Examples of the communities, corridors, and landscapes that define Lancaster County

The first phase of LCPC’s online engagement tool debuted at the November 4, 2015 kickoff event for places2040

Lancaster County Board of Commissioners

Chair                     Dennis P. Stuckey
Vice Chair               Scott F. Martin
Commissioner            Craig E. Lehman

Lancaster County Planning Commission

Chair                     Leo S. Lutz
Vice Chair               Scott Haverstick
Secretary                Dennis Groff

Jeffrey Funk
David Kratzer, Jr.
Terry Martin
Pete Soto
Kathy Wissong
Alice M. Yoder

James R. Cowhey, AICP • Executive Director

Community Planning
Frank Behlau, AICP • Director
Randy Heilman, AICP
Melissa Kelly, RLA, ASLA
Gwen Newell, RLA, AICP
Brian Reid
Dean Severson, AICP
Brad Stewart
Sharyn E. Young

Countywide Planning
Scott Standish • Director
Michael Domin, AICP
Mary Frey, AICP
Lindsay Graham
Emma Hamme, AICP
Mark Huber, RLA
Rose Long, EDP
Kip Van Blarcom

Transportation Planning
Dave Royer • Director
Lauri Ahlskog, AICP
Gary Jones
Marvin Maurer
Harriet Parcells, AICP

Administrative Staff
Christie Jolly • Office Manager
Jennifer Cochran
Tina Elliott
Farah Eustace
Marie Quigg
Marilyn Sachs
Annette Swade
Latoya Westbrook

(cover) Examples of the communities, corridors, and landscapes that define Lancaster County
(left) The first phase of LCPC’s online engagement tool debuted at the November 4, 2015 kickoff event for places2040
Keeping This Changing Place Special

Since its inception in 1958, the Lancaster County Planning Commission has been tasked with assisting county residents and leaders with managing the change that is a constant for our county. The primary focus of the commission and staff in 2015 was to continue the work on the county comprehensive plan. Called places2040, the plan will provide a look at the changes that have occurred since the adoption of the current plan in 2006 and make recommendations about how to manage the changes expected in the next twenty-five years. The simple goal of the plan, while complex in execution, is to keep this changing place a special place.

The process of completing the new plan really hit its stride in 2015. The first report, Lancaster County: A Changing Place, 2000–2015, was completed. The report presented data in easy to read charts and graphs that illustrated how the county has changed in the areas of demographics, building environment, agricultural preservation, and infrastructure and transportation. The report was released in coordination with a kickoff event with speaker Ed McMahon who spoke about how Lancaster County can retain its unique sense of place in the face of constant change. Throughout the year, the commission engaged stakeholders, leaders, and citizens through various media in order keep the public informed. This engagement provided opportunities for the public to provide ideas and thoughts about the future of the county. The plan process will continue through 2016 with adoption of the plan anticipated for early 2017.

Transportation planning is a primary function of the department, and 2015 represented an opportunity to continue important work on the 2016 update to the Long-Range Transportation Plan called Connections 2040. The plan will set the goals for continued improvement to our network of roads, bridges, and transit connections. The commission completed another round of Smart Growth Transportation funding and continued work on Complete Streets implementation. This planning is done in coordination with established county comprehensive planning goals and objectives.

The LCPC Planning Partners Education Program continued to be popular with citizens, professional planners, engineers, architects, as well as elected and appointed municipal officials. This work of providing education to the community is core to our mission and I’m happy to report that over a thousand people participated in 2015. The topics were chosen carefully from a wide variety of offerings to be relevant and of value and use to our partners.

Partnerships are of vital importance to the commission’s ability to put plans into action. This past year saw town planning and urban design principles implemented in Millersville Borough’s work on a downtown plan and Leacock Township’s initiative around community character for the Village of Intercourse. A historic resource inventory was completed in cooperation with fourteen boroughs. Also with Leacock Township, initial work was completed on the Old Philadelphia Pike Heritage Byway which will help to preserve this scenic corridor in the heart of Lancaster County.

I hope this short letter of introduction has piqued your interest to read more about our work in 2015. The Lancaster County Planning Commission and staff are looking ahead to 2016 for more exciting and interesting projects. As always, the most rewarding part of our work is that we are able to engage with such a strong community spirit in a place whose citizens are committed to an ever better future. Throughout this year I hope to see many, many more of you participate with us as we work toward completion of places2040.

Sincerely,

James R. Cowhey, AICP
Executive Director
Lancaster County Planning Commission
Cowhey@co.lancaster.pa.us
2015

Project Highlights

Placemaking Projects

 Communities
- A Downtown Plan for Millersville Borough
- Village of Intercourse Community Character Initiatives

 Corridors
- Captain John Smith Chesapeake National Historic Trail
- Enola Low Grade Trail
- Lincoln Highway Streetscape Plan
- Northwest River Trail
- Old Philadelphia Pike Heritage Byway
- Warwick to Ephrata Rail Trail (WERT)

 Landscapes
- Susquehanna Riverlands Conservation Landscape

Technical Assistance

With LCPC staff assistance, several municipalities drafted or adopted their own subdivision and land development ordinances (SALDOs) in 2015. Other municipalities updated existing SALDOs or zoning ordinances, and one township drafted an official map. LCPC staff also completed a project to document historic resources in 14 boroughs.

Planning Tool Implementation

- Bart Township
- Caernarvon Township
- Christiana Borough
- Drumore Township
- Eden Township
- Elizabeth Township
- Lancaster City
- Leacock Township
- Manheim Borough
- Mount Joy Borough
- Mount Joy Township
- Pequa Township
- Quarryville Borough
- Sadsbury Township
- Strasburg Township
- Upper Leacock Township
- West Donegal Township

Historic Resource Inventory

- Akron Borough
- Christiana Borough
- Columbia Borough
- Denver Borough
- East Petersburg Borough
- Elizabethtown Borough
- Manheim Borough
- Marietta Borough
- Mount Joy Borough
- Mountville Borough
- New Holland Borough
- Quarryville Borough
- Strasburg Borough
- Terre Hill Borough
Project Locations

Legend

Placemaking Projects
- Communities
- Corridors
- Landscapes

Technical Assistance
- Historic Resource Inventory
- Planning Tool Implementation

Susquehanna River
- Roads

Source: Lancaster County GIS, Copyright (c) 2016. This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer see: http://www.co.lancaster.pa.us/gisdisclaimer
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.
2014 Planning Leadership Award Winners

LCP held its Planning Leadership Awards Program on March 24, 2015 at the Manheim Township Public Library. This year’s event featured a keynote presentation by John Meeder, President of Meeder Development and Meedcor Realty Development. Mr. Meeder spoke on “Building for the Future on the Foundations of the Past.” The following awards were presented at the event:

Leadership Award
This year, there was one winner of this award, the top award: LancasterHistory.org’s Lancaster Campus of History. The campus has transformed Lancaster County’s Historical Society and Wheatland, a National Historic Landmark and the home of Pennsylvania’s only U.S. President, into a new national model for historical learning and public programming.

Achievement Awards
These were presented to the Lancaster City Hall Expansion and Renovations and the Active Living Project sponsored by Lighten Up Lancaster and Lancaster Civil Engineering.

In the Lancaster City Hall project, a new annex addition was built to complement the design of Old City Hall through the use of appropriate doors and windows, brick masonry and cast stone, and metal cornices. Energy efficient mechanical upgrades, green building technology, and green infrastructure were also incorporated into the project.

The Active Living Project aims to reduce obesity and advance health through active living. It is a project of Lighten Up Lancaster and Lancaster Civil Engineering, which led walkability audits in local communities, provided Complete Streets training to local officials, and encouraged adoption of municipal resolutions promoting Complete Streets.

Certificate of Merit
This certificate was presented to Lancaster General Health’s Ann B. Barshinger Cancer Institute. Although this project is one of a kind, its various green and sustainable components can be replicated at a variety of scales in Lancaster County.

LCPC Planning Partners Education Program
In 2015, LCPC continued its popular series of educational events. These programs consisted of live and recorded webinars, a speaker series, and presentations on a variety of planning topics. These programs were targeted at professional planners, municipal officials, consultants, designers, engineers, local planning
commission members, and interested citizens. A total of 62 educational programs providing 59 continuing education credits for professional planners and registered landscape architects were presented in 2015. Over 1,000 people attended the series.

LCPC’s webinar series was hosted by the planning commission and co-sponsored by several partners: Historic Preservation Trust of Lancaster County, Lancaster General Health, Lancaster County Coalition for Smart Growth, Economic Development Company of Lancaster County, Lancaster County Association of Realtors, Live Well / Lighten Up Lancaster County, and several municipalities.

In addition, LCPC presented the 21st Century Planning Commission – a series of five webinars targeted to municipal planning commission members. This series reviewed responsibilities of local planning commissioners, the issues they face, and the ethics required of them.

LCPC also provided full-day educational workshops on two different Saturdays. Zoning to Shape Urban Form: How do Form Based Codes fit into your Community? was presented by the American Planning Association and co-sponsored by the PA/DE Chapter of the American Society of Landscape Architects. The second program, Negotiation Skills for Planners, was a recorded APA National Planning Conference session.

The Lancaster County Association of Realtors® co-sponsored and hosted a National Association of Realtors® workshop entitled Smart Growth for the 21st Century. This program focused on the benefits to Realtors® of joining with community leaders to ensure the availability of ample homeownership opportunities in communities with efficient transportation, good schools, and open space.

LCPC and the Lancaster County Clean Water Consortium (LCCWC) co-sponsored a Green Infrastructure and Stormwater Management speaker series. This series consisted of seven events featuring local professionals in water resources and engineering. It addressed the many challenges faced by municipal officials, consultants, and citizens in managing water resources and stormwater. The series included sessions on forest buffers, stream ecology, watershed planning, water quality, tree canopy management, green infrastructure, floodplain restoration, and economic ecology.

2015 APA-PA Conference Presentations
Staff presented two sessions at the 2015 Annual Conference of the American Planning Association – Pennsylvania Chapter. A session entitled Changing the Rural Paradigm focused on rural planning strategies and tools developed by LCPC staff for implementation at the municipal level. LCPC staff also joined with staff from East Lampeter Township and a consultant to present a session called Big Rigs to Buggies: A Lincoln Highway for All Users. This session highlighted the Lincoln Highway Streetscape Plan, which is focused on enhancing the Lincoln Highway tourism corridor.
In 2015, LCPC kicked off the planning process for places2040, an update to the Lancaster County Comprehensive Plan. From the beginning, this process has been different than past plans. In a visual world that emphasizes online tools, it was clear that this plan needed a strong visual identity.

**Logo and Business Cards**
The first step in building the plan’s identity was to develop a logo. After some discussion, a small working group of LCPC staff settled on a design highlighting the “place marker” icon used in many website applications. To highlight the plan’s focus on whole places, it also includes the tagline “communities/corridors/landscapes.” The same group of staff produced business cards featuring the logo and the plan’s website, places2040.com. The goal of these cards is to drive people to the website and get them engaged in the process.

**Booklet**
Staff wrote a booklet describing the planning process, and it was professionally printed for distribution to key stakeholders. It explains why the Lancaster County Comprehensive Plan is being updated, outlines its guiding principles, describes the steps necessary to complete the plan, and discusses who’s involved.

**Website and Social Media**
LCPC staff thought it was important to create a fresh, new website to educate the public about places2040. The website, which was designed in an easily digestible format, provides information about the plan and ways to get involved. Using ArcGIS, staff also created interactive StoryMaps to illustrate communities, corridors, and landscapes throughout the county.

To further engage the public, LCPC created social media accounts on Facebook, Twitter, Instagram, and YouTube. These outlets are used to update followers about surveys and events, share relevant articles and videos about planning and placemaking, and co-promote our planning partners [see discussion of “Partners for Place”].
Community Conversations
In partnership with LCPC, the Lancaster County Coalition for Smart Growth sponsored a series of meetings called Community Conversations. At these meetings, staff gave presentations about places2040 and led attendees in public input mapping exercises. These exercises encouraged them to think about the places that are important to them in Lancaster County. In the “live/work/play” exercise, participants identified the three places where they spend most of their time. In the “love it/make it better” exercise, they identified places that inspire them, and places they’d like to improve.

Growth Tracking Data / Buildable Lands Analysis
Growth tracking provides parcel-level data on land development in Lancaster County. LCPC’s current effort covers the timeframe 2002–2015. This data is being used to:

- Evaluate implementation of the county’s 2006 growth management plan, Balance;
- Develop a buildable lands inventory; and
- Create future growth scenarios for the comprehensive plan update.

At the core of this analysis are Designated Growth Areas (DGAs) – areas municipalities have designated as appropriate for future growth. These areas were initiated in 1993 with the adoption of Balance. LCPC is examining data on new residential and non-residential development including dwelling type, building use, acreage and units or square footage developed, residential development density, connection to public sewer and water, farm and non-farm development in rural areas, and location relative to DGAs.

Lancaster County: A Changing Place Report
With the help of technical advisors, LCPC staff created this report to explain how the county has changed in the past 15 years or so. The report focuses on six topics: who we are, where we live, where we work, how we invest in our communities, how we move people and goods, and how we protect our treasured resources. The team presented the data in a series of charts and graphs, together with short statements outlining major trends in each of the topics addressed in the report.

LCPC staff worked with a design consultant to create an executive summary. The summary highlights a few key points and presents them graphically. The same consultant collaborated with LCPC staff to develop a short video highlighting some of the changes the county is experiencing. With imagery featuring urban and rural environments and a cross-section of the county’s population, the video captures what’s special about Lancaster County. It concludes by challenging viewers to join the conversation and get involved in places2040. The video and executive summary were funded in part by the Lancaster County Association of Realtors®.
**Lancaster County: A Changing Place Event**

In November, LCPC hosted a places2040 kickoff event at the Lancaster County Convention Center in downtown Lancaster City. The event featured Ed McMahon, a well-known speaker on the topic of “sense of place.” He talked about what it takes to retain the unique character of our community. James Cowhey welcomed guests to the event and Scott Standish gave a presentation outlining the upcoming planning process. During the meeting, participants also did the “live/work/play” and “love it/make it better” exercises that have been central to the public input meetings that LCPC and other partners have hosted for the plan.

**Partners for Place**

A key public involvement strategy for places2040 is to encourage the direct participation of countywide and city organizations that play a central role in planning issues. LCPC staff identified seventeen such organizations, and asked them to be active partners in the process. These partners are being encouraged to publicly highlight their role in the plan, and display a specially designed logo that identifies them as “Partners for Place.” An initial meeting of this group was held in fall 2015, and meetings will be held quarterly in 2016. A larger group of “targeted stakeholders” have also been identified, and will be kept informed as the plan moves forward.

**Interactive Online Survey**

To reach the largest audience and get the broadest possible public input on places2040, LCPC worked with a consulting firm to develop an online survey for the plan. This tool, which features a series of interactive screens, has been used throughout the U.S. and Canada. Recently, the Pennsylvania Department of Transportation (PennDOT) employed this tool for an update to the state’s long-range transportation plan.

LCPC’s online survey for places2040 launched at the kickoff event in November 2015, and is anticipated to be the first phase of a two-phase survey effort. The intent of the first phase was to identify the issues that are important to people who live, work, and play in Lancaster County. The second phase will focus on potential solutions to the issues identified in the first round.

**Community Preference Survey**

As one of the “Partners for Place” in the places2040 planning process, the Lancaster County Association of Realtors® offered to update a survey about housing preferences in the county. Although the National Association of Realtors® conducts this telephone survey on a regular basis, it had last been undertaken in Lancaster County in 2012. Questions in the updated survey, which was conducted in November 2015, focused on the types of housing that local residents have now, and what they would like to see in the future.
Connections 2040: 2016 Update to the Lancaster County Long-Range Transportation Plan

The Lancaster County Transportation Coordinating Committee – the Metropolitan Planning Organization (MPO) for Lancaster County – is currently updating the county’s Long-Range Transportation Plan (LRTP), called Connections 2040. The 2016 update is slated for adoption by the MPO in June 2016 followed by approval by the Lancaster County Board of Commissioners as an element of the Lancaster County Comprehensive Plan.

The MPO’s Transportation Technical Advisory Committee, comprised of representatives of municipalities, the business community, transportation service providers, environmental organizations, and others, serves as the LRTP Update Task Force which provides ongoing guidance and advice to staff.

Public opinion was gauged through a transportation priorities survey on the LCPC website in the fall of 2015. This survey asked the public to rate the relevance of the five goals in the 2012 LRTP as well as the quality of transportation facilities in the county such as pavement condition, transit and rail service, airport access, bicycle and pedestrian safety, and other infrastructure. Survey results show strong endorsement of LRTP goals (see chart below). The highest ratings (excellent or good) were given to Lancaster Airport access, Amtrak service, snow removal and winter maintenance, traffic signal coordination, and traveler information. The lowest ratings were given to bicycle and pedestrian safety and facilities, transit service, and driver behavior.

In addition to the LCPC survey, the Pennsylvania State Transportation Commission conducted an online survey that asked Pennsylvania residents to rank priorities for transportation investments. A total of 310 Lancaster County residents participated in the survey and rated the following areas as their highest priorities: bridges, mobility, pedestrian and bicycle facilities, and safety.

Smart Growth Transportation Funding Forum

LCPC, the Lancaster County Coalition for Smart Growth, and Lancaster General Health sponsored a Smart Growth Transportation Forum for municipal officials, community partners, design professionals, and planners. The forum highlighted the increased annual funding of $1.5 million as well as changes to the application process for both the Smart Growth Transportation Program and the Transportation Alternative Program. Staff discussed successful projects and reviewed the grant application process. Additionally, LCPC rolled out a Complete Streets Guidebook to help municipalities implement Complete Streets. Co-sponsors were David Miller Associates, Herbert, Rowland & Grubic, Inc., RETTEW, Traffic Planning and Design, Inc., Lancaster Civil Engineering Company, and Advanced GeoServices.

Complete Streets Program

In 2015, LCPC continued to provide education and technical assistance to municipalities on the development and implementation of Complete Streets. A new section of the LCPC website was created to help municipalities advance the Complete Streets concept. It provides a model Complete Streets resolution and policy, an introductory PowerPoint presentation, links to partner

2015 Transportation Priorities Survey

Are the goals of the 2012 Long-Range Transportation Plan still relevant?

<table>
<thead>
<tr>
<th>GOAL A</th>
<th>Target transportation investments to support county comprehensive plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOAL B</td>
<td>Maintain / improve multi-modal infrastructure.</td>
</tr>
<tr>
<td>GOAL C</td>
<td>Improve safety / security for all users.</td>
</tr>
<tr>
<td>GOAL D</td>
<td>Manage / operate transportation system to reduce congestion.</td>
</tr>
<tr>
<td>GOAL E</td>
<td>Ensure transportation investments protect important resources / environment.</td>
</tr>
</tbody>
</table>

Percent of respondents who agree that these goals are:

- Very or mostly relevant
- Relevant or somewhat relevant
- Not relevant

Source: Survey responses received through LCPC website, October–December 2015
organizations, and best practices from other communities to make streets safe for all users and transportation modes.

LCPC published a Complete Streets Guidebook for Lancaster County in April 2015. The guidebook provides information on the benefits of implementing Complete Streets, a description of the various types of Complete Streets measures appropriate for each street or road and land use type, and recommended dimensions for these measures.

Other actions that LCPC has taken to advance Complete Streets include:

- Incorporation of Complete Streets concepts into the update of the county comprehensive plan and the LRTP;
- Assistance to municipalities to include these concepts in local comprehensive plans and subdivision and land development ordinances; and
- Plans to present additional tools and resources at another municipal Complete Streets workshop in 2016.

Coalition/Campaign for Sustainable Housing (C4SH)
The C4SH continued to raise awareness about the shortage of rental housing in Lancaster County, particularly affordable housing. The C4SH message received significant support and acknowledgement from several key community stakeholders in 2015, including LNP and the Lancaster Chamber of Commerce and Industry. Most notably, workforce housing was one of three issues highlighted in the Chamber’s 2015 Prosperity Indicators report.

The C4SH’s first phase (2014 through mid-2015) involved building a coalition and raising awareness about rental housing issues. Beginning in the latter part of 2015 and continuing into 2016, the coalition is moving into a “campaign” phase, intended to organize stakeholders to identify solutions and improve housing conditions in Lancaster County. Chair Rick Jackson (ELA Group, Inc.) and Co-Chair Ray D’Agostino (Lancaster Housing Opportunity Partnership) are working closely with LCPC staff on this initiative.
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.
Connections 2040: 2016 Update to the Lancaster County Long-Range Transportation Plan

LCPC staff is drafting this update to Lancaster County’s Long-Range Transportation Plan. This plan presents a vision, goals, and strategies for achieving a safe and efficient multimodal transportation system that supports economic development and an enhanced quality of life for county residents. Local residents and businesses were involved in developing the vision, goals, and strategies to ensure that these statements reflect the future direction the public seeks for mobility in Lancaster County.

A look at the public responses to the 2015 transportation priorities survey shows that the highest ratings were given to Goal A, “Target transportation investments to support the county comprehensive plan’s vision, goals, and strategies and the growth management plan” and to Goal E, “Ensure that transportation investments address protection of the county’s agricultural, natural, historic, cultural, and environmental resources.” Clearly, the public believes that the transportation plan should support the county’s vision and plan for smart growth. These call for directing growth into areas where population and infrastructure already exist which helps to minimize impacts to important resources.
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.
A Downtown Plan for Millersville Borough

With the assistance of LCPC staff, Millersville Borough worked with a consultant to develop a new zoning overlay ordinance to encourage development of a walkable, mixed-use district at Manor and Leaman Avenues. The borough’s comprehensive plan calls for a pedestrian-friendly business district at that location.

The planning process began when Millersville Borough staff approached LCPC staff for assistance in implementing this goal. LCPC staff noted that this district was a good candidate to participate in an LCPC project already underway – a countywide effort to visualize how different places could be enhanced to provide a greater “sense of place.” The borough’s economic development committee led the process, which unfolded in a series of public meetings held over several months.

With funds previously allocated for the countywide visualization project, LCPC retained a consultant to create a rendering illustrating the type of mixed-use development that might be possible at that location. From there, the borough retained a consultant to write a zoning overlay ordinance for that district. The result was a draft ordinance that does not mandate mixed-use development, but gives property owners the option to pursue it. The borough will consider adoption of the ordinance in 2016.

Historic Resources Inventory

Managed by LCPC staff, this project documented historic resources in 14 of the 18 boroughs in Lancaster County. Over the course of this project, consultants surveyed more than 12,000 properties. Information about these properties was then entered into an online database created by the Lancaster County IT Department. Resources were also mapped by county GIS staff and made available through an interactive online mapping tool. Local officials can use the database to manage information about historic resources and to assist in implementing regulatory protection for those resources.

Village of Intercourse Community Character Initiatives / Official Map

Residents, business owners, and officials in the village of Intercourse want to maintain the character of their community, because it is what visitors come to see. Many visitors comment that Intercourse “feels like a real town.” Locals worry, however, that future development could change that character. In 2015, LCPC staff continued to work with Leacock Township to implement tools to protect the qualities they want to retain in the village.

The focus this year was on developing an official map for the village. An official map is a tool that helps communities identify the location of future streets, infrastructure improvements, and open space. There are two “Village Holding” zones within the village, and the township would like to encourage the development of a grid of streets in those areas. The township planning commission and board of supervisors approved a draft official map for possible adoption in 2016.
Old Philadelphia Pike Heritage Byway
The Old Philadelphia Pike corridor plays an important role in Lancaster County tourism, and Leacock Township would like to see it designated as a Lancaster County Heritage Byway. In recent years, LCPC has designed two such byways, the Old Conestoga Road and Conestoga Ridge Road. Although county designation does not involve any regulation, municipalities may choose to implement a zoning overlay or other tools.

In 2015, LCPC staff and the township’s tourism committee met several times to discuss issues and opportunities in the corridor. The major topics of discussion were traffic and signage. The corridor experiences heavy traffic during the tourism season, and there are concerns about parking, pedestrian safety, and accessibility for emergency personnel. In addition, the proliferation of commercial signage detracts from the corridor’s identity as a scenic route.

To help the township understand existing commercial signage along the corridor, LCPC and the Lancaster County IT Department worked cooperatively on an audit of commercial signage. The result was an interactive online map showing the position of each sign, together with a photo. The township plans to use this information to help guide the development of a new signage ordinance.

Lincoln Highway Streetscape Plan
Working with a consulting team led by AECOM, East Lampeter Township completed phase 2 of this plan in 2015. The study focuses on the US 30 corridor between Strasburg Pike and PA 896, east of Lancaster City. Staff from East Lampeter, LCPC, and the county have identified several potential projects to help the corridor become a safer, multi-modal roadway with a stronger sense of place. Recommended changes include re-striping the road with new lane configuration, improving bicycle and pedestrian infrastructure, and adding landscaping. The signature feature of the plan is a multi-use trail separate from the roadway. Gateway features are also recommended.

Susquehanna Riverlands Conservation Landscape
This landscape, which encompasses the river and adjacent lands in both York and Lancaster Counties, is part of the Conservation Landscape Initiative (CLI) managed by the Pennsylvania Department of Conservation and Natural Resources. CLI is a place-based strategy for natural resource stewardship and advocacy in landscapes with strong natural assets, local support for land conservation and planning, and ongoing economic revitalization efforts. Susquehanna Riverlands seeks to enhance the rich landscape of the river corridor through increased land protection, natural and cultural resource stewardship, increased public access, and promotion of sustainable economic development strategies keyed to heritage and ecotourism.

Over 75 municipal and community leaders attended the Susquehanna Riverlands Conservation Landscape Planning Workshop.

Existing streetscape along Lincoln Highway, East Lampeter Township
annual summit, which was held at Columbia Crossings in October. At the summit, participants learned about marketing and development of heritage and ecotourism in the Susquehanna Riverlands. This is in preparation of the launching of the new SusquehannaRiverlands.org website and marketing campaign in spring 2016.

Captain John Smith Chesapeake National Historic Trail
This trail is an effort led by the National Park Service to commemorate the explorations of Captain John Smith on the Chesapeake Bay and its tributaries from 1607 to 1609. The trail, which was established in 2006, is the first water-based national historic trail. The goal of the trail is to help residents and visitors experience, envision, understand, and ultimately protect the remaining resources that explorers and native inhabitants may have experienced over 400 years ago. Smith’s explorations, writings, and maps of the region encouraged English settlement of the eastern seaboard.

LCPC staff is working with the National Park Service and Susquehanna Heritage to develop a segment plan for our region of the Susquehanna River. The river and the native inhabitants of the region played an important role in Smith’s voyages on the Chesapeake. The segment plan will identify ways to celebrate, interpret, and educate residents and visitors on the history and heritage of this important event.

Trail Projects

Northwest River Trail
The construction of this 14-mile trail along the Susquehanna River from Columbia to the village of Falmouth reached a major milestone in 2015. A lease agreement between the Lancaster County Solid Waste Management Authority and Norfolk Southern allows the trail to traverse the Columbia rail yard. The new trail connection between the Point Rock Tunnel and the US 30 bridge over the Susquehanna River creates a continuous 11-mile hiking/biking trail between Columbia and Bainbridge. The surface of the new connection is crushed stone, but the trail will be asphalted in spring 2016, along with the entire trail section through Chickies Rock County Park, to the new Chiques Creek pedestrian bridge. Signs have been installed along PA 441 by the Pennsylvania Tourism Signing Trust to direct visitors to trailheads, parking lots, and access points to the trail.

Enola Low Grade Trail
A significant hurdle in the development of the Enola Low Grade Trail was overcome in 2015 with the renovation and conversion of the Martic Forge railroad trestle to a bicycle/pedestrian bridge. The Martic Forge railroad trestle, which spans the Pequea Creek in Martic and Conestoga Townships, was abandoned by Conrail in the late 1980s. The 634-foot long, 150-foot high trestle was repurposed for pedes-
tian and bicycle use as part of the Enola Low Grade Trail at a cost of approximately $750,000. Most of the funding was provided by a grant from the Pennsylvania Department of Conservation and Natural Resources. LCPC worked with partner municipalities along the trail to develop a trail access guide for users, a wayfinding system, and a logo for the project.

**Warwick to Ephrata Rail Trail (WERT)**

The development of the Warwick to Ephrata Rail Trail (WERT) made significant strides towards completion in 2015 with the addition of two new sections. Early in the year, a 1.2-mile section of trail on the eastern end from Fulton Street in Ephrata Borough to Parkview Heights Road in Akron Borough (passing through part of Ephrata Township) was opened to the public. In addition, a 3,000-foot section on the western end of the trail in Warwick Township was completed. The new section of the trail extends from the township municipal campus on Clay Road to Newport Road. LCPC assisted the WERT partner municipalities by developing both a trail access guide for users and a trail logo.

**Active Transportation Plan**

In 2015, the City of Lancaster, the Lancaster Inter-Municipal Committee, and the County of Lancaster hired the same consultant to prepare their bicycle and pedestrian plans. Working with this consultant, the three entities are seeking to coordinate and integrate their active transportation planning efforts. The purpose of these plans is to address the growing interest in walking and biking (sometimes called “active transportation”) throughout the county. The goal will be to create active communities where bicycling and walking are safe, healthy, fun, and regular daily activities.

**Smart Growth Transportation Program**

Lancaster County’s Smart Growth Transportation Program (SGT) is a county...
program that supports economic development, improved quality of life in the county’s growth areas, and alternatives to driving. In this program, $1.5 million of the federal transportation funding Lancaster County receives each year is reserved for initiatives that support walking, bicycling, and transit, as well as other projects that support smart growth. The program funds infrastructure development projects and studies with clear implementation plans.

Applications for this funding are submitted by municipalities and transportation service providers. They are accepted every two years and are reviewed and rated by a task force of planners and local citizens. Recommendations for the “smartest” projects are made to the MPO for its approval. To date, nearly $7 million has been approved by the MPO in federal funding for SGT projects. When state, local, and private matching funds leveraged by the program are added to that total, the total funding for all projects comes to $9.7 million.

**Subdivision and Land Development Ordinances**

LCPC staff assisted several municipalities with subdivision and land development ordinances (SALDOs) – ordinances that regulate how land is physically divided and developed. “Subdivision” refers to the creation of lots or to the changing of lot lines; “land development” is the construction of buildings or other improvements. SALDOs can be used by municipalities to implement goals in their comprehensive plans.

**Municipal Zoning Ordinance Updates**

Caernarvon Township, Mount Joy Borough, Mount Joy Township, Pequea Township, Upper Leacock Township, and West Donegal Township updated their zoning ordinances with LCPC staff assistance. Zoning ordinances regulate the type, location, and density of land uses. The purpose of a zoning ordinance is to implement the land use policies and future land use map of a local comprehensive plan.

**Official Map**

Leacock Township drafted an official map with assistance from LCPC staff. [For more information about this effort, please see page 15.]

**Zoning and Planning Lexicons**

To enhance regional understanding in Lancaster County, LCPC staff developed zoning and planning lexicons that allow comparison of the 540 different municipal zoning districts and future land use categories found throughout the county. Staff maintain these lexicons in coordination with the adoption of municipal amendments (full or partial) that affect municipal zoning ordinances and/or future land use maps.

Both tools were used in two countywide studies undertaken by the Economic Development Company of Lancaster County (EDC). EDC used the county’s planning and zoning lexicons to identify vacant and underutilized parcels that could be developed for commercial and industrial use and to determine which of these parcels are most suitable this type of development.

**Northwest Region Zoning Lexicon Implementation**

In 2015, Mount Joy Township and West Donegal Township adopted new zoning classifications to make their zoning ordinances more consistent and predictable – a goal outlined in the 2010 Northwest Regional Strategic Plan, which also includes Elizabethtown Borough. After reviewing the terminology used in the
three zoning ordinances, a committee drafted a regional zoning lexicon.

This lexicon contains common district names, terminology, provisions, and purpose statements to reference similar zoning districts across the three municipalities. Consistent language will ease discussions about parcels that cross municipal boundaries and help developers to understand the requirements of different zoning districts. In working with the municipalities, LCPC staff used the county zoning lexicon as an example of how the regional lexicon might work. Elizabethtown Borough is currently drafting an amendment to implement the regional zoning lexicon classifications into its zoning ordinance.

Designated Growth Area Analysis GIS Tool
This tool provides detailed acreage figures for development potential within a specified Designated Growth Area (DGA). It can help LCPC staff determine the available lands within a zoning district inside the DGA or help municipalities assess the need for expansion or contraction of a DGA. It allows for customized analysis using local criteria of individual municipalities or DGAs.

Recently, the DGA analysis tool was used to calculate the amount of developable land in Mount Joy Township. This analysis was undertaken for Mount Joy Township’s Land Use Assumption Report (LUAR), which projects future land development in the township and traffic impact fees that might be assessed to developers. LCPC staff reviewed the LUAR and found it consistent with both the county comprehensive plan and the Northwest Regional Strategic Plan.
2016 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.
**FACILITATING INCLUSIVE DIALOGUE**

**LCPC Planning Partners Educational Program**

In 2016, LCPC will continue its popular series of educational programs. These programs will be targeted to professional planners, municipal officials, consultants, designers, engineers, local planning commission members, and interested citizens. The main focus of the 2016 webinar series will again be on comprehensive planning, placemaking, and active transportation. Staff will continue to seek planning partners as co-sponsors for relevant webinars.

New for 2016 will be the Municipal Education Series on Subdivision and Land Development Review presented by the Pennsylvania Municipal Planning Education Institute. This three-session series focuses on the subdivision and land development review process, from pre-application meetings through project completion. The course will be useful for local officials, engineers, surveyors, developers, and other land use professionals.

**Planning Leadership Awards Program**

LCPC will continue its annual Planning Leadership Awards Program in 2016. Award winners will be announced in spring 2016. The 2017 call for entries will go out in fall 2016. The Planning Leadership Awards program recognizes projects that embrace smart growth concepts and highlights the advantages of good planning.

**Civic Engagement for places2040**

In 2016, the places2040 planning process will focus on civic engagement with public, private, and nonprofit partners. During the first half of the year, LCPC staff will continue to solicit input about places the county’s residents care about – places they love, and places they want to make better.

Later in the year, staff will ask the public to “frame the future” by weighing in on different priorities. Based on public input gathered throughout 2016, LCPC will outline perhaps three potential scenarios or options for the future – three different ways we can move forward as a community. These scenarios will also take into account the data collected for *Lancaster County: A Changing Place, 2000–2015*, and what current trends may be telling us.

**Interactive Online Survey:** Beginning in fall 2015, LCPC coordinated an online survey asking residents to tell us about the places and issues that are important to them. That survey, which concluded in February 2016, was the first of two planned surveys. In spring 2016, LCPC staff will assess the survey results and produce a report on the findings. The same group of staff will develop phase 2 of the survey, which will happen in the fall. That survey will ask users to consider some choices for the future. What tradeoffs might we face on the path to the future we want to see?
Community Conversations: Early in the fall, the Coalition for Smart Growth will hold a second round of regional meetings in different parts of Lancaster County. At these meetings, participants will have a chance to react to the findings from the first phase of public input on the plan. It will be another opportunity for people to share ideas about where we’d like to be in 2040.

Future Directions Fall Event: LCPC will hold another public event with a speaker and activities to build excitement about the county’s future direction, and the possibilities in front of us. It will be the culmination of the civic engagement process – an assessment of what we’ve learned and what it will take to create our preferred future. It will set the stage for the choices we need to make as a community and establish a direction for the draft plan.

FYI Newsletter: Throughout 2016, LCPC’s FYI newsletter will continue to highlight the activities related to the development of places2040.

Periodic Surveys: LCPC plans to conduct several short surveys over the course of 2016, asking respondents to provide more focused input on topics related to places2040. Some of these surveys may use online applications that allow users to see how their views and observations compare to others in the community.

Partners for Place – Focus Group Meetings: In the spring, LCPC staff will bring the Partners for Place together in a series of meetings focused on the five themes highlighted in Lancaster County: A Changing Place. The purpose of these meetings will be to review current trends and consider what they mean for the county’s future – do current trends really represent our destiny? Invitees will include executives from each of these organizations, plus a few key staff. LCPC’s technical advisors will also participate.

Places2040 Presentations / Brown Bag Events: LCPC staff will continue to raise awareness of places2040 by making presentations to large countywide and regional groups. Some of these meetings will focus on people who are often underrepresented in the planning process, such as African Americans, Latinos, and the Amish. Other meetings will involve professionals who work in planning or related fields, and may have special insight into the issues that places2040 is seeking to address.

Website / Social Media: The places2040 website and social media accounts will remain important venues for promoting the comprehensive plan update. The goal is to encourage repeat visits by keeping the content up to date and interesting. Users will have an opportunity to learn about issues related to the plan, but also to provide input. A photo campaign called #placeswecareabout will encourage residents to submit photos of places they love in Lancaster County, and places they want to make better.
2016 INITIATIVES

**LCPC Regional Municipal Meetings:** For many years, LCPC has hosted regional breakfast meetings throughout Lancaster County. These meetings give staff an opportunity to outline some of LCPC’s initiatives and learn what’s happening at the local level. The spring 2016 series will focus on places2040, and will consist of four regional meetings offered at a different times and locations. Staff will give a presentation about the planning process and guide attendees in the mapping exercises that have become a staple of public input for the plan.

**Coalition/Campaign for Sustainable Housing (C4SH)**

In 2016, the coalition will expand its membership and form working committees to tackle specific topics. The topical areas were identified in brainstorming sessions as the greatest barriers to providing an adequate supply of multi-family, rental, and affordable housing to meet the needs of all residents. The four topical committees are:

- Funding/financing
- Income and housing cost gap
- Property conditions
- Public/local government acceptance

Committees will work to identify, prioritize, and plan to implement solutions to these key barriers over the course of 2016. Along with LHOP staff, LCPC staff will offer technical assistance to the committees.
CREATING SHARED PLANS AND VISIONS

Growth Tracking / Buildable Lands Analysis
During 2016, LCPC staff will continue to analyze 2002–2015 parcel-level data related to land development inside Designated Growth Areas (DGAs) as well as in rural areas and on farms. LCPC staff will also determine the amount of vacant buildable land that is included in DGAs as well as the redevelopment potential of underutilized sites. This data will be used to evaluate implementation of the county’s 2006 growth management plan, Balance. It will also serve as the basis for a buildable lands inventory to create future growth scenarios for the comprehensive plan update.

Connections 2040: 2016 Update to the Lancaster County Long-Range Transportation Plan
LCPC staff will continue to work on development of the LRTP and the 2017–2020 Transportation Improvement Program (TIP) through mid-2016. An air quality analysis of the plan will be completed to demonstrate that the plan supports the county’s air quality goals. Staff will also conduct a benefits and burdens analysis to demonstrate that projects funded under the plan do not have a disproportionate adverse impact on any segment of the county’s population.

A draft plan and TIP will be presented to the Transportation Technical Advisory Committee (TTAC) and the Metropolitan Planning Organization (MPO) at their April meetings for initial approval. The plan will then be made available for public review, followed by a public meeting in May. After public comments are included in the plan, the final LRTP will be presented to the TTAC and MPO in June, and to the Lancaster County Board of Commissioners in the fall for approval as an element of the Lancaster County Comprehensive Plan.

During 2016, a Spanish language translation of the transportation priorities survey will be provided to local churches and social service organizations that work with the Hispanic community. This survey will ask residents to rate the relevance of the five goals in the 2012 LRTP and the quality of transportation facilities in the county.

Active Transportation Plan
2016 promises to be an exciting year for the development of safe, walkable, and bikeable communities in Lancaster County. The City of Lancaster, the Lancaster Inter-Municipal Committee, and the County of Lancaster will continue work on bicycle and pedestrian plans. These plans will address the growing interest in walking and biking (called “active transportation”) as a means of mobility throughout the county. The goal will be to create active communities where bicycling and walking are safe, healthy, fun, and regular daily activities. Active transportation is key to creating com-
pact, mixed-use communities that will implement the county’s growth management strategy, reduce congestion, save farmland, improve air quality, and enhance the livability of existing communities.

There will be opportunities in the spring and summer of 2016 for input and comment at public meetings, through social media, and through WikiMapping online.

**Old Philadelphia Pike Heritage Byway**

Building on recent work with the Leacock Township Tourism Committee, LCPC staff will seek to educate and involve two additional townships (East Lampeter and Salisbury) in planning for the future of the Old Philadelphia Pike corridor. Although Leacock Township initiated the process, LCPC’s focus on “whole places” makes it important to see the entire corridor as a single place. Making the corridor a better place to live, work, and visit will require a multi-municipal approach. Staff will approach East Lampeter Township and Salisbury Township about meeting with their planning commissions and supervisors to discuss potential goals for the corridor. These meetings would likely be followed by efforts to seek public input on these goals.
HELPING COMMUNITIES ACHIEVE RESULTS

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

Complete Streets Implementation
LCPC will work with Lancaster General Health to host a municipal workshop on Complete Streets implementation tools. LCPC staff will also continue to work with municipal planners to incorporate Complete Streets concepts into municipal and multi-municipal comprehensive plans and subdivision and land development ordinances. In participating municipalities, additional walkability audits will be scheduled to study impediments to pedestrians. Additional resources will also be added to the Complete Streets section of the LCPC website.

Historic Resources Inventory
In 2016, LCPC staff will train participating municipalities on accessing, querying, and maintaining the Historic Resources Inventory (HRI) database. Staff support will be prioritized on municipalities that plan to use the HRI database to implement regulations to protect historic resources.

Susquehanna Riverlands Conservation Landscape
In 2016, LCPC staff will continue to assist the Lancaster County Conservancy in protecting additional lands within the Susquehanna Riverlands Conservation Landscape (SRCL) – including important natural areas owned by PPL. In addition, the York County and Lancaster County Planning Commissions will work together to enhance and expand the network of recreation trails in the river corridor. LCPC staff will also continue to partner with Susquehanna Heritage, through SRCL’s Tourism Development Group, to promote tourism products and experiences in the corridor. A “SusquehannaRiverlands.org” website and map & guide will be completed in spring 2016 to market heritage and outdoor recreation attractions within the Riverlands.

Greater Lancaster Heritage Pathway
The long-awaited study of the Greater Lancaster Heritage Pathway will begin in 2016. This pathway is a proposed 11-mile multipurpose hiking, biking, and carriage (buggy) path from PA 772 near Leola in Upper Leacock Township to Noel Dorwart Park near Lancaster General Health’s Suburban Outpatient Pavilion in East Hempfield Township. A feasibility study and conceptual design for the trail project will be initiated in 2016 by the Lancaster Inter-Municipal Committee (LIMC) as part of a larger bicycle and pedestrian plan for the region. While the pathway will serve as an alternative transportation route for commuters in the greater Lancaster area, it is also likely to attract 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 on a separate, parallel trail.
places2040 highlights Lancaster County’s communities, corridors and landscapes