LANCASTER COUNTY
PLANNING

Pequea Valley Region
Comprehensive Plan Committee Meeting

Salisbury Township

Thursday, September 12, 2024 at 1:30 p.m.

Agenda

Welcome / Schedule
Sharon Cino

Background & Snapshot of the Region

Jobs & Housing

Related Initiatives

Outreach Activity
Sam McMinn

Next Meeting & Survey Update
Sharon Cino

Schedule

May – June 2024

Taking Care of What We Have

- Agricultural & natural land
- Water quality & stormwater

July – August 2024

Creating Great Places

- Housing choice
- Placemaking

September – October 2024

Connecting People, Place, & Opportunity

- Jobs, housing, & transportation

November – December 2024

Growing Responsibly – Rural Areas

- Industrial land
- Infill & reinvestment

January – February 2025

Growing Responsibly – Urban Areas

- Rural special districts
- Rural residential zoning

March – April 2025

Thinking Beyond Boundaries

- Consistent planning & regulation

Background & Snapshot of the Region

Sharon Cino, Senior Planner

TIN Meeting

- Kip spoke at TIN meeting on August 28, focusing on housing issues
- Opened our eyes to challenges in community and efforts to address them
- Would like to continue engaging with this group

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

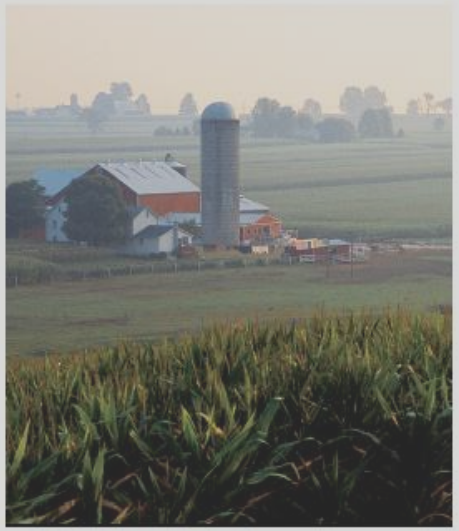
- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- 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

Policies

Connecting People, Place, & Opportunity

- 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

Today's Discussion

Connecting People, Place, & Opportunity

Today, we'll be focusing on **transportation**, including ways to:

- Improve safety
- Increase pedestrian and bicycle connections and options for public transit
- Link corridor improvements to character zones

We will also highlight priority roads and intersections. This will be useful later when we map out issues and opportunities.

Snapshot of the Region

Census 2010 Population
21,413

Census 2020 Population
22,818

	Population			Growth Rate
	Census 2010	Census 2020	ESRI 2024	(2010-2024)
Lancaster County	519,445	552,984	562,129	8.2%
Pequea Valley	21,413	22,818	22,628	5.7%
USA	308,745,538	331,449,281	338,440,954	9.6%

Source: ESRI Business Analyst, 2024

	Pequea Valley			Growth Rate (2010-2024)		
	Census 2010	Census 2020	2024 Estimates	Pequea Valley	County	USA
Population	21,413	22,818	22,628	5.7%	8.2%	9.6%
Under 20	8,033	7,951	7,903	-1.6%	-2.2%	-3.2%
Age 20-44	6,080	6,743	6,943	14.2%	10.0%	9.9%
Age 45-64	4,811	4,759	4,253	-11.6%	-6.3%	1.2%
Age 65+	2,489	3,365	3,529	41.8%	49.6%	52.5%

Source: ESRI Business Analyst, 2024

Snapshot of the Region

- Median household income is higher in Pequea Valley than the rest of the county

Median Income (Pequea Valley)
$97,367

Median Income (Lancaster County)
$85,664

2024 Household Income	Income			Percentage		
	Pequea Valley	Lancaster County	United States	Pequea Valley	Lancaster County	United States
2024 Households by Income Base	6,995	211,071	130,713,043			
2024 Household Income less than $15,000	300	11,622	11,252,362	4.3%	5.5%	8.6%
2024 Household Income $15,000-$24,999	188	10,637	8,187,478	2.7%	5.0%	6.3%
2024 Household Income $25,000-$34,999	340	11,926	8,788,709	4.9%	5.7%	6.7%
2024 Household Income $35,000-$49,999	724	22,171	13,148,330	10.4%	10.5%	10.1%
2024 Household Income $50,000-$74,999	1,138	34,960	20,540,772	16.3%	16.6%	15.7%
2024 Household Income $75,000-$99,999	881	28,658	16,763,985	12.6%	13.6%	12.8%
2024 Household Income $100,000-$149,999	1,691	44,429	23,034,753	24.2%	21.0%	17.6%
2024 Household Income $150,000-$199,999	732	21,999	12,472,682	10.5%	10.4%	9.5%
2024 Household Income $200,000 or greater	1,001	24,669	16,523,972	14.3%	11.7%	12.6%
2024 Median Household Income	$97,367	$85,664	$79,068			
2024 Median Disposable Income	$77,568	$68,912	$63,562			
2024 Median Net Worth	$347,985	$289,567	$225,545			
2024 Per Capita Income	$38,523	$42,931	$43,829			

Source: ESRI Business Analyst, 2024

Snapshot of the Region

- Attracting good employers to the Pequea Valley Region
- Top jobs:
  - Construction
  - Manufacturing
  - Retail trade
  - Healthcare/social assistance
  - Accommodation/food services

Employment Trends

Top Jobs for Pequea Valley Residents, 2024	Employed	Percent
Construction	1,742	15.9%
Manufacturing	1,771	16.1%
Retail Trade	1,765	16.1%
Health Care/Social Assistance	850	7.7%
Accommodation/Food Services	798	7.3%

Source: ESRI Business Analyst, 2024

Top Jobs Located in Pequea Valley, 2024		
Construction	1,344	19.0%
Retail Trade	1,114	15.7%
Accommodation & Food Services	857	12.1%
Food Services & Drinking Places	578	8.2%
Educational Services	446	6.3%

Source: ESRI Business Analyst, 2024

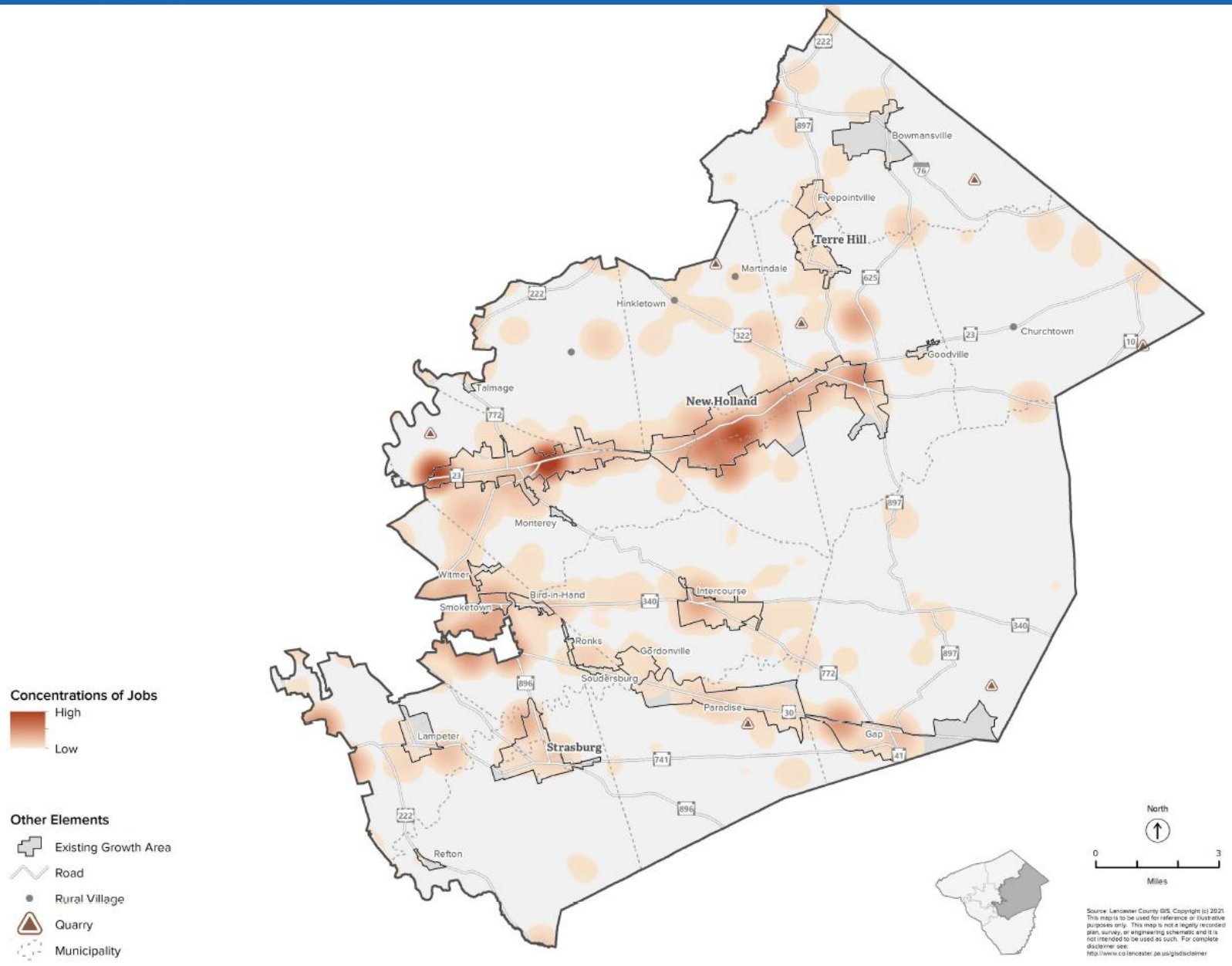
Jobs & Housing

Jobs

East Planning Area

Jobs in this area are:

- More concentrated than housing
- Generally found in/near growth areas

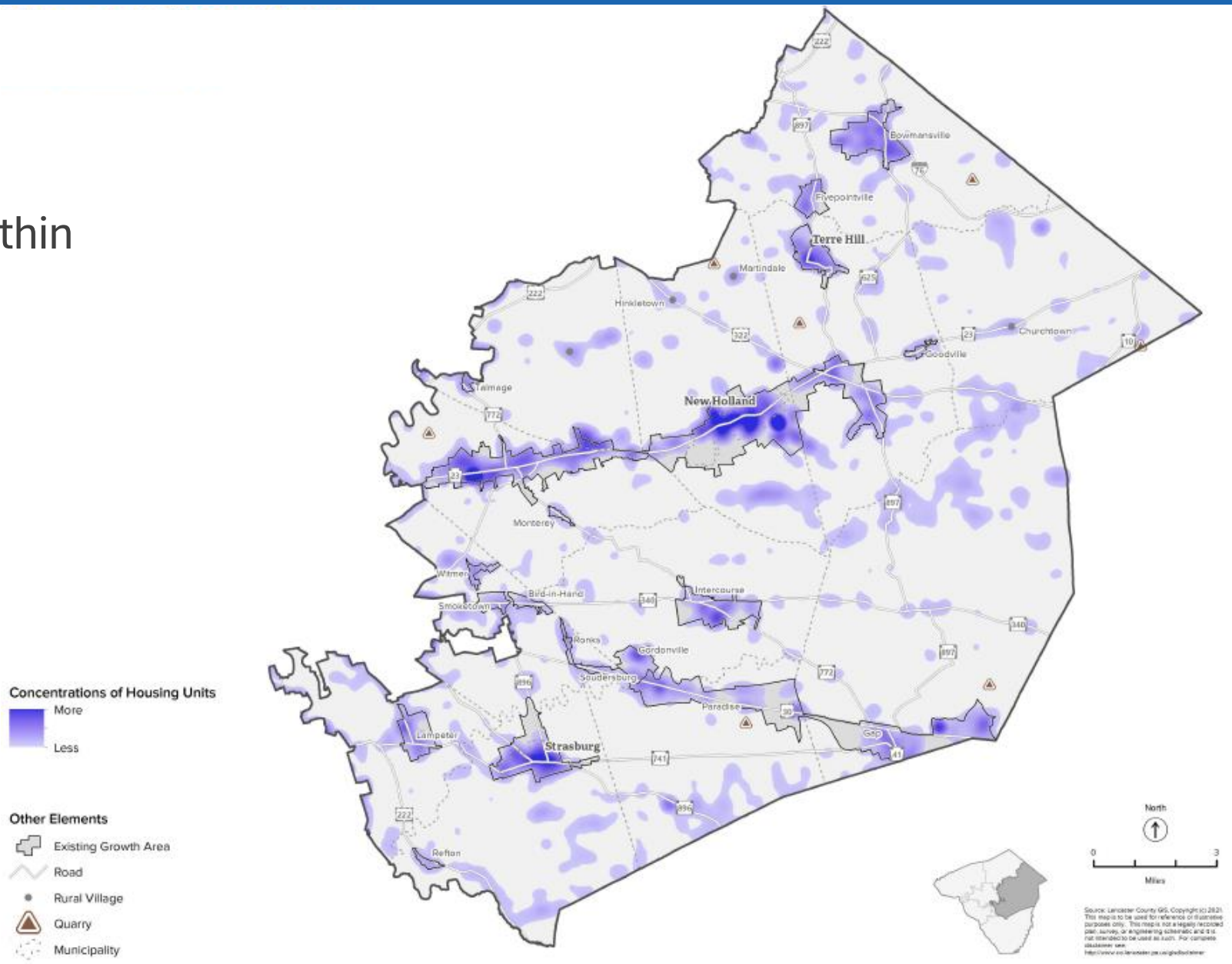


Housing

East Planning Area

Housing in this area is:

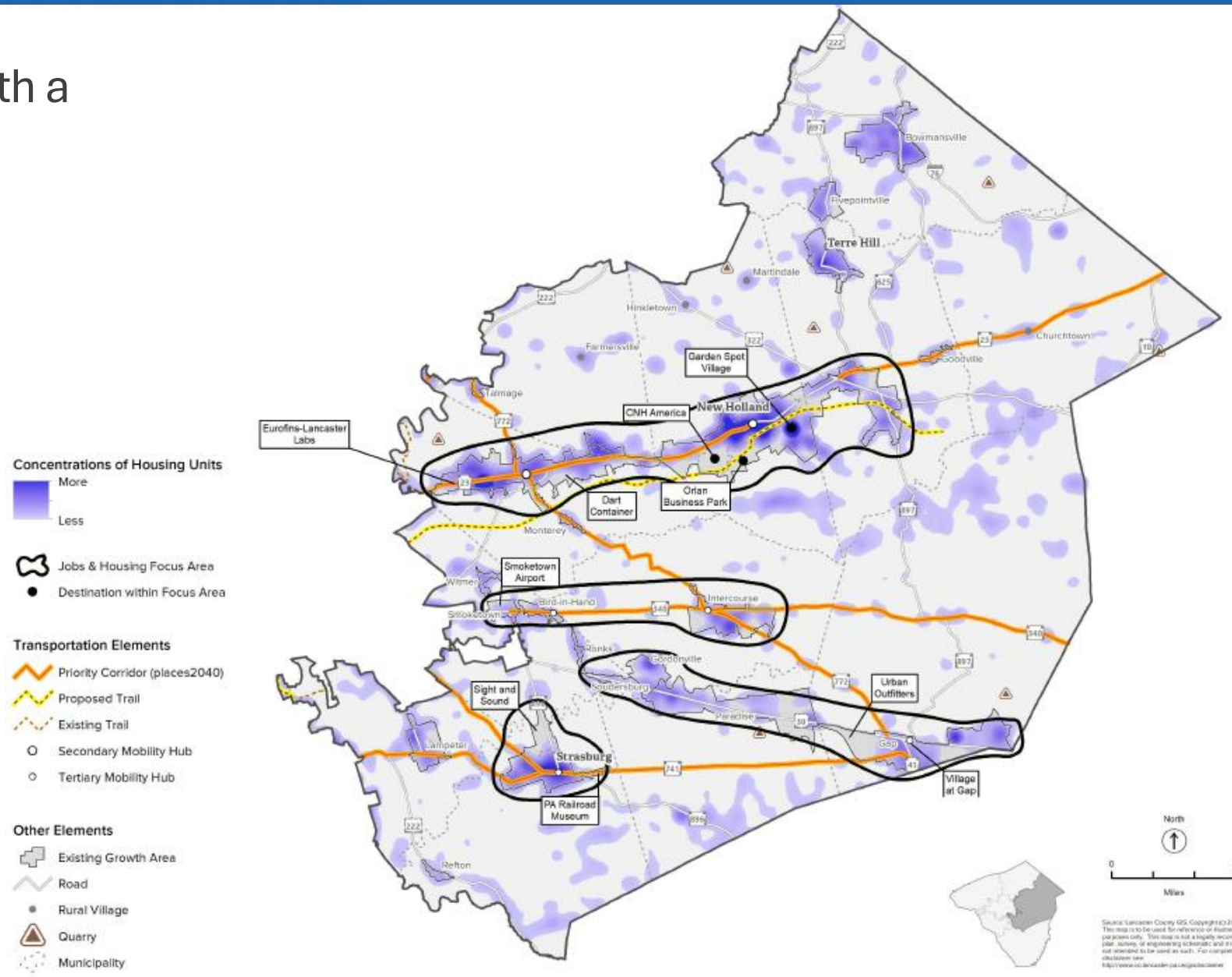
- More dispersed than jobs
- Generally concentrated within growth areas



Priority Corridors

East Planning Area

Priority corridors are areas with a concentration of both jobs and housing



Origins & Destinations

East Planning Area

Rank	Top 10 Local Commuting Pairs (East Planning Area)		# of Commuters	% of Commuters
1	Upper Leacock Twp.	Lancaster City	1,250	4%
2	Salisbury Twp.	Salisbury Twp.	1,172	4%
3	Upper Leacock Twp.	Upper Leacock Twp.	1,122	4%
4	Leacock Twp.	Leacock Twp.	1,010	3%
5	Earl Twp.	Earl Twp.	946	3%
6	East Earl Twp.	East Earl Twp.	862	3%
7	Upper Leacock Twp.	Manheim Twp.	818	3%
8	New Holland Boro.	New Holland Boro.	804	3%
9	New Holland Boro.	Lancaster City	712	2%
10	Upper Leacock Twp.	E. Lampeter Twp.	711	2%

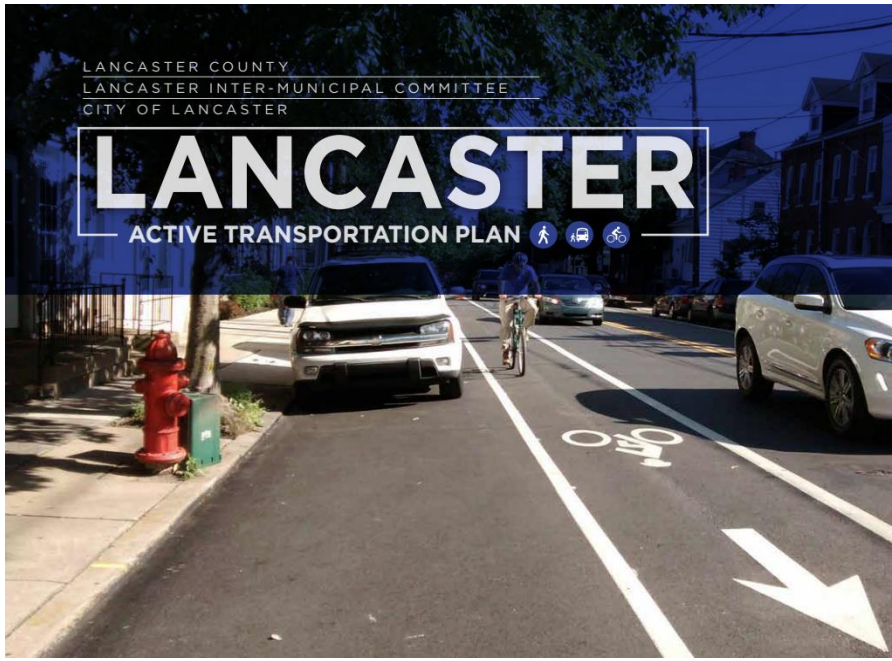
Related Initiatives

Connects2050 Plan

- Adopted June 2024
- Integrates *places2040* policies
- Identifies transportation projects to accommodate expected growth

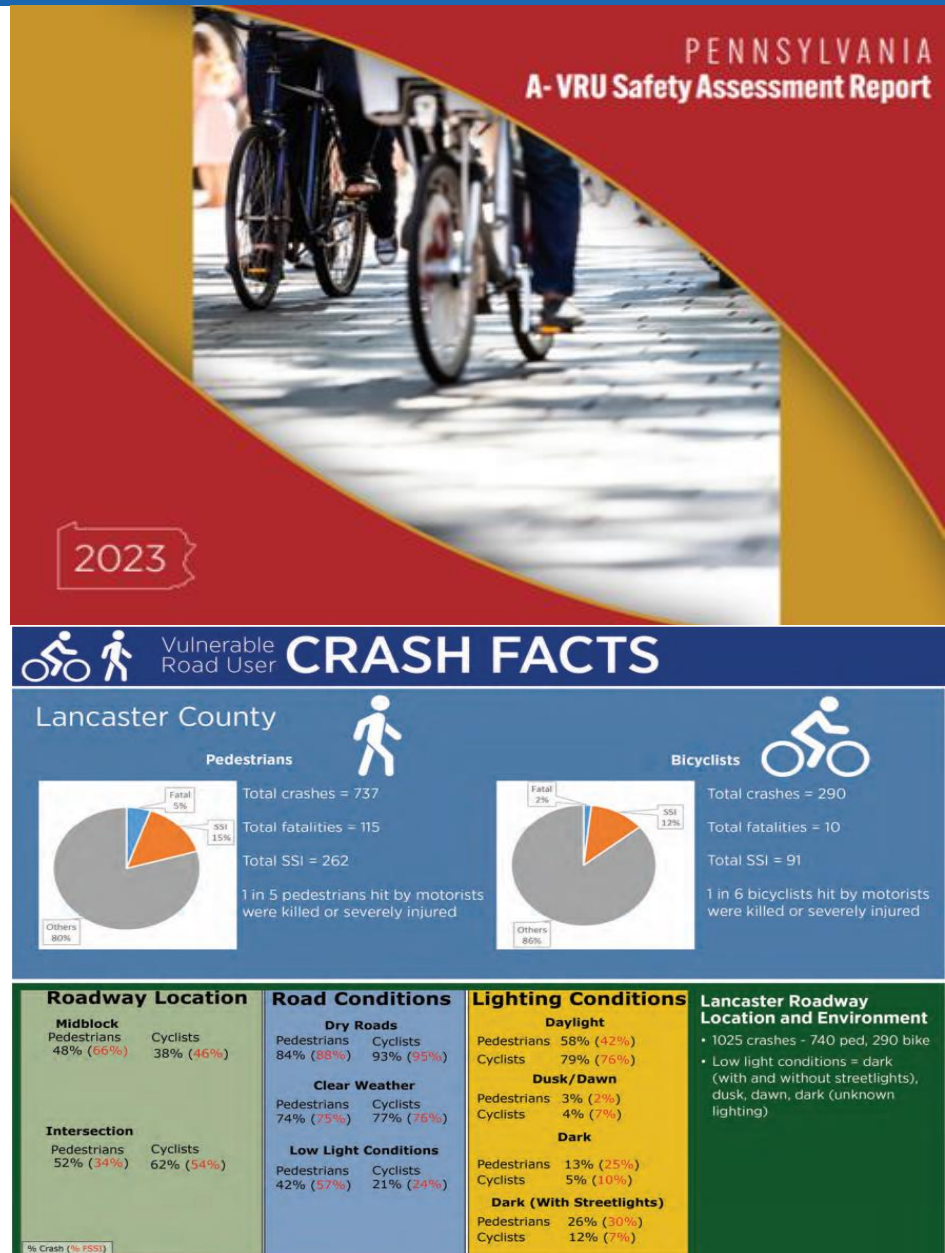
Lancaster Active Transportation Plan

- Adopted 2019
- Countywide plan to facilitate walking, biking, and safety improvements for non-motorized transportation
- Links corridor improvements to character zones
- Highlights priority roads and intersections



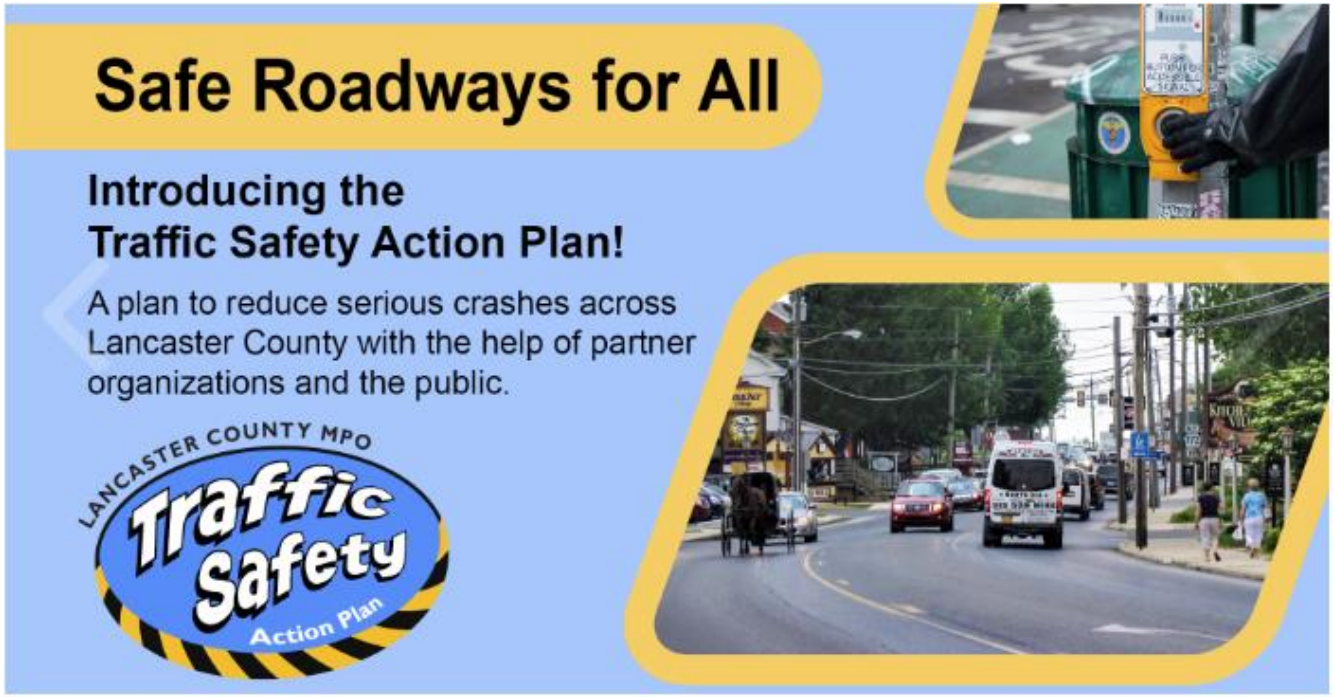
PA Vulnerable Road User Assessment

- Adopted in 2023
- Includes toolkit and policy recommendations to improve pedestrian and bicycle safety
- Recommendations based on PA's Vulnerable Road User (VRU) Safety Assessment (2023)



Traffic Safety Action Plan

- Expected to be completed in 2025
- Lancaster County MPO is creating the plan to reduce number of pedestrian traffic crashes
- Based on countywide crash data and public input
- Catch us at the Gordonville Mud Sale on September 21, 2024



2025-2028 TIP

- Adopted in June 2024
- Determine the funding needed to address needs and issues
- Municipal Needs Inventory:
  - Roadway resurfacing from east of Carriage Drive to US 30
- TIP Needs Inventory:
  - PA 741 non-motorized user improvements
  - Wider shoulders on Route 741
  - South Vintage Road Improvements

Future Land Use & Transportation Map

Character Zones

Natural
- Preservation
- Conservation

Agriculture
- Preservation
- Conservation

Rural Community
- Core
- Other Developed

- Suburban
- Urban

Urban Core
- Borough
- City

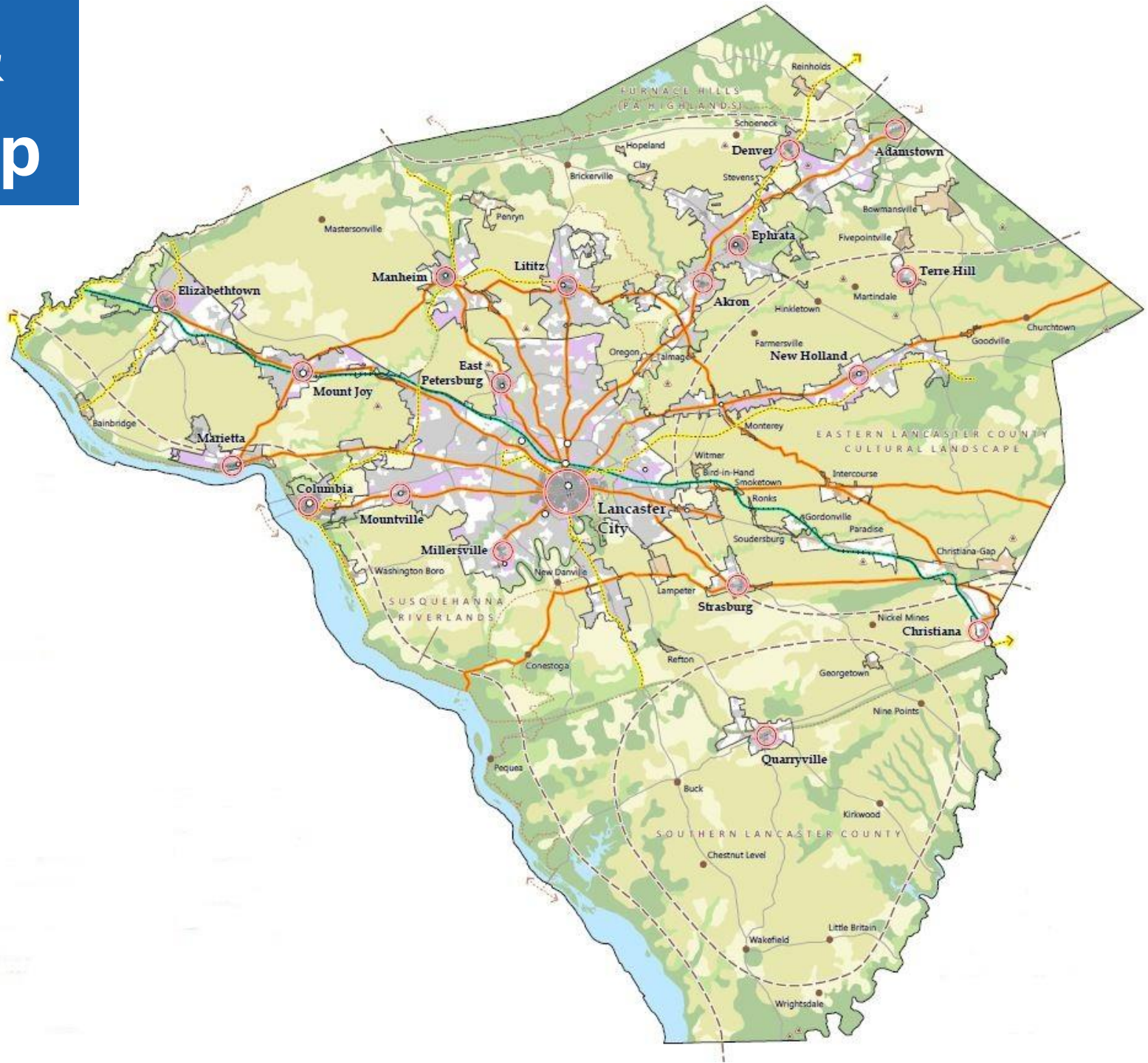
- Special District
- Buildable Land

Priority Places

Communities
- Growth Area
- City or Borough
- Potential Growth Area
- Rural Village

Corridors
- Road
- Proposed Trail
- Existing Trail
- Amtrak Line
- Multimodal Hub (Amtrak/RRTA)

- Landscapes



Example: Regional Future Land Use Map

Character Zones

Natural
- Preservation
- Conservation

Agriculture
- Preservation
- Conservation

Rural Community
- Core
- Other Developed

Suburban

Urban

Urban Core
- Borough
- City

Special District

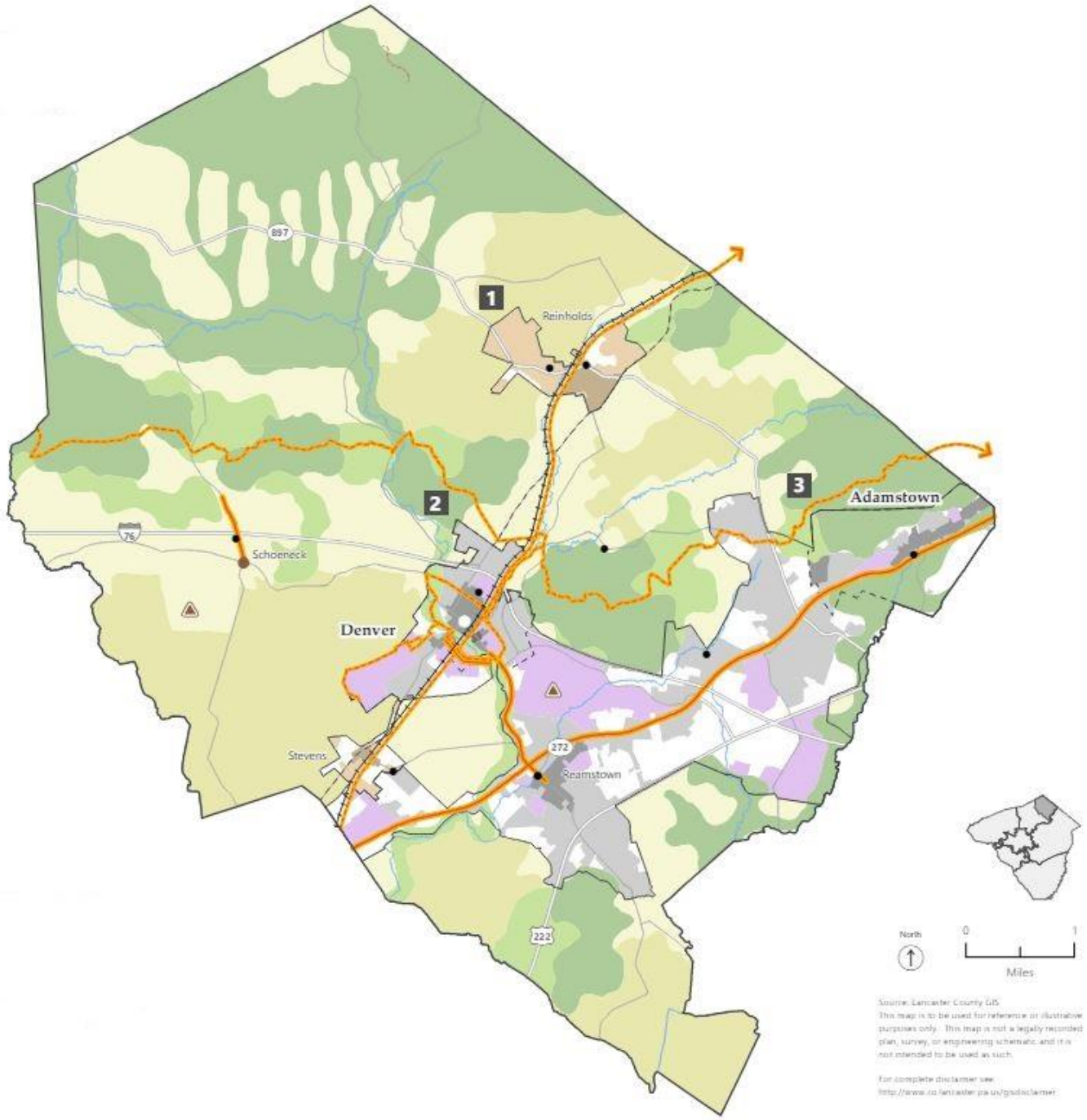
Buildable Land

Priority Places

Communities
- Growth Area
- City or Borough
- Potential Growth Area
- Rural Village

Corridors
- Road
- Proposed Trail
- Existing Trail
- Amtrak Line
- Multimodal Hub (Amtrak/RRTA)

Landscapes



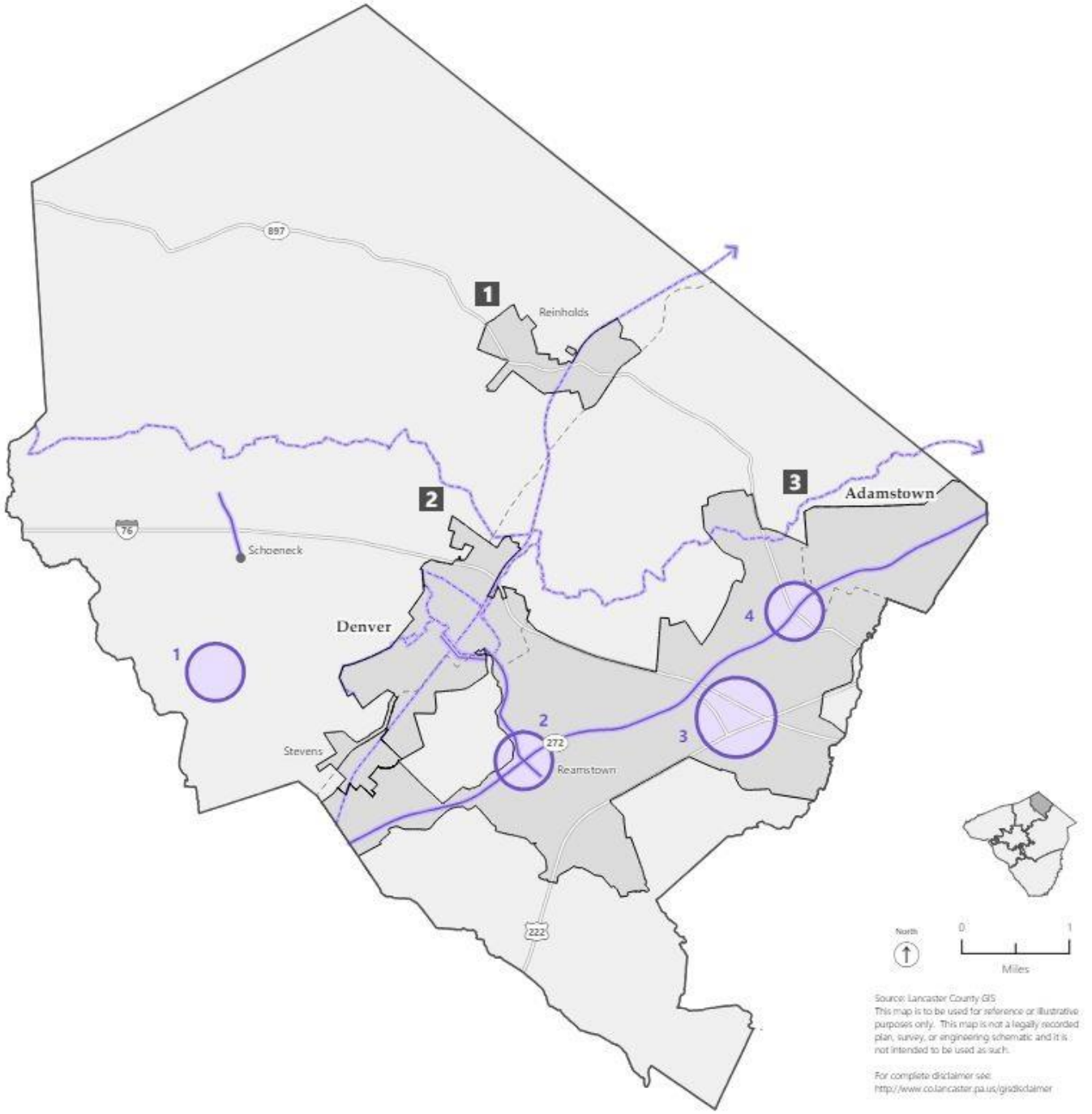
Example: Issue & Opportunity Map

Priority Places

- Area
- Priority Road
- Priority Trail
- Node

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village



Outreach Activity

Sam McMinn, Planner

Next Meeting & Survey Update

Sharon Cino, Senior Planner

Survey Update

- Survey provided during TIN meeting held on August 28
- Survey copies will be made available at Leacock Township, Salisbury Township, and Paradise Township
- Survey is open until September 30

Next Committee Meeting

- The next meeting will tentatively be held in October or November
- The Big Idea for this meeting will be **Growing Responsibly**

Thank you!

https://lancastercountyplanning.org/301/Pequea-Valley-Region