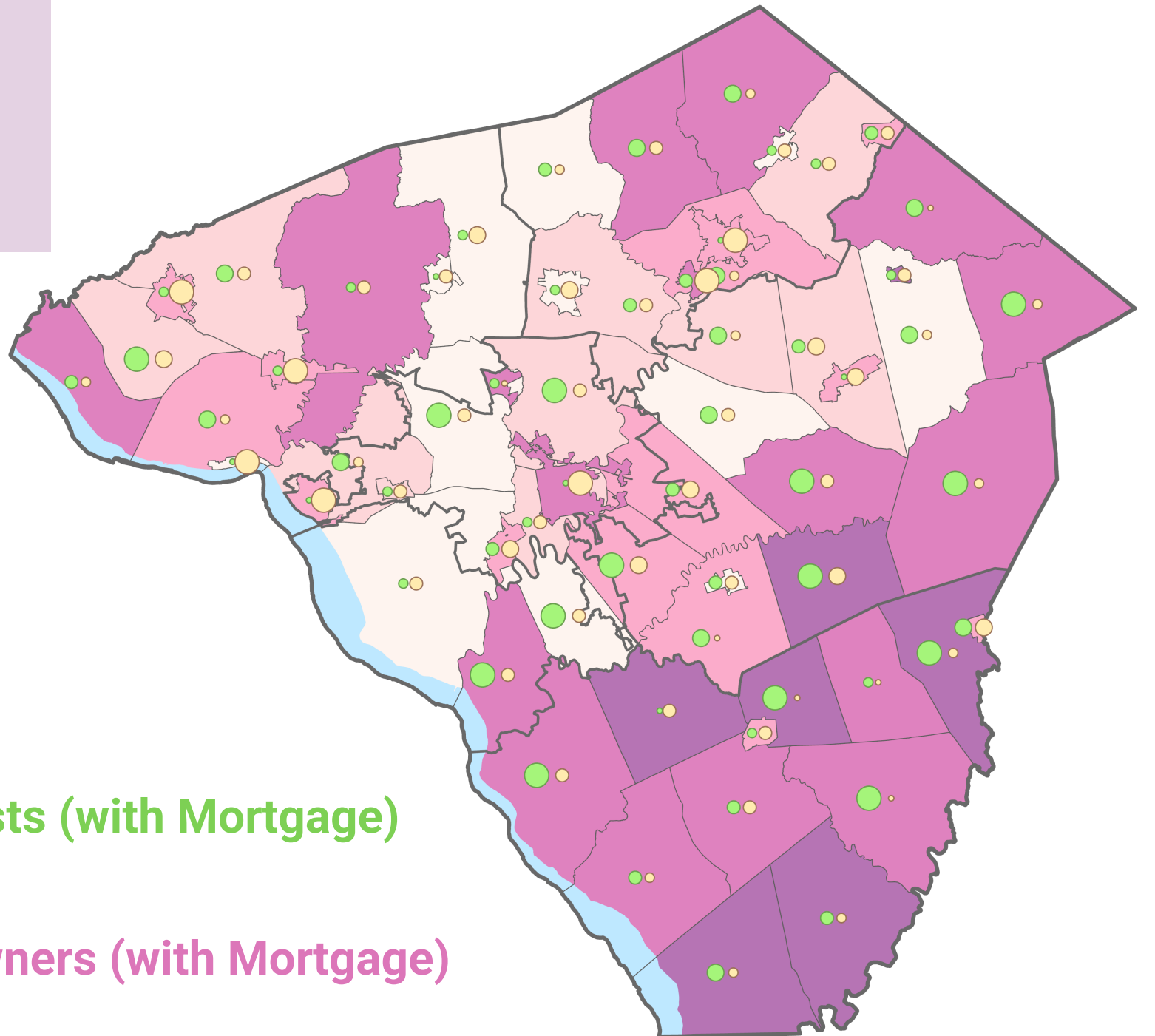
True to a lesser degree
for homeowners with
mortgage

For homeowners, cost-
burdenship closely linked to
median homeowner income

Median Monthly Housing Costs (with Mortgage)

% of Studio, 1, or 2 Bed Units

% of Cost-Burdened Homeowners (with Mortgage)



Implications

A lack of housing affordability hurts the community:

- Businesses – More expensive to hire, retain employees
- Employees – Longer commutes, need higher compensation
- Younger people – Few starter homes & apartments = few opportunities for moving out, first-time homebuyers
- Older people – Can't afford downsizing when kids move out and/or no longer able to maintain home
- Uses up greenfields, farmland further from hub areas
- Building housing far away from job/population centers means:
 - More traffic congestion, worse air quality
 - More road maintenance costs & stormwater runoff

Solutions

We need to:

- Adjust zoning, permitting to make it easy to build small (0-3-bedroom) units
- Tweak zoning districts, maps to enable construction of “missing middle” housing
- Direct growth to areas it makes the most sense
- Create neighborhoods where people can afford to keep living in the same community they grew up in
- Ensure that a diverse mix of housing types is available for the needs of all residents

Industrial Land

Kip Van Blarcom, Director for Implementation & Outreach

Map 7

Industrial Suitability – Northeast

Suitability for Development Criteria

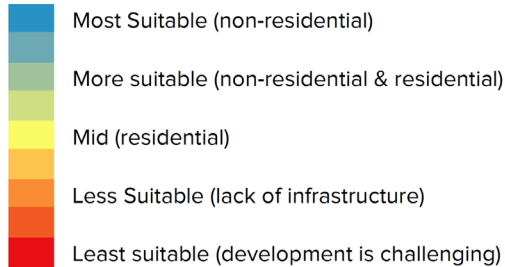
Inside Water and Sewer Service Area
Near Water and Sewer Lines
Adjacent to Major Road (Arterial, Collector, etc)
Proximity to Interchanges
Size of Parcel (10+ acres)
Commercial or Industrial Future Land Use

Growth Area Edge

Includes: Parcels (developed and undeveloped) next to growth area
Excludes: Quarries, Preserved & Priority Ag & Natural
Preservation Areas (Winter 2020 Workshops)

Growth Area Edge

Suitability for Development



Preserved & Priority Ag & Natural Land

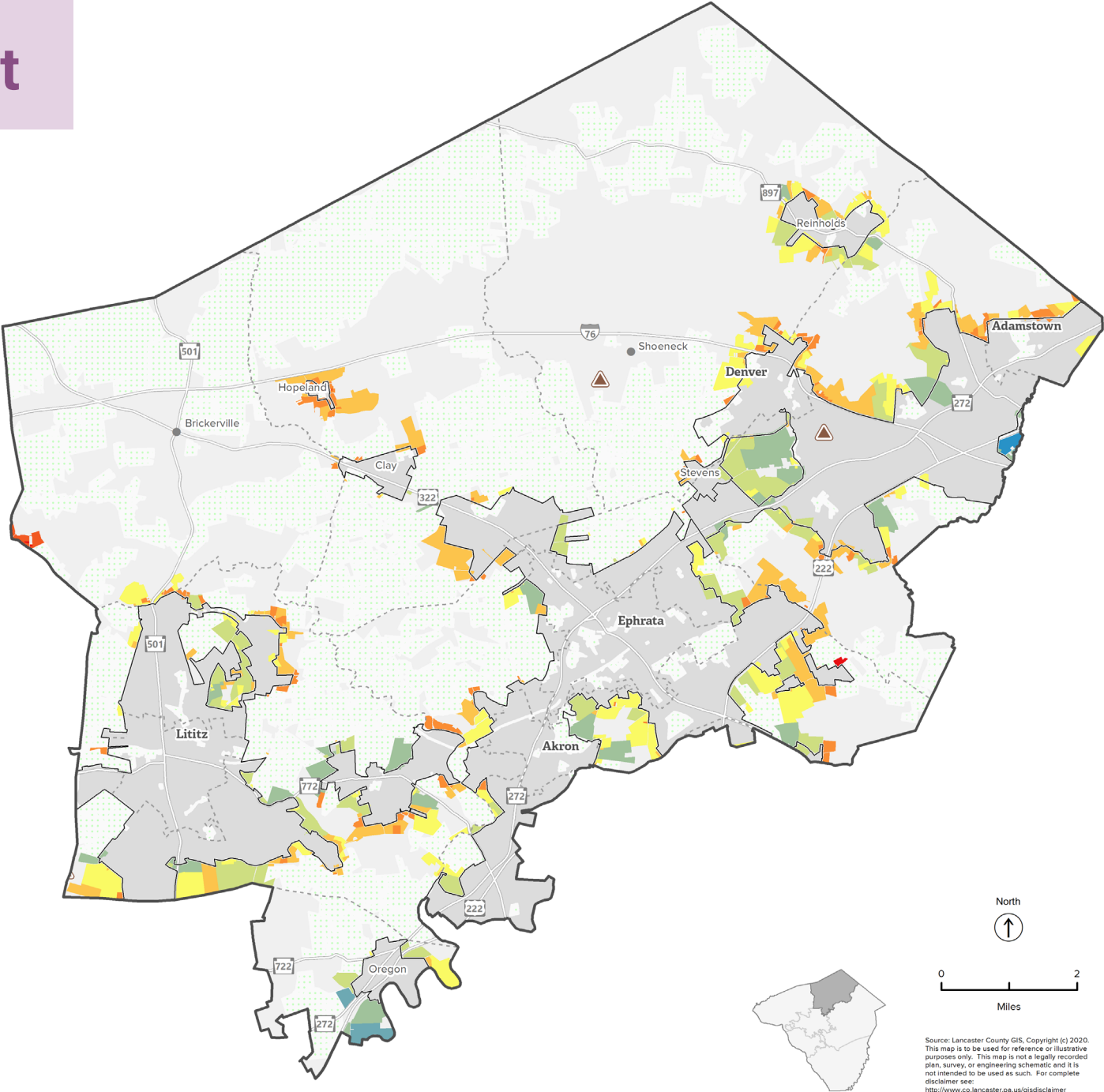
Existing Growth Area

Road

Rural Village

Quarry

Municipality



Source: Lancaster County GIS, Copyright (c) 2020.
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Map 7

Industrial Suitability – East

Suitability for Development Criteria

Inside Water and Sewer Service Area
Near Water and Sewer Lines
Adjacent to Major Road (Arterial, Collector, etc)
Proximity to Interchanges
Size of Parcel (10+ acres)
Commercial or Industrial Future Land Use

Growth Area Edge

Includes: Parcels (developed and undeveloped) next to growth area
Excludes: Quarries, Preserved & Priority Ag & Natural
Preservation Areas (Winter 2020 Workshops)

Growth Area Edge

Suitability for Development

- Most Suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less Suitable (lack of infrastructure)
- Least suitable (development is challenging)

Preserved & Priority Ag & Natural Land

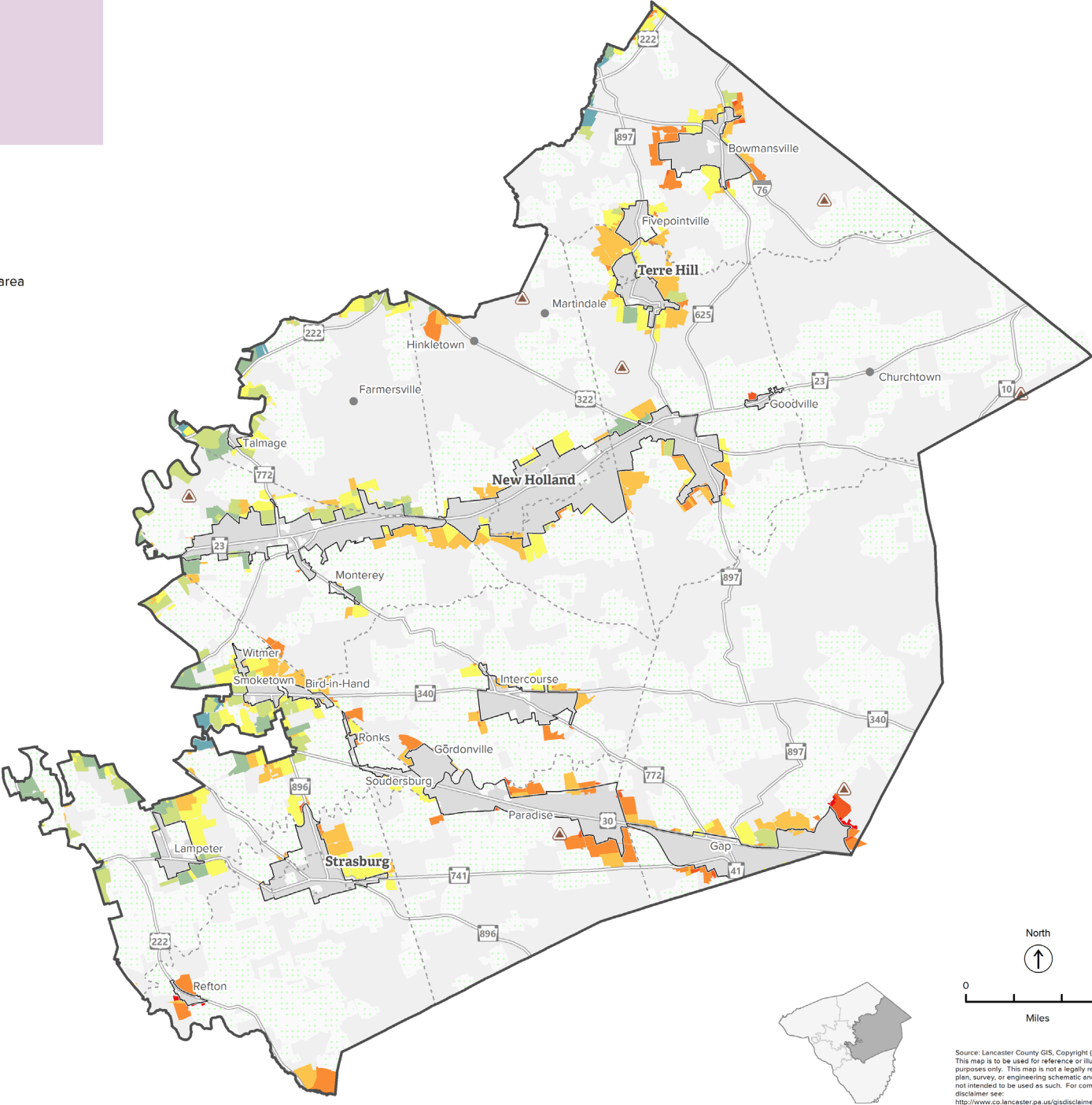
Existing Growth Area

Road

Rural Village

Quarry

Municipality



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Focus Areas

Kip Van Blarcom, Director for Implementation & Outreach

Joella Neff, Planner

Mark Huber, Senior Planner

What Are Focus Areas?

Areas with these characteristics:

- Buildable land
- Walkable to transit routes and regional trails
- Potential connections to jobs, schools, and existing housing
- Often multi-municipal
- Potentially appropriate for compact housing and mixed-use development – may require rezoning
- Opportunities for existing county businesses (typically industrial uses) to expand

Focus Areas

Growth Areas



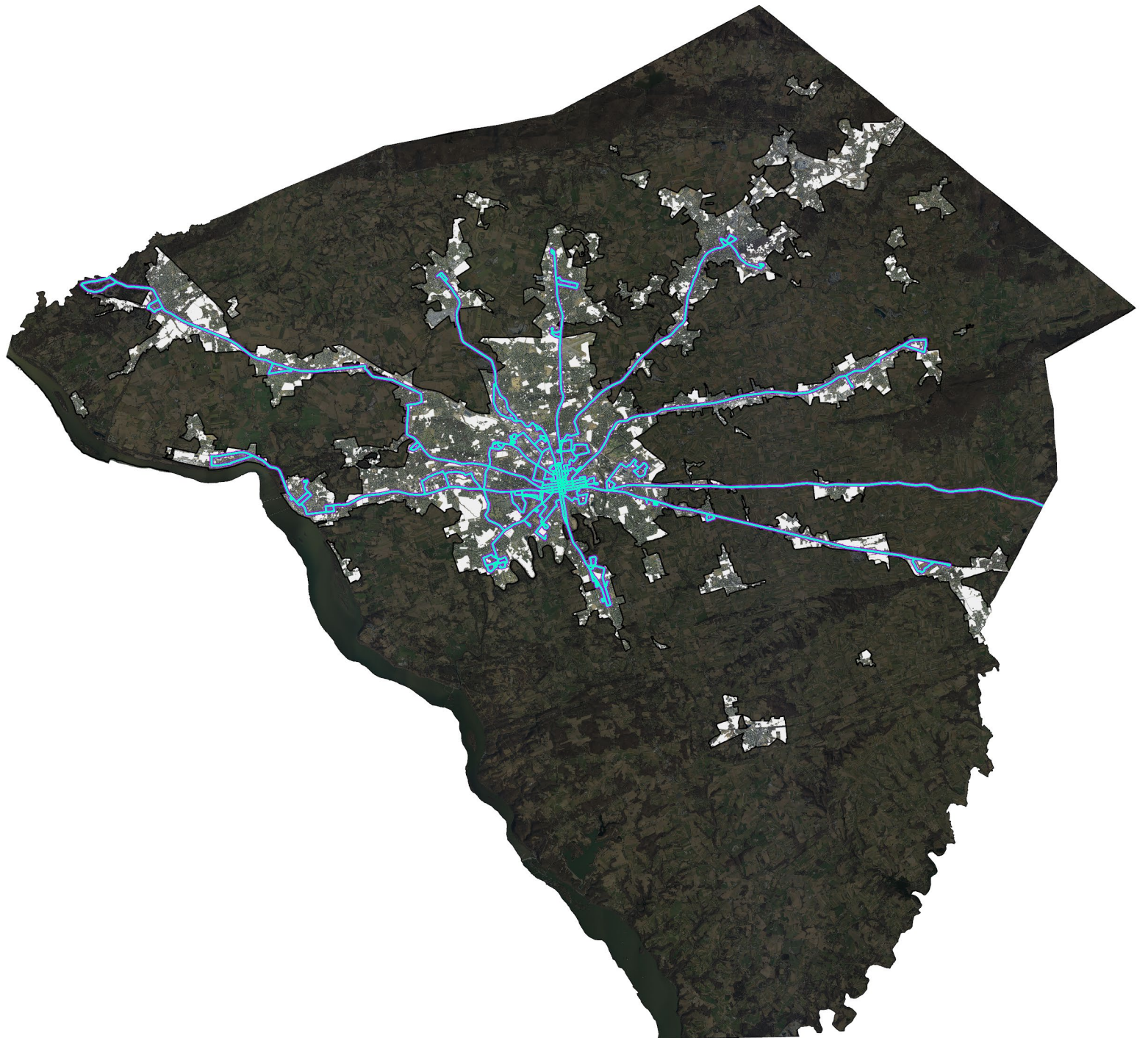
Buildable Land

 Buildable Land



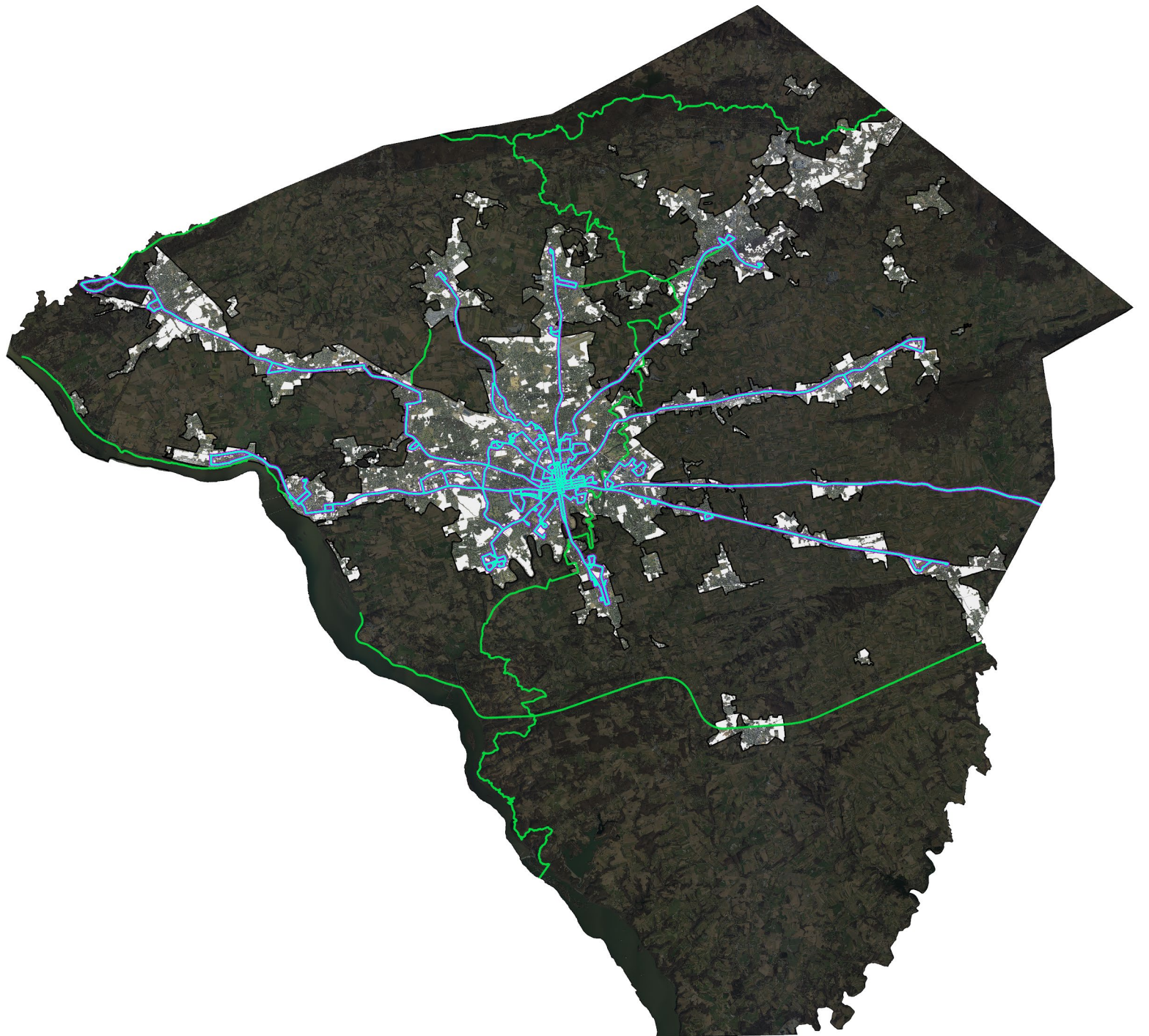
Transit Routes

-  Buildable Land
-  Transit Line



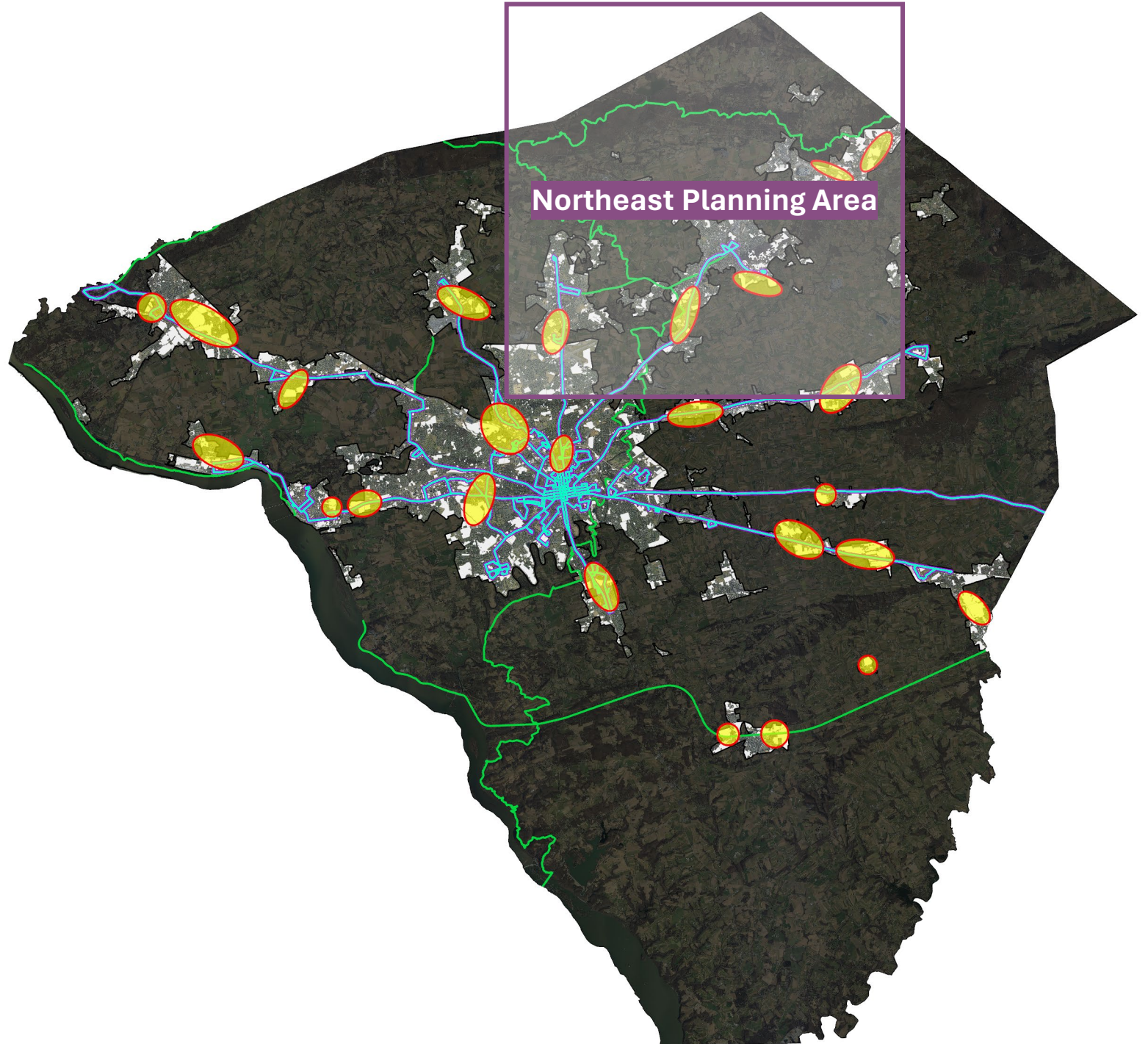
Regional Trails

-  Buildable Land
-  Transit Line
-  Regional Trail



Focus Areas

-  Buildable Land
-  Transit Line
-  Regional Trail
-  Focus Area



Northeast

Joella Neff, Planner

 Buildable Land

 Transit Line

 Regional Trail

 Focus Area

Mobility Hub

① Primary

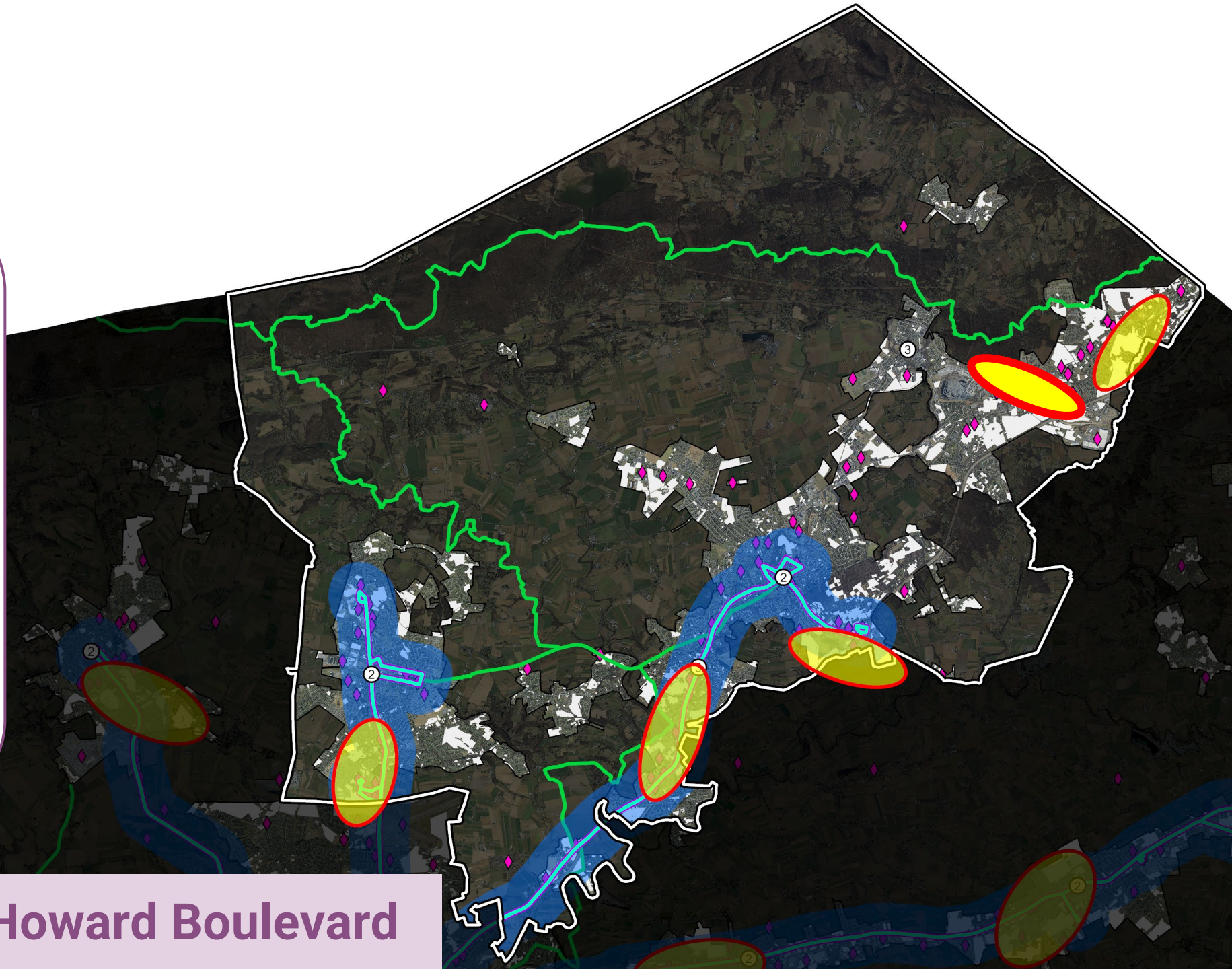
② Secondary

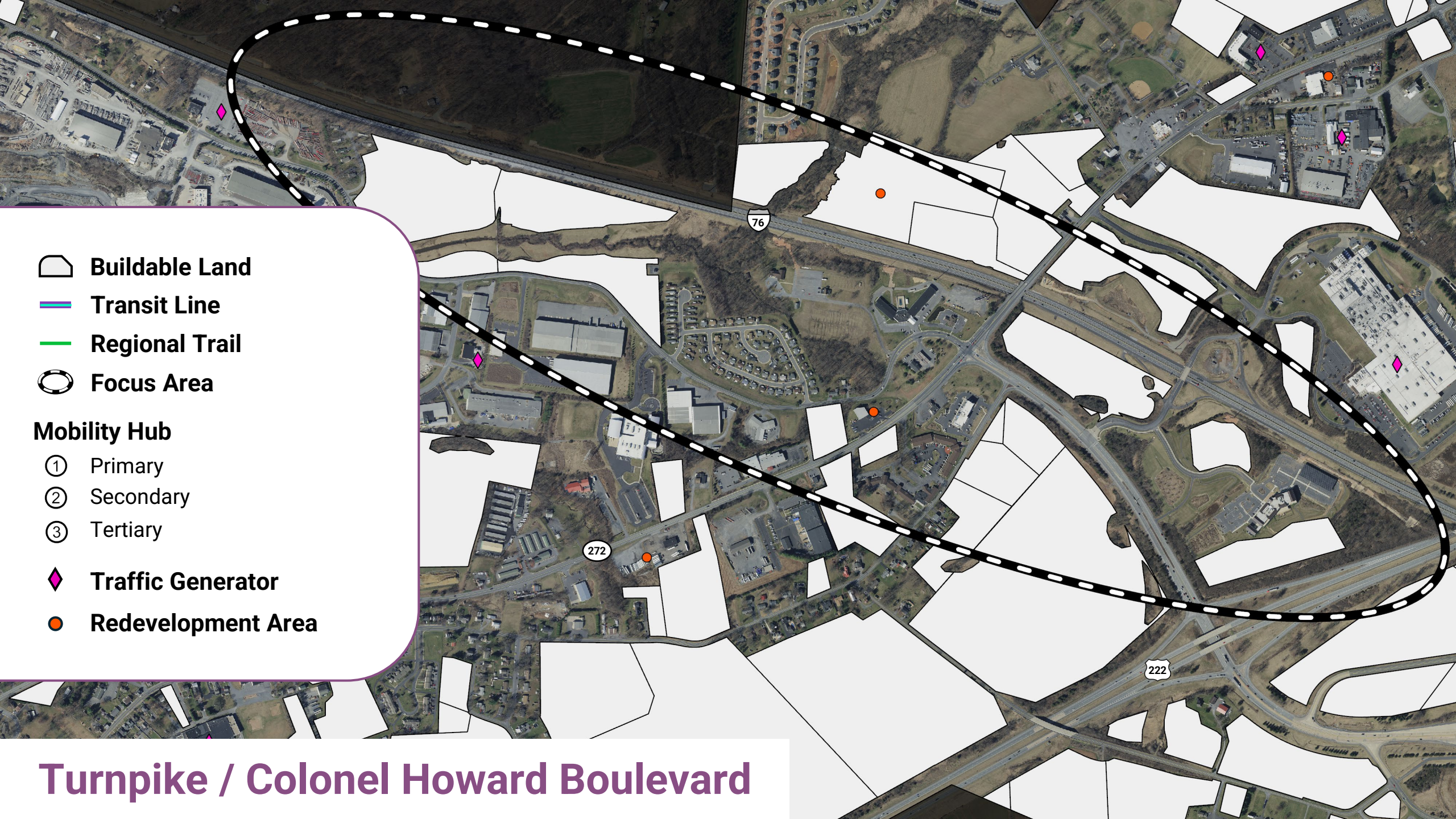
③ Tertiary

 Traffic Generator

 Within ½ Mile of
Transit Line

Turnpike / Colonel Howard Boulevard





 **Buildable Land**

 **Transit Line**

 **Regional Trail**

 **Focus Area**

Mobility Hub

① Primary

② Secondary

③ Tertiary

 **Traffic Generator**

 **Redevelopment Area**

Turnpike / Colonel Howard Boulevard

- 
-  Buildable Land
 -  Traffic Generator
 -  Redevelopment Area

Housing Type

-  Apartment - Complex
-  Apartment - Mixed
-  Condominium
-  Mobile/Manufactured Home
-  Senior Living
-  Single-Family Attached (Townhouse)
-  Single-Family Detached
-  Single-Family Semi-Detached

Housing



- Regional Trail
- Trails & Walking Paths
- Sidewalks

Connections

Zoning Classification

-  Agricultural
-  Natural / Parks
-  Lower Density Residential
-  Higher Density Residential
-  Mixed Use
-  Commercial
-  Institutional
-  Special District
-  Industrial

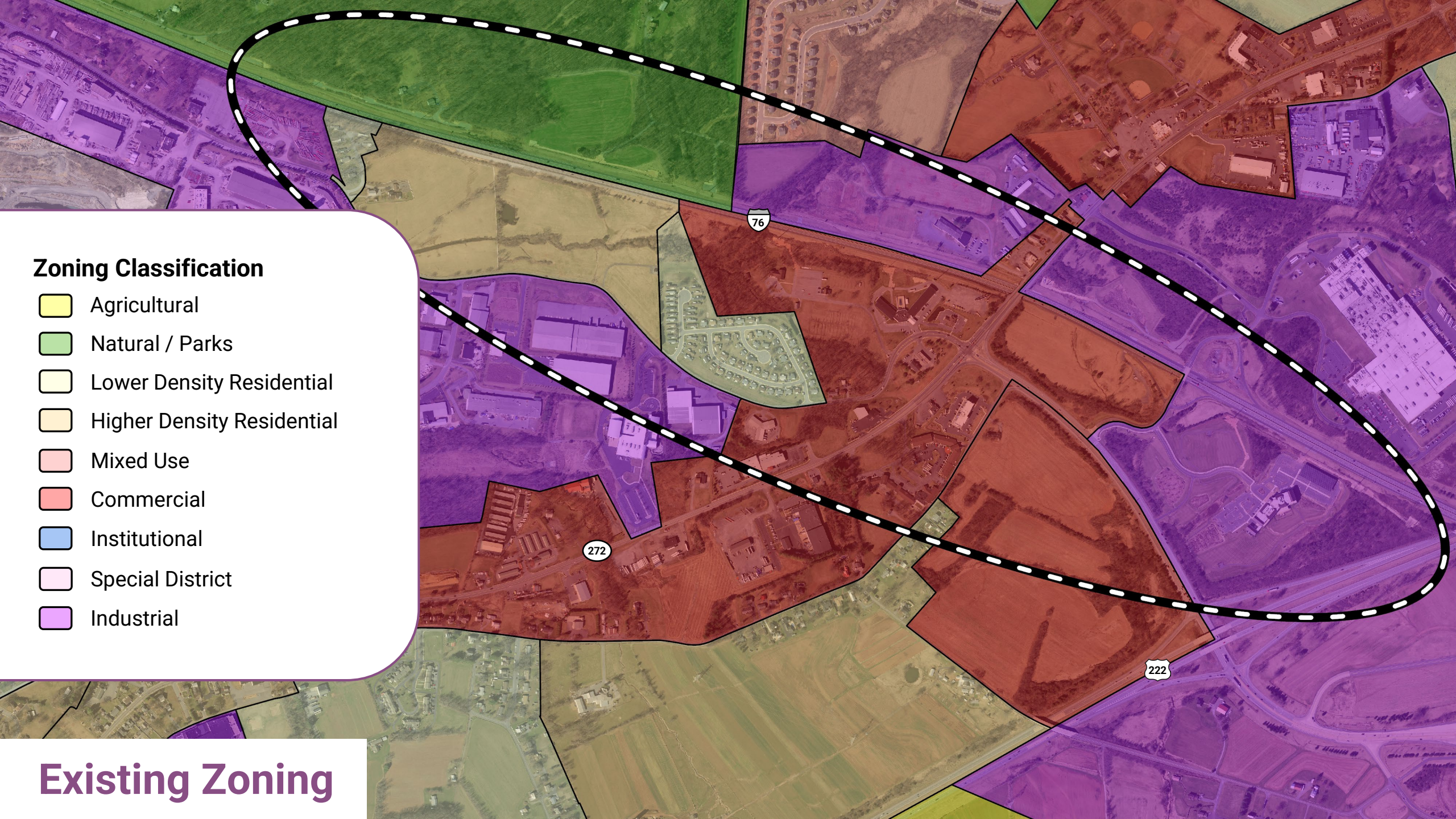
Existing Zoning



Zoning Classification

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-  Institutional
-  Special District
-  Industrial

Existing Zoning





Proposed rezoning of 23 acres
to I-1 (Light Industrial)
Possible 177,900 sq. ft. warehouse

Possible 208
housing units

-  Buildable Land
-  Proposed Rezoning
-  Reviewed or Built
- Rezoning Opportunity**
 -  Housing
 -  Industrial

Zoning Opportunities

South Akron / Brownstown

 Buildable Land

 Transit Line

 Regional Trail

 Focus Area

Mobility Hub

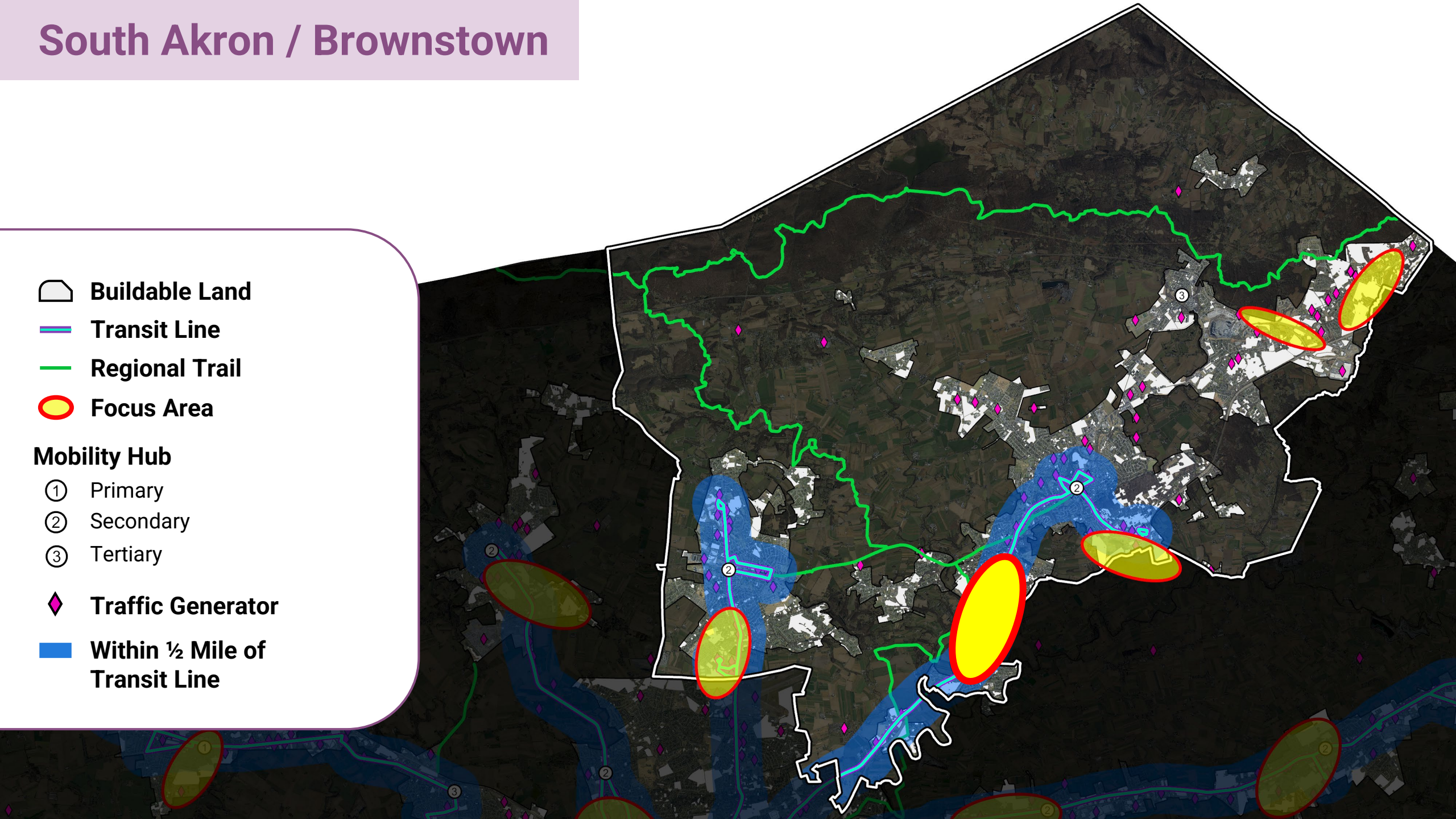
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 Traffic Generator

 Within ½ Mile of
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South Akron / Brownstown

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Mobility Hub

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 Traffic Generator

 Redevelopment Area



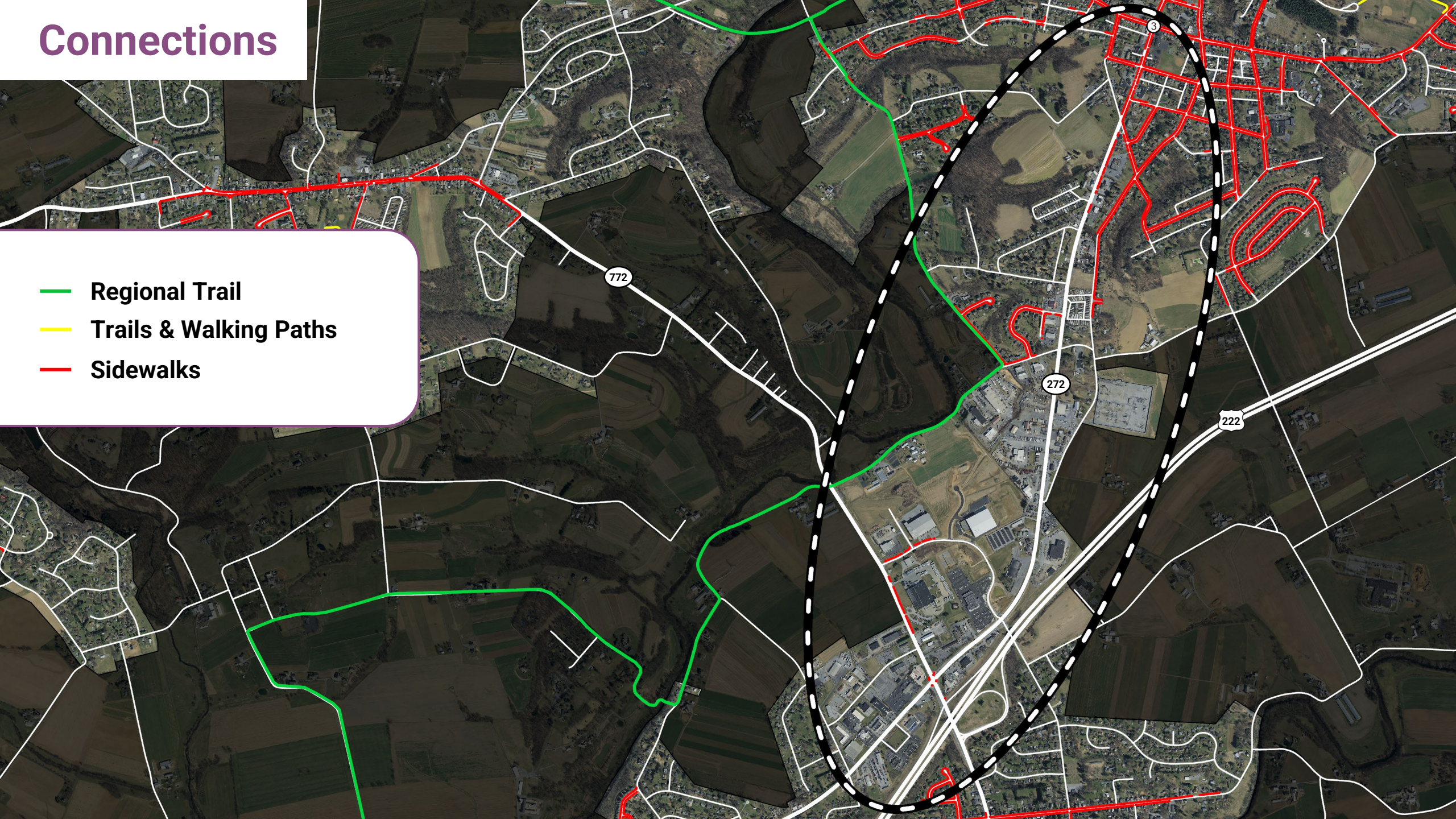
Housing

-  **Buildable Land**
 -  **Traffic Generator**
 -  **Redevelopment Area**
- Housing Type**
-  Apartment - Complex
 -  Apartment - Mixed
 -  Condominium
 -  Mobile/Manufactured Home
 -  Senior Living
 -  Single-Family Attached (Townhouse)
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 -  Single-Family Semi-Detached



Connections

- Regional Trail
- Trails & Walking Paths
- Sidewalks



Existing Zoning

Zoning Classification

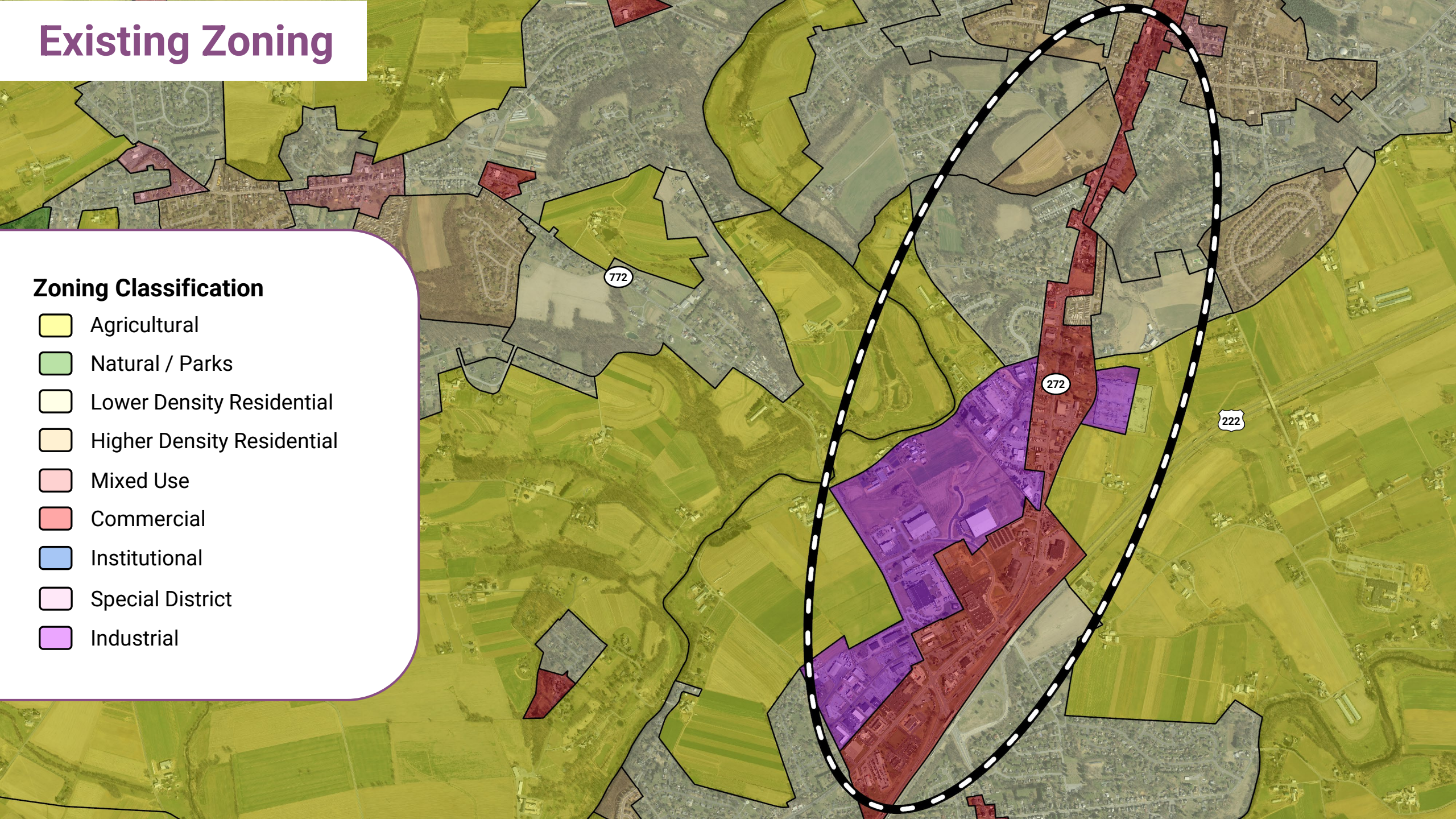
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Existing Zoning

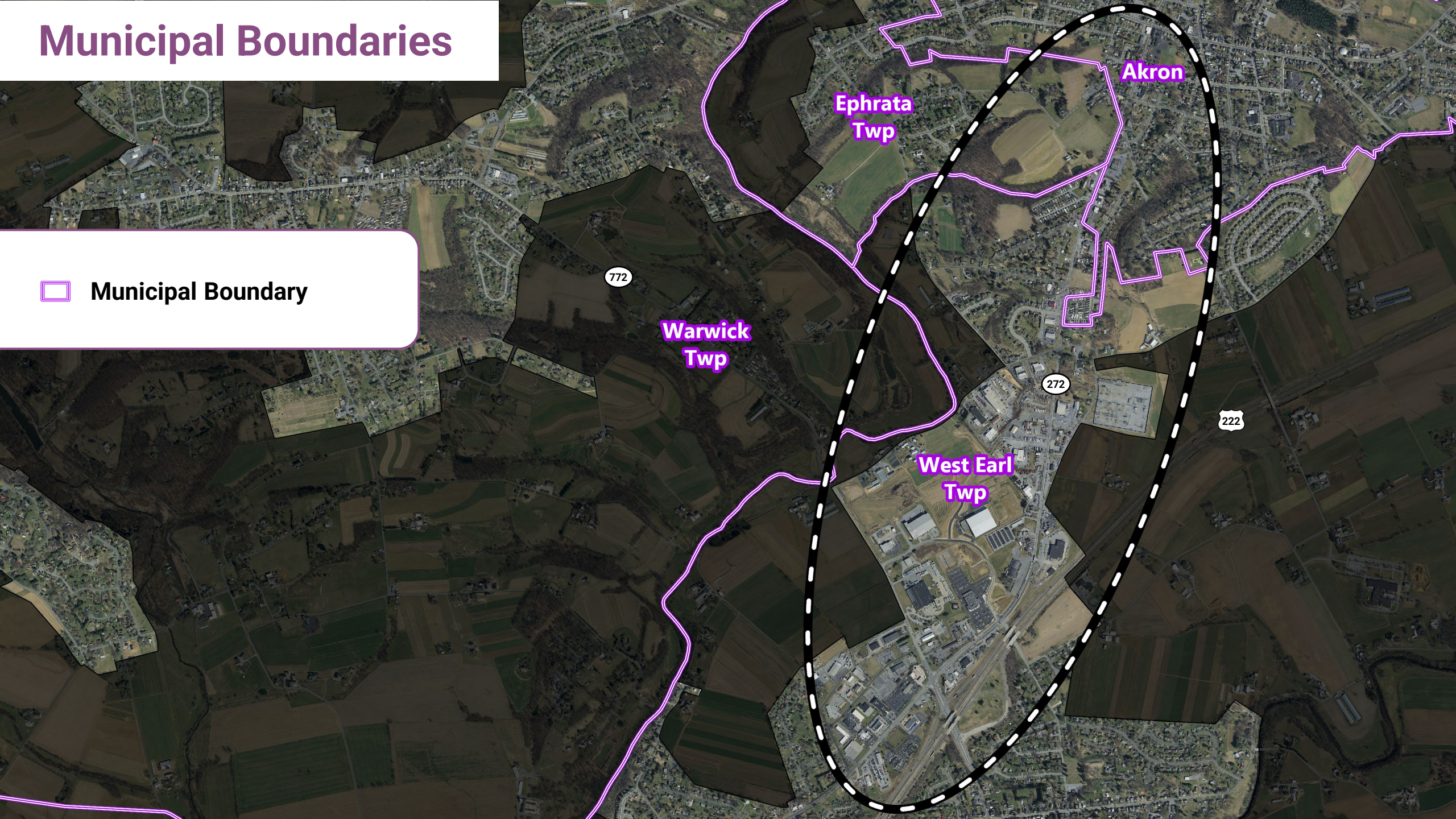
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Municipal Boundaries

 Municipal Boundary



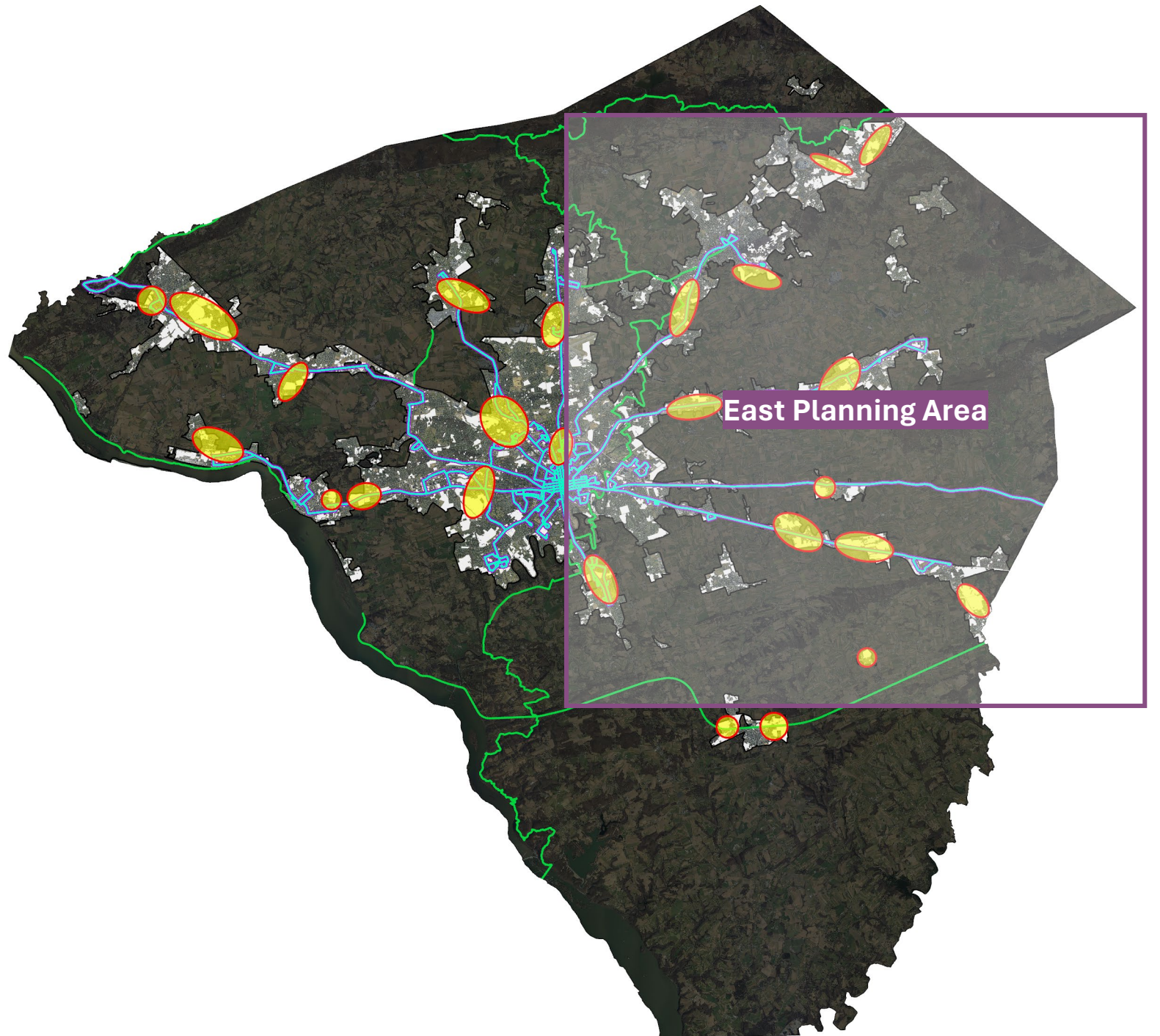
Zoning Opportunities

-  Buildable Land
 -  Proposed Rezoning
 -  Reviewed or Built
- Rezoning Opportunity**
-  Housing
 -  Industrial



Focus Areas

-  Buildable Land
-  Transit Line
-  Regional Trail
-  Focus Area



East

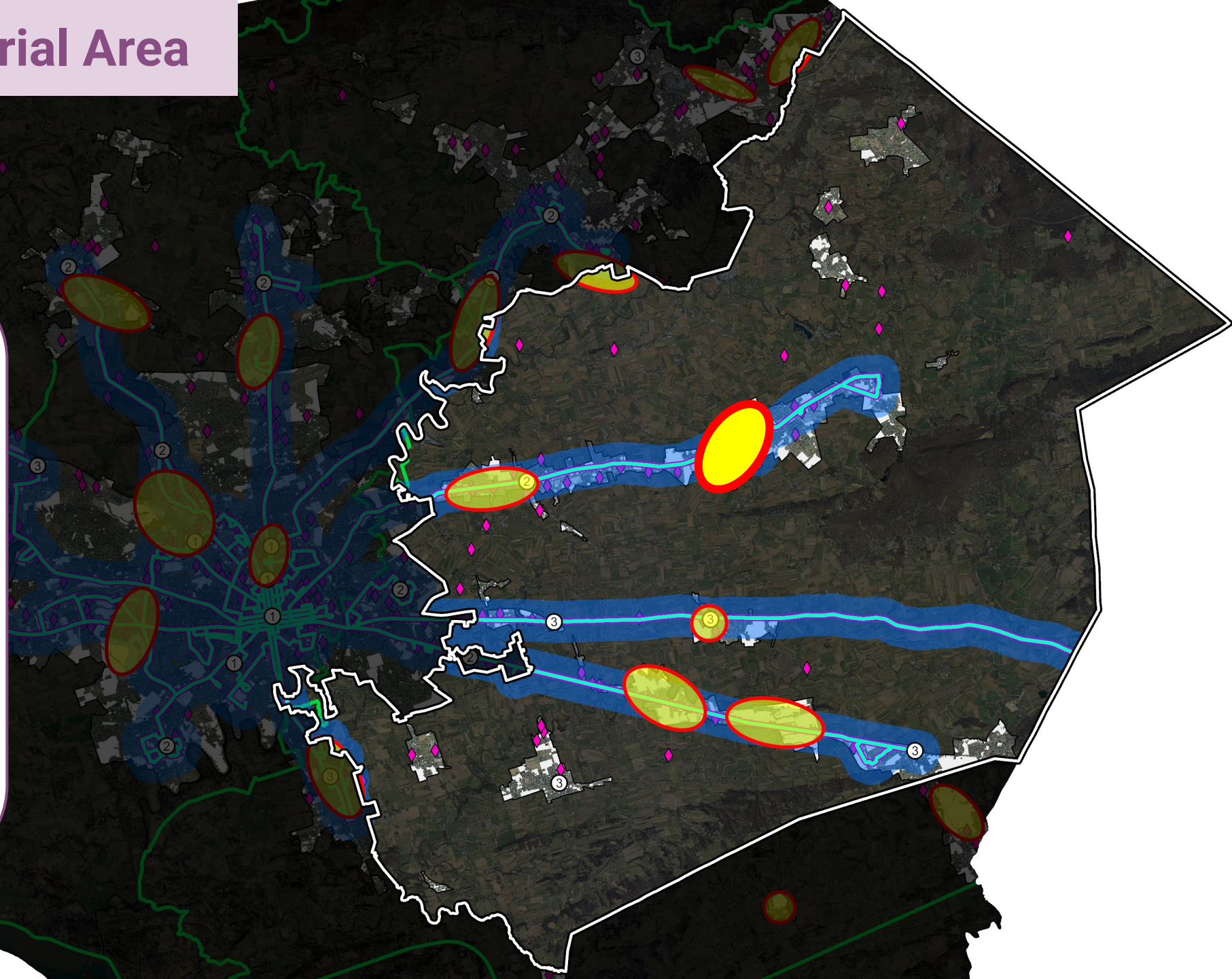
Mark Huber, Senior Planner

New Holland Industrial Area

-  Buildable Land
-  Transit Line
-  Regional Trail
-  Focus Area

Mobility Hub

- ① Primary
- ② Secondary
- ③ Tertiary
-  Traffic Generator
-  Within ½ Mile of Transit Line



New Holland Industrial Area

 Buildable Land

 Transit Line

 Regional Trail

 Focus Area

Mobility Hub

- ① Primary
- ② Secondary
- ③ Tertiary

 Traffic Generator

 Redevelopment Area

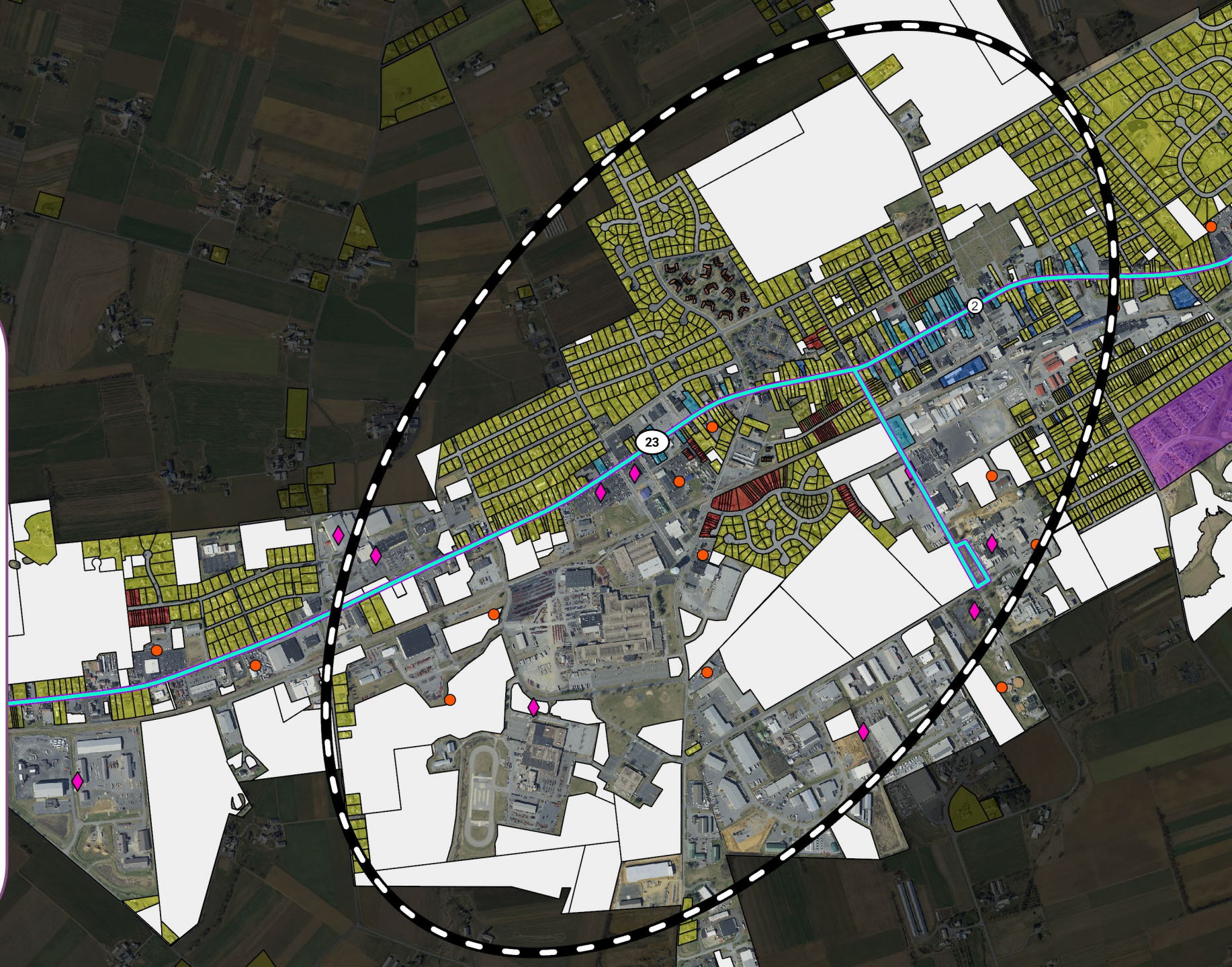


Housing

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-  Redevelopment Area

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Connections

- Regional Trail
- Trails & Walking Paths
- Sidewalks



Existing Zoning

Zoning Classification

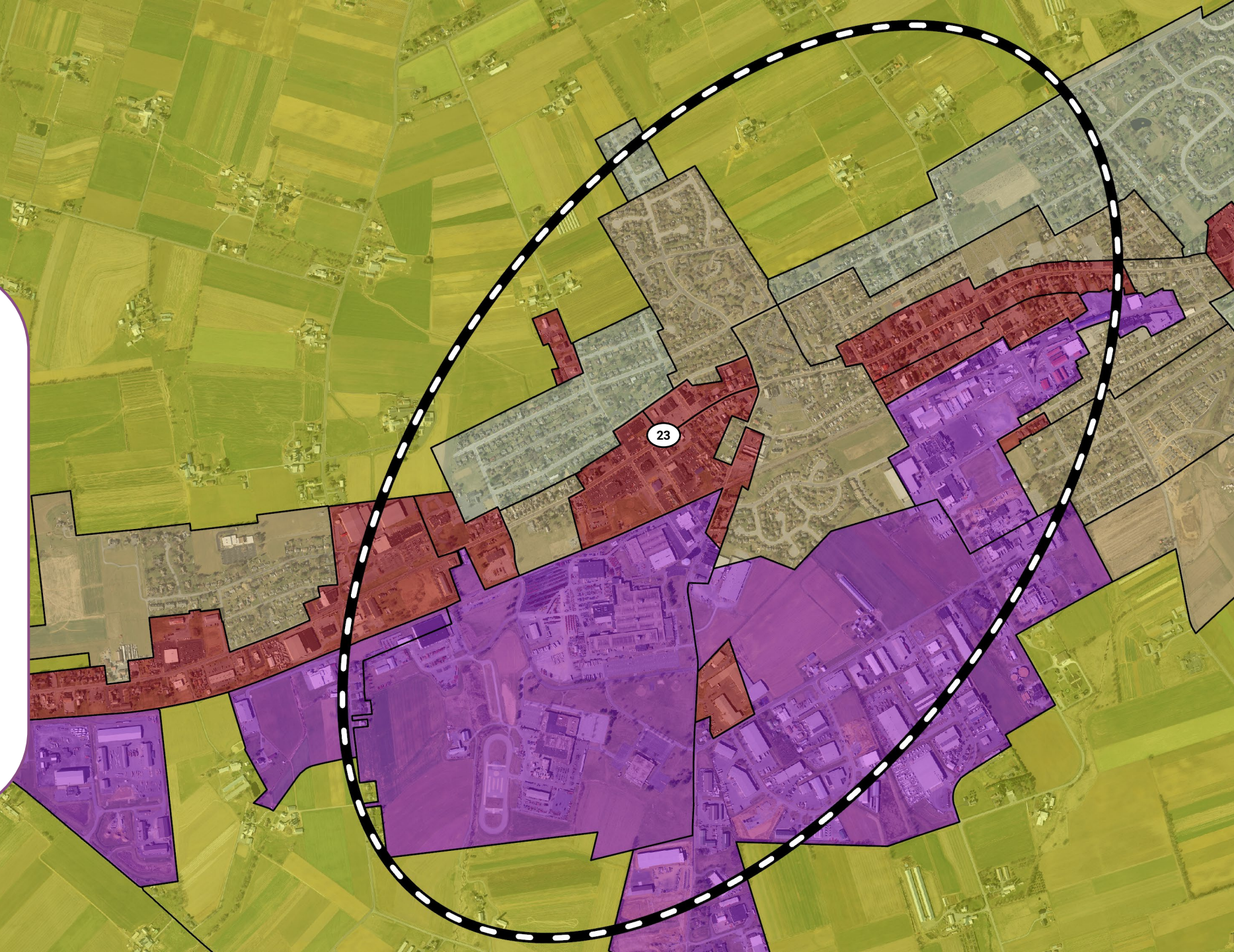
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Municipal Boundaries

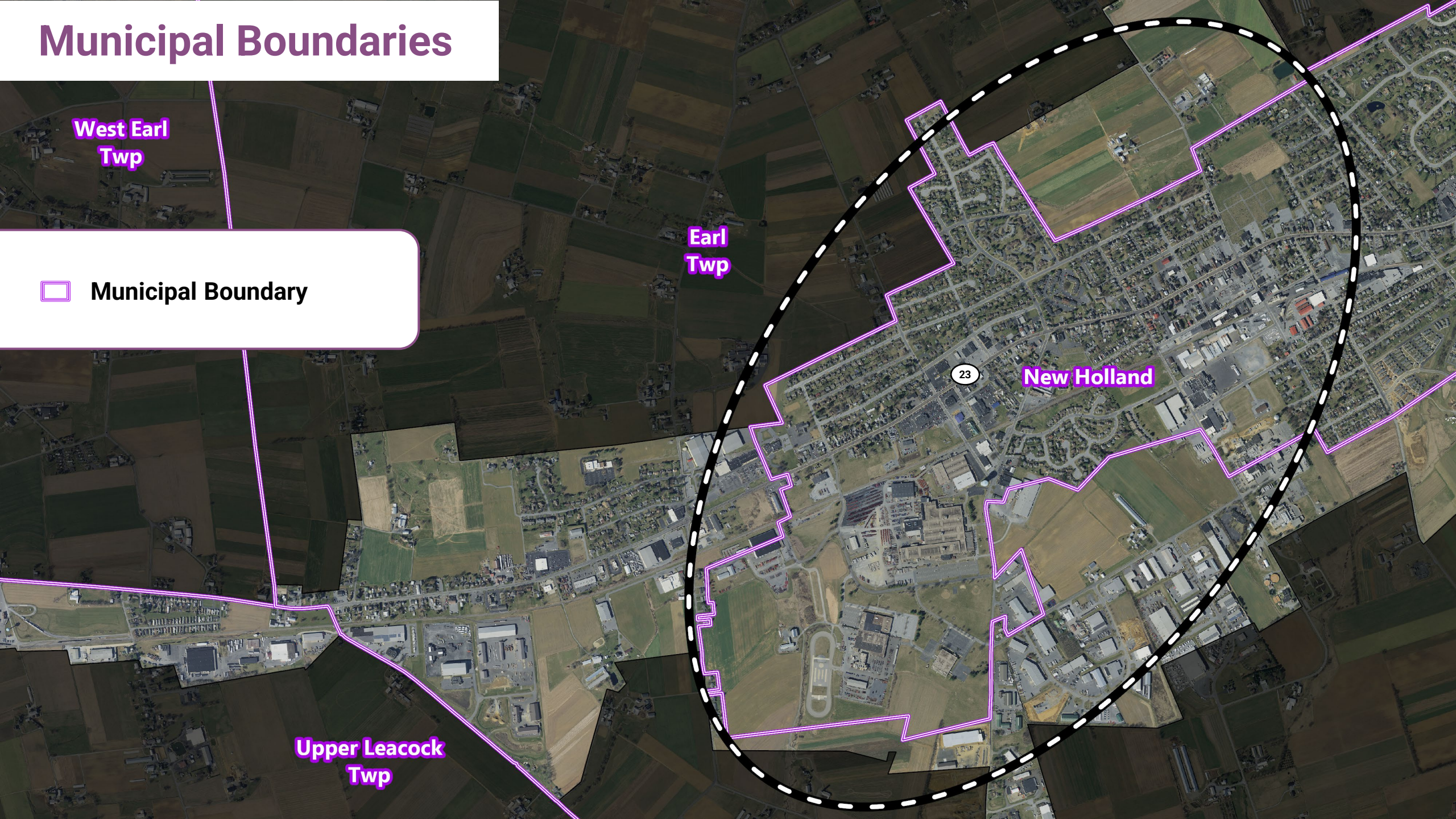
West Earl
Twp

□ Municipal Boundary

Earl
Twp

23
New Holland

Upper Leacock
Twp

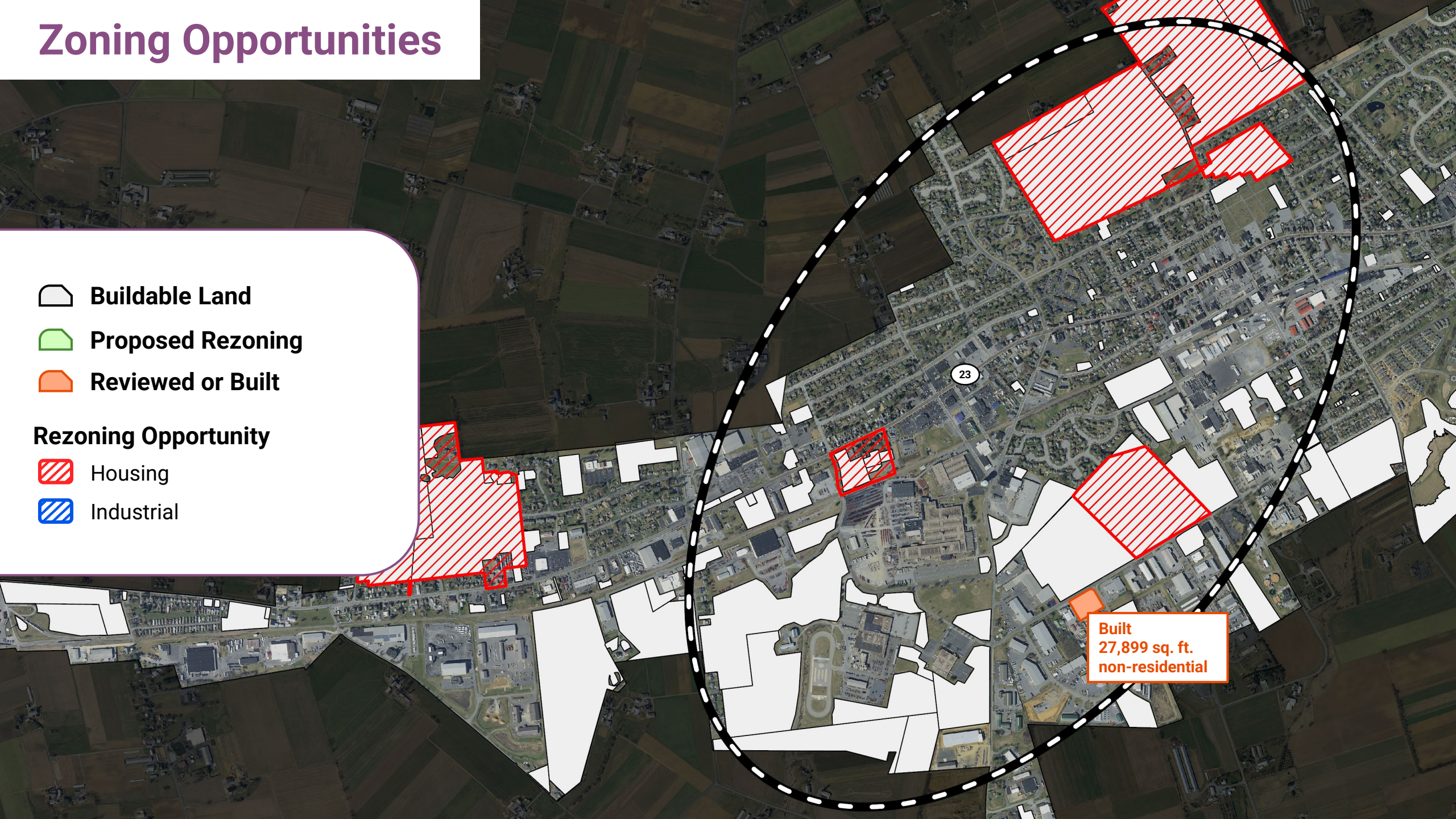


Zoning Opportunities

-  Buildable Land
-  Proposed Rezoning
-  Reviewed or Built

Rezoning Opportunity

-  Housing
-  Industrial



Next Steps

Kip Van Blarcom, Director for Implementation & Outreach

Homework

Please review all the focus areas in your region and tell us if you:

- Want to change the size or placement of these areas.
- Agree with the areas we prioritized. Please consider the input of adjacent municipalities!
 - Any areas that are “off the table”?
 - Any we should add?

In coming months, we'll work with you, the MPO, and other partners to consider more detailed studies of a few focus areas countywide.

These areas could potentially be prioritized for transportation funding, etc.

Fall 2024: Growth Area Wrap-Up

Based on all our criteria and your input, we'll:

- Recommend parcels to be added or removed from growth areas
- Suggest policy changes to improve the pattern of development
- Provide opportunities for you to accept or reject our recommendations
- Facilitate implementation of these changes



Spring 2025: Rural Issues

Next year, we'll focus on:

- Rural Special Districts – Nodes of commercial and industrial activity
 - Are there enough of them?
 - Are they in the right places?
 - Does zoning incentivize what we want to see?
- Rural residential zoning – Far more than needed to accommodate rural population



Department Update

Scott W. Standish, Executive Director

Transportation Plans & Programs

- Metropolitan Transportation Plan – connects2050
- 2025-2028 Transportation Improvement Program
- Traffic Safety Action Plan
- Freight Plan
- Lancaster Heritage Pathway



Other Plans & Tools

- Lancaster Train Station Small Area Plan
- Update to Lancaster County Regional Open Space Plan
- Act 167 Stormwater Plan
- Guides for:
 - Character Zones
 - Simplified Zoning





Thank you!