



LANCASTER COUNTY
PLANNING

Pequea Valley Region **Comprehensive Plan Committee Meeting**

Wednesday, February 26, 2025
Salisbury Township



Agenda

Overview

Sharon Cino

Thinking Beyond Boundaries

Kip Van Blarcom

Issue & Opportunity Maps

Sharon Cino

Next Steps

Sharon Cino

Overview

Sharon Cino, Senior Planner

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 – Urban Areas

- Industrial land
- Infill & reinvestment

January – February 2025

Growing Responsibly – Rural Areas

- Rural special districts
- Rural residential zoning

March – April 2025

Thinking Beyond Boundaries / Issues & Opportunities

- Consistent planning & regulation

Places2040: The Big Ideas





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

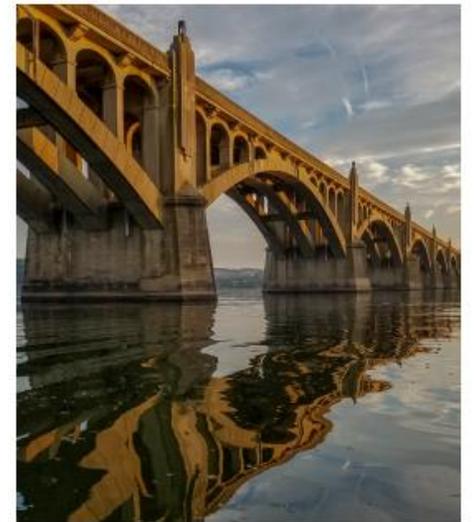


Thinking Beyond Boundaries

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



This big idea is about getting from **where we are now** to **where we want to be**. How will we implement the goals and strategies we've laid out?

Places2040 calls on us to:

- Integrate **place-based planning** into our work
- Break down the **traditional silos** that limit our effectiveness
- Make **planning and regulation** more efficient, consistent, and regional
- Hold ourselves **accountable** for the goals we've set

Thinking Beyond Boundaries

Kip Van Blarcom, Director for Implementation & Outreach

Place-Based Planning



“Place-based planning” is a concept that runs throughout places2040.

Instead of focusing on traditional boundaries, we’re looking at:

- **Landscape character sectors** – Consistent planning for landscapes with similar characteristics
- **Small areas** – Communities and corridors that a visitor would recognize

Small Areas

Communities

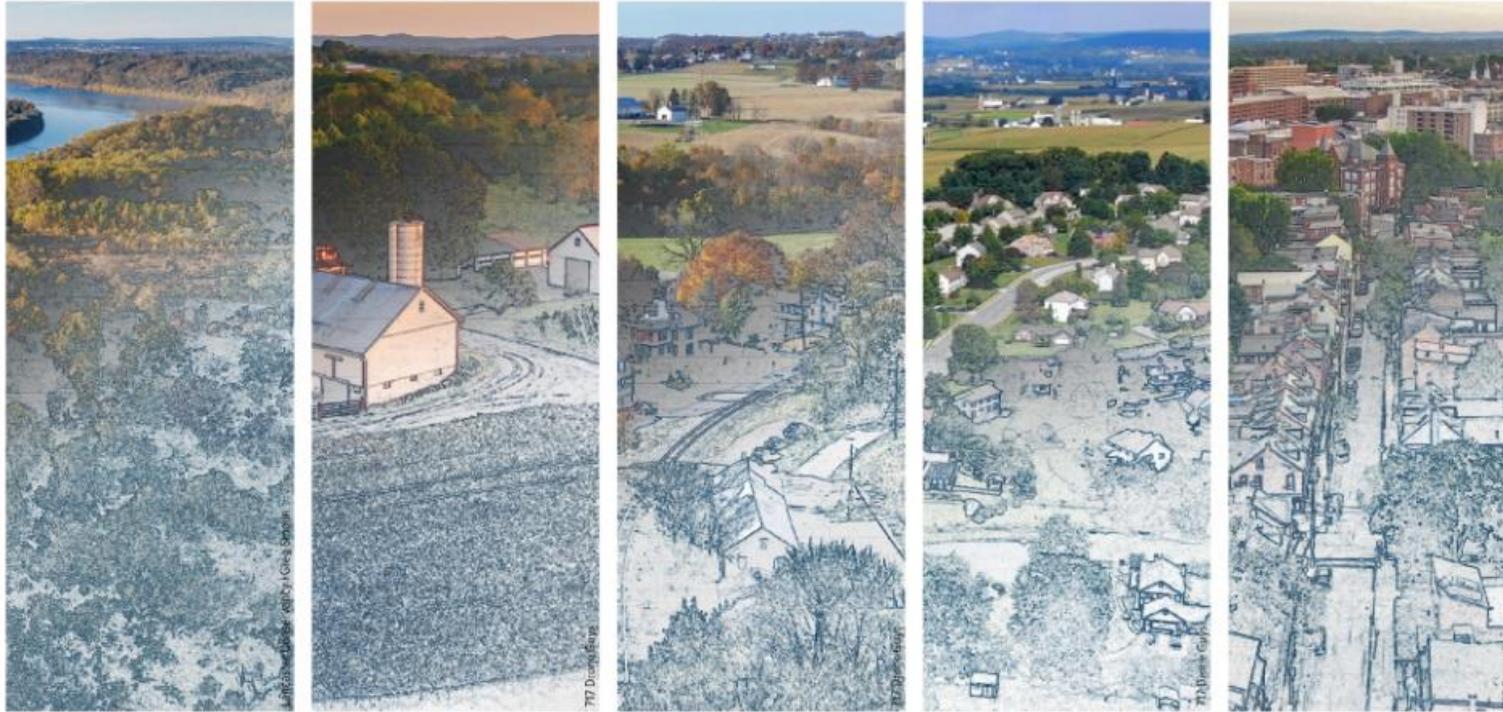
Anything from a neighborhood to the Metro area



Corridors

Linear places: trails, roads, railroads, streams, rivers





Guide to the Landscape Character Sectors of Lancaster County, Pennsylvania

January 2025

Landscape Character Sectors



Natural Spaces

Agricultural Areas

Rural Communities

Suburban Communities

Urban Perimeters

Urban Cores

Special Districts

OVERVIEW OF ALL LANDSCAPE CHARACTER SECTORS

This matrix introduces basic patterns found in each of Lancaster County's seven Character Sectors, while more specific information is provided on the following pages of this guide.

Natural Spaces and Agricultural Areas include sub-sections due to their slightly different preservation and conservation components. Similarly, Rural Communities are separated by their traditional core areas and other developed lands surrounding them. Lastly, Urban Core sub-sections separate Lancaster City from the county's 18 Boroughs.

Natural Spaces

Preservation Areas:

- Encompass large contiguous areas of exceptional natural lands, including woodlands and wetlands. They also include natural resource-based industries such as quarries and sustainable timbering.
- Provide ecological benefits such as improved air and water quality and habitat protection. They may also provide scenic and recreational value.

Conservation Areas:

- Comprised of important natural lands that are smaller and more fragmented than those within Natural Preservation sectors. They include some low-density uses and natural resource-based industries such as quarries and sustainable timbering.
- Buffer and enhance the ecological benefits of Natural Preservation Areas. May also provide scenic and recreational value.



Lancaster Conservancy | Peggy Eppig

Agricultural Areas

Preservation Areas:

- Made up of large contiguous areas of farmland with fewer incompatible land-use and utility intrusions. Include natural resource-based industries such as quarries and sustainable timbering.
- Contain the best combination of prime soils, aquifer recharge areas, and other physical characteristics that produce economically sustainable yields.

Conservation Areas:

- Consist of smaller, more fragmented areas of farmland with some incompatible land-use and utility intrusions. They include some other low-density uses and natural resource-based industries such as quarries and sustainable timbering.
- Contain a patchwork of prime soils combined with lesser quality soils that are vital to sustaining the rural economy.



Rural Communities

Core Areas:

- Identified by moderate to higher density uses with traditional village scale and character.
- Often comprised of detached residential dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses.

Other Developed Lands:

- Typically, defined by low to moderate density uses with automobile-oriented patterns. They often lack traditional village scale and character.
- Characterized by single-family detached residential dwelling units on larger lots, sometimes mixed with small-scale commercial, industrial, and institutional uses.



Suburban Communities

- Typically identified by low to moderate density and automobile-oriented land uses separated from one another.
- Primarily comprised of single-family detached residential dwellings on larger lots, with commercial uses typically located in strip centers, big-box stores, and shopping malls.
- Have transportation networks with minimal street connectivity and limited pedestrian and bicycle infrastructure.

Urban Perimeters

- Often have higher density and traditional urban patterns within walking distance of Urban Cores. They may include some villages and Traditional Neighborhood Developments (TNDs).
- Comprised of attached and detached residential dwellings on smaller lots, mixed with small-scale commercial, industrial, and institutional uses.
- Include a more connected transportation network with some pedestrian and bicycle infrastructure.

Urban Cores

- City:**
- Include the Central Business District and adjacent areas of downtown Lancaster City with the highest density and traditional urban scale.
 - Primarily made up of mixed-use 3- to 5-story buildings, with a few structures approaching 20 stories. Residential dwellings often exist above commercial uses.
 - Has a highly connected transportation network and includes extensive pedestrian and bicycle infrastructure.

Boroughs:

- Include Central Business Districts and adjacent areas of borough downtowns with higher densities and traditional urban scale.
- Primarily comprised of mixed-use 2- to 3-story buildings, with a few structures approaching 10 stories. Some residential dwellings exist above ground-floor commercial uses.
- Have highly connected transportation networks and include some pedestrian and bicycle infrastructure.

Special Districts

- Typically contain a single large-scale commercial, office, industrial, or institutional use, often in a campus-like setting. Uses may include, but are not limited to, business parks, airports, school campuses, municipal facilities, and natural resource-based industries such as quarries.
- With the exception of college campuses, transportation networks typically have limited pedestrian and bicycle infrastructure along with minimal street connectivity.

Notes:

1. *Special Districts are also found in rural areas, but these were not identified as part of the places2040 planning process. In the future, the Lancaster County Planning Department will identify these areas in the context of place-based planning and analysis to implement places2040.*
2. *In this plan, the term "Special District" does not refer to a governing or taxing entity. Instead, it applies to certain land uses and patterns that do not fit easily into other Landscape Character Sectors. It's a term commonly used in transect-based planning.*



Landscape Character Sectors

Character Sectors

Natural Spaces

- Preservation
- Conservation

Agricultural Areas

- Preservation
- Conservation

Rural Communities

- Cores
- Other Developed Areas

Suburban Communities

-

Urban Perimeters

-

Urban Cores

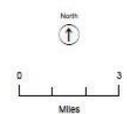
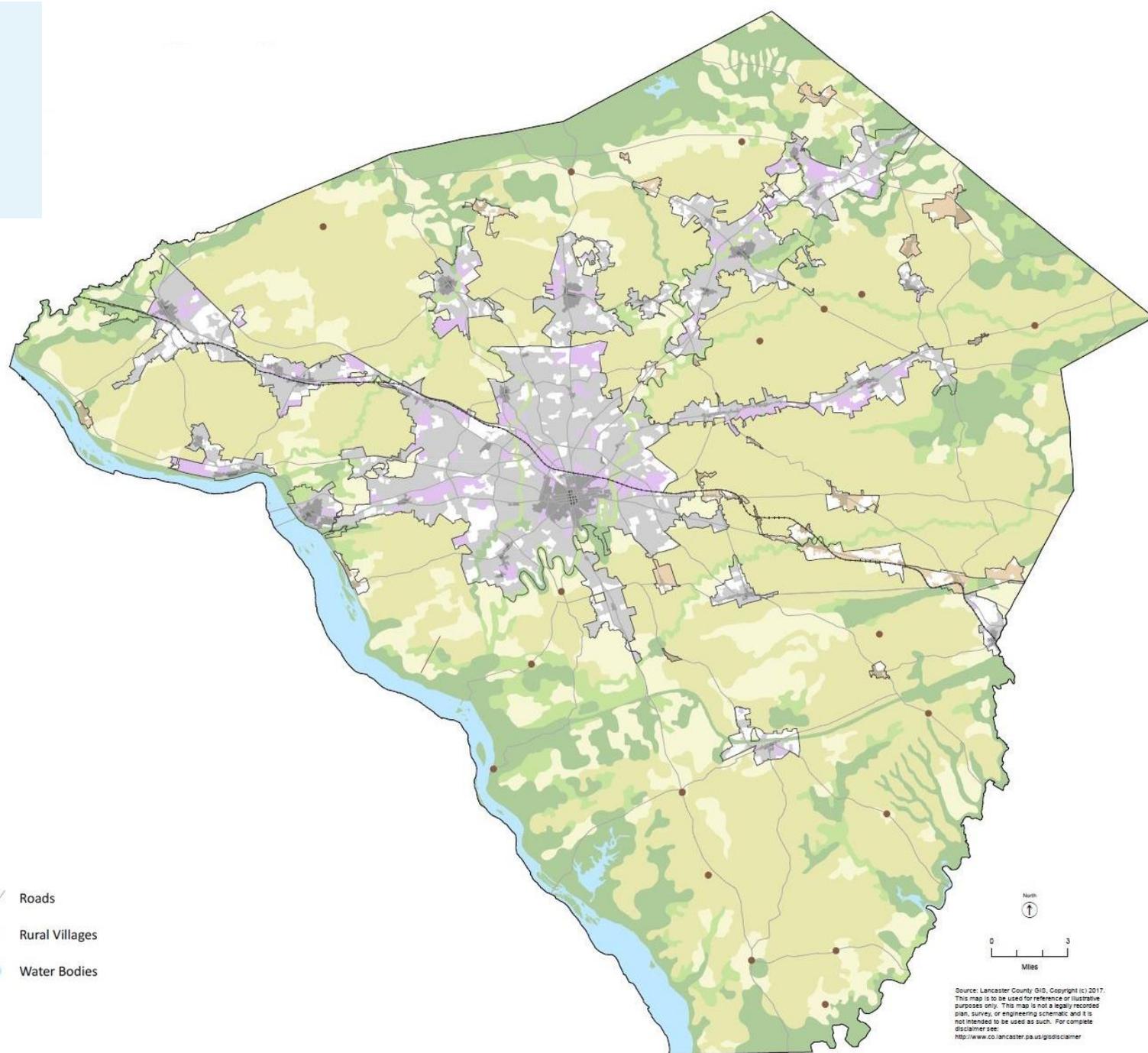
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Special Districts

-

Other Elements

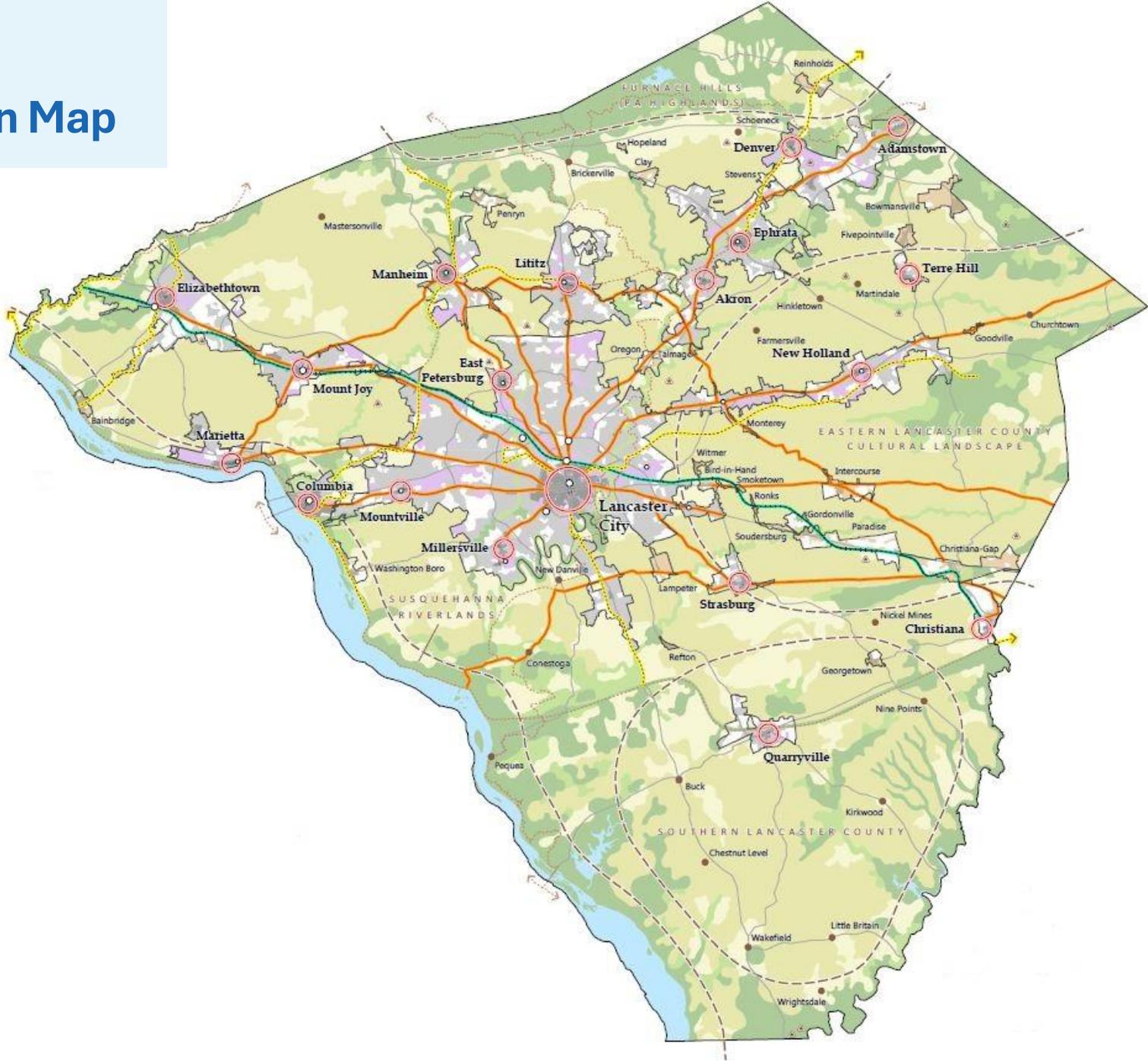
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|--|--|
| Growth Areas | Roads |
| Buildable Land | Rural Villages |
| Amtrak Line | Water Bodies |



Source: Lancaster County GIS, Copyright (c) 2017.
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Lancaster County

Future Land Use & Transportation Map



Regional Example: NW Lancaster County Region

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

- Suburban
- Urban

Urban Core

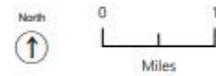
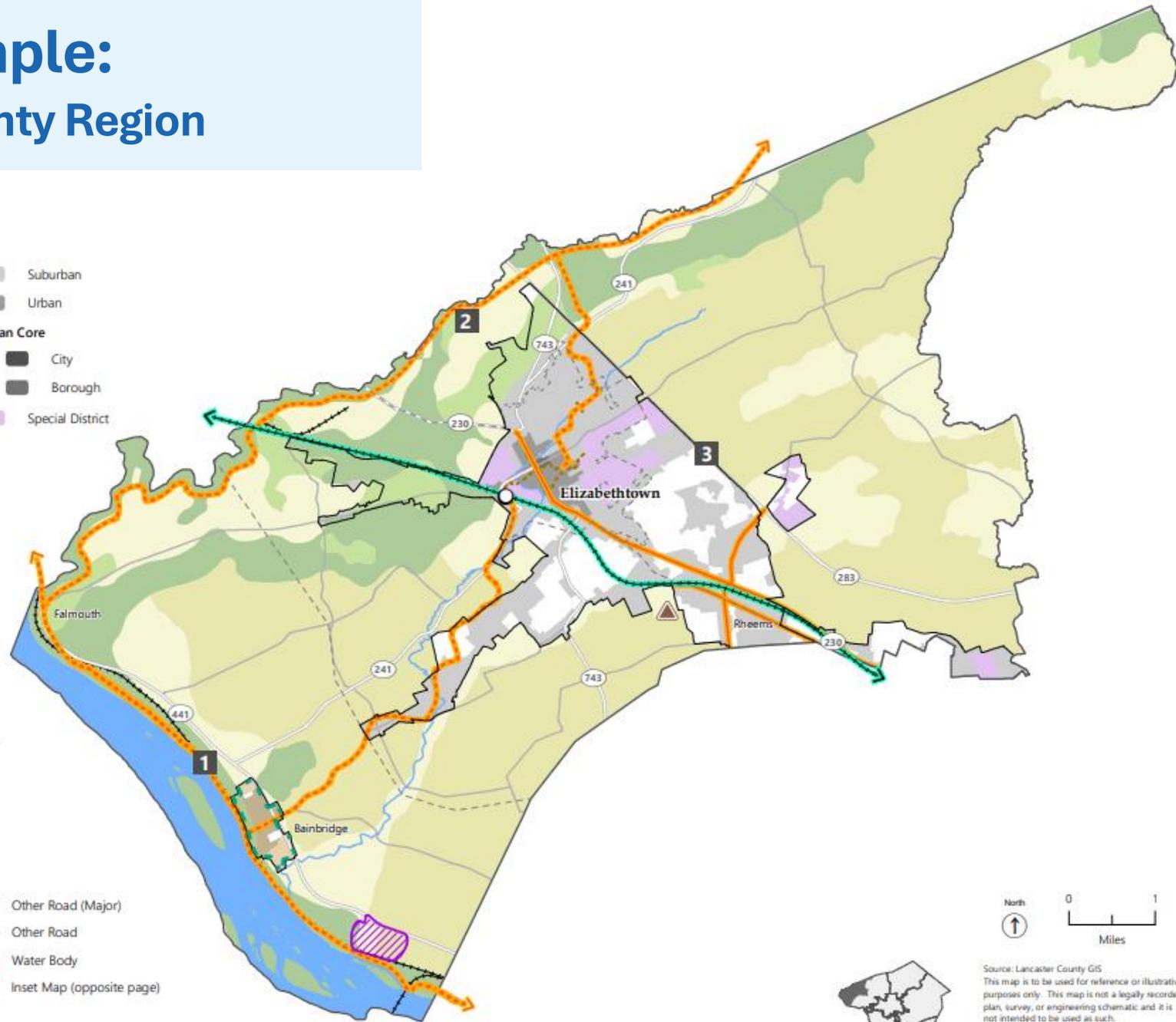
- City
- Borough
- Special District

Priority Places

- Growth Area
- ~ Priority Road
- ~ Priority Trail
- ~ Amtrak Line
- Mobility Hub
- + Proposed Village Growth Area
- + Rural Industrial Area

Other Elements

- Buildable Land
- ~ Other Railroad
- ~ Other Trail
- ▲ Quarry
- Municipality
- ~ Other Road (Major)
- ~ Other Road
- ~ Water Body
- 1 Inset Map (opposite page)



Source: Lancaster County GIS
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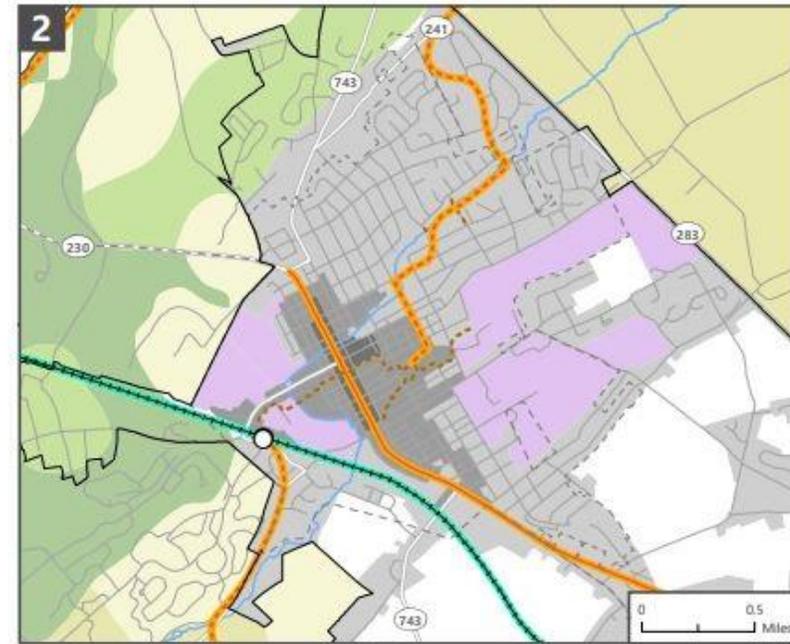
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Regional Example: NW Lancaster County Growth Areas

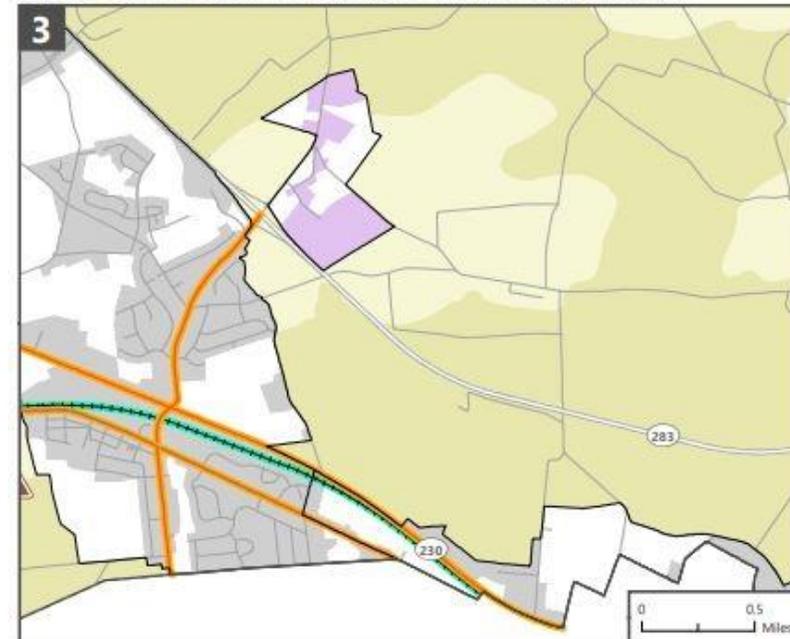
BAINBRIDGE



ELIZABETHTOWN UGA (ELIZABETHTOWN AREA)



ELIZABETHTOWN / DONEGAL UGA (RHEEMS AREA)



Breaking Down Silos

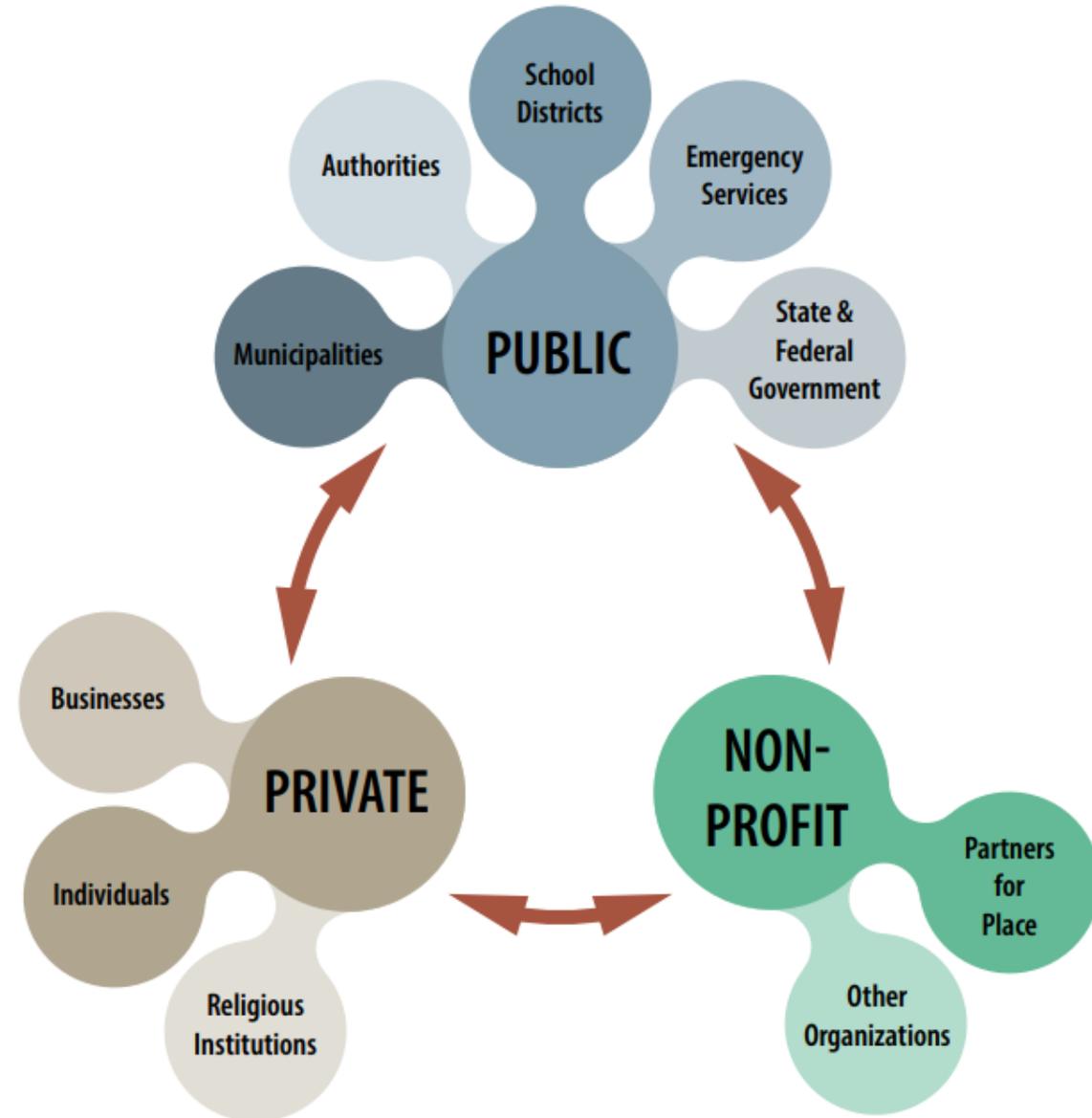
What do we mean by silos?

- “We’ve always done it this way” – dividing up tasks in traditional ways
- Emphasizing boundaries, not involving your neighbors
- Unwillingness to try new ideas

Breaking Down Silos

What can we do about it?

- Create stronger links between public, private, and nonprofit groups
- Integrate the work of different levels of government
- Cultivate local leadership
- Engage a wider variety of people in the process
- Make planning and regulation more efficient, consistent, and regional



Breaking Down Silos

Challenges

- Different water and sewer authorities
 - Paradise Water and Sewer Authority
 - Leacock Township Municipal Authority
- Stormwater issues affect entire watersheds
- State regulations are confusing and expensive to address

Solutions

- Track, share, and report data more consistently
- Work jointly with municipalities on managing growth
- Participate in countywide Act 167 Stormwater Management Plan

More Consistent Planning & Regulation

Challenges

- 31 zoning districts across the region
- No single source of information about municipal plans for roads, parks, and other public facilities
- Plans for parks and trails are often made by individual municipalities
- Freight movement can't be managed by municipalities alone

Solutions

- Use similar terminology and definitions for similar districts
- Consider adopting a regional official map
- New county Parks & Open Space Plan will focus on countywide needs
- Provide input on the county's upcoming freight study

Holding Ourselves Accountable

Measuring Our Progress

- Meeting the targets in places2040 – for instance, building more compactly
- Tracking growth through our new data hub

Issue & Opportunity

Maps

Sharon Cino, Senior Planner

Holding Ourselves Accountable

These maps highlight places in your region where you want to invest in:

- Nature & Agriculture
- Growth Management
- Transportation
- Placemaking

We'll explain these concepts in more detail as we move into today's discussion.



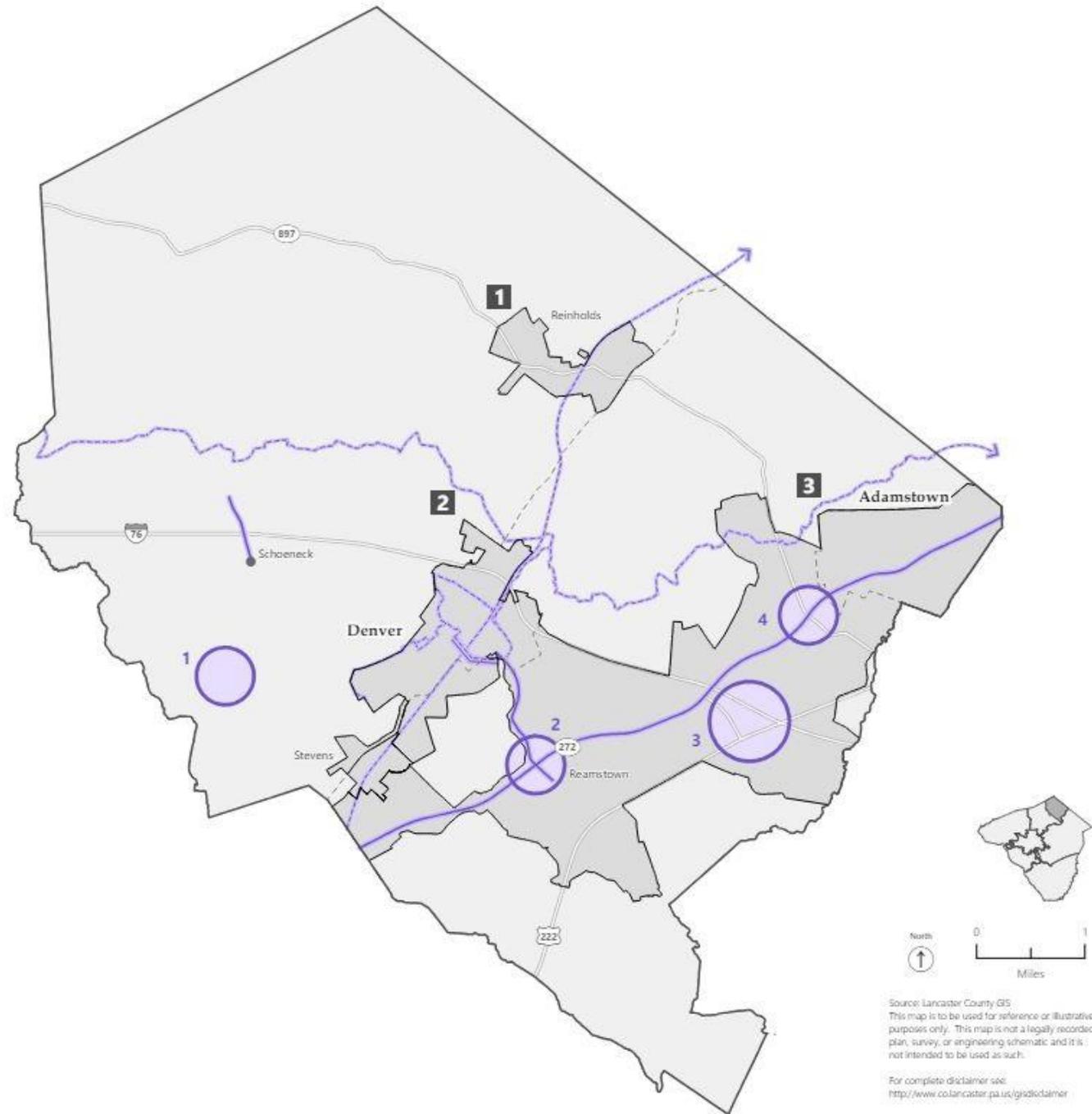
Example: Cocalico Region Transportation Map

Priority Places

-  Area
-  Priority Road
-  Priority Trail
-  Node

Other Elements

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



Source: Lancaster County GIS
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Natural & Agricultural

What This Map Usually Addresses

- Natural areas
- Farmland preservation
- Water quality
- Recreation and trails

Potential Issues in This Region

- Stormwater management
- Farmland preservation
- Effective Agricultural Zoning
- Large-lot residential zoning

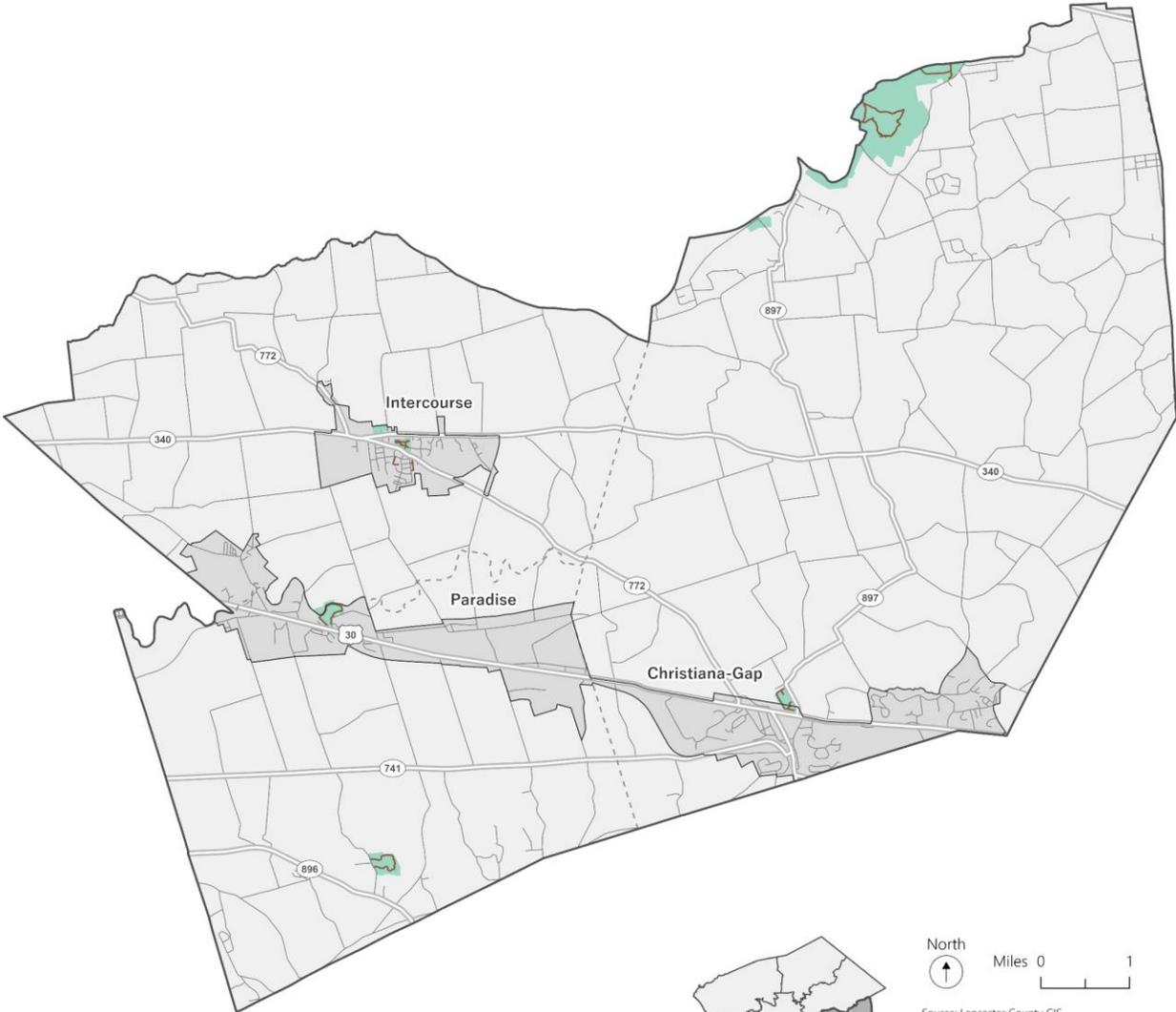
Pequea Valley Region

Lancaster County, Pennsylvania

Priority Places

Other Elements

- Trail
- Major Road
- Other Road
- Park
- Growth Area
- Municipality



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Pequea Valley Region

Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Definitions

UGA Urban Growth Area

VGA Village Growth Area

Growth Management

What This Map Usually Addresses

- Housing
- Jobs
- Industrial uses
- Infill and redevelopment

Potential Issues in This Region

- Need for industrially-zoned land
- Need for more housing and more diverse housing types

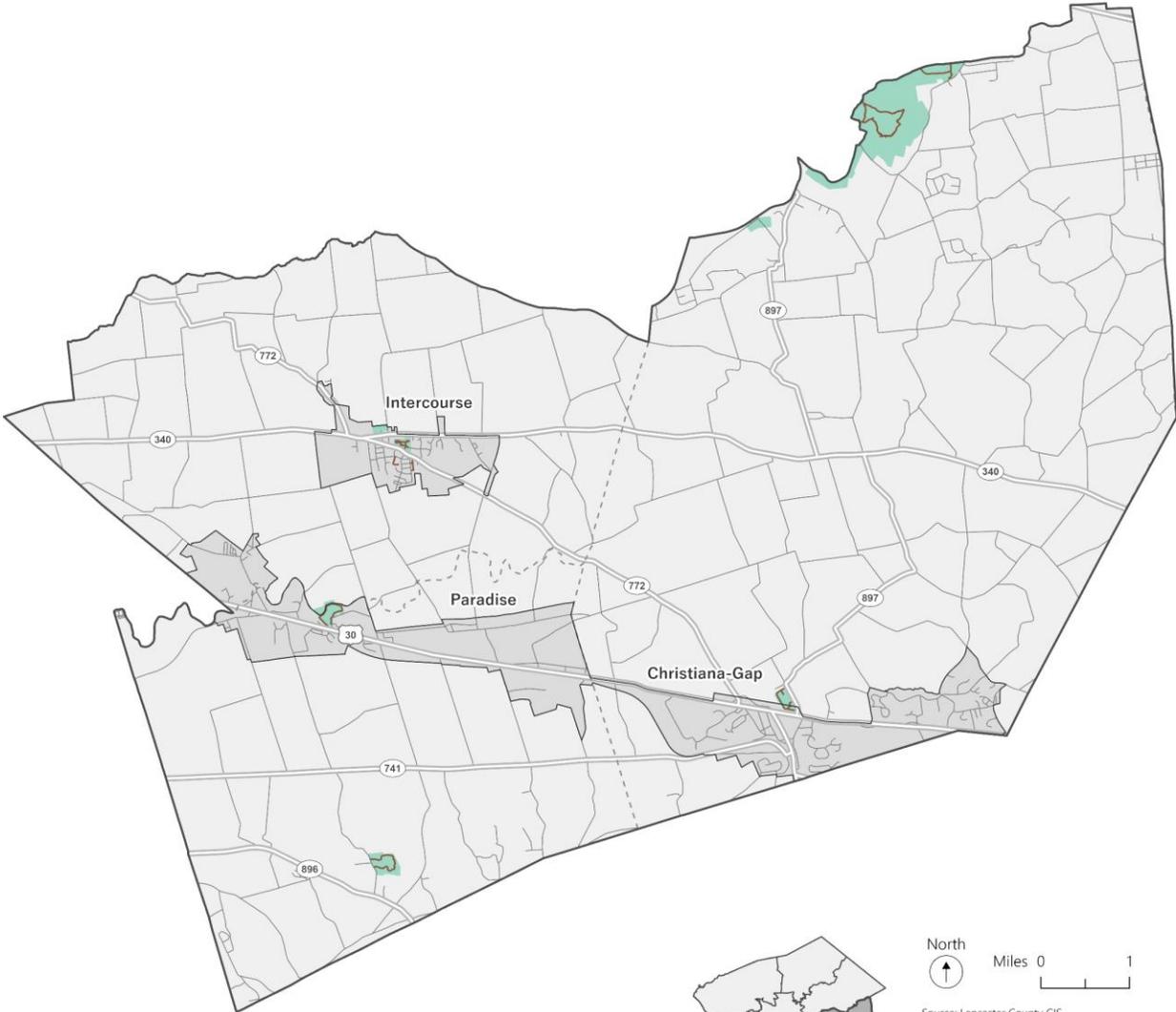
Pequea Valley Region

Lancaster County, Pennsylvania

Priority Places

Other Elements

- Trail
- Major Road
- Other Road
- Park
- Growth Area
- Municipality



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Pequea Valley Region

Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Definitions

UGA Urban Growth Area

VGA Village Growth Area

Transportation

What This Map Usually Addresses

- Corridor improvements
- Traffic congestion
- Safety

Transportation

Potential Issues in This Region

- Pedestrians, bikes, buggies
 - Old Leacock Rd. from Gordonville to Fairview Groceries (Paradise)
- Traffic signals
 - US 30, Paradise Lane, & Leacock Road
 - PA 340 & Queen Road
 - S. New Holland Road & PA 772 (south of PV High School)
- Intersections
 - Sight distance at Hershey Avenue
- Traffic
 - Old Philadelphia Pike
 - Trucks, esp. in Gap
 - PA 741 bridge over Amtrak
 - Gap Fire looking to relocate
- Connections
 - More service roads in general
 - Between Vintage Road & McIlvaine Road [?]
 - Between Clearview Road & Center Street

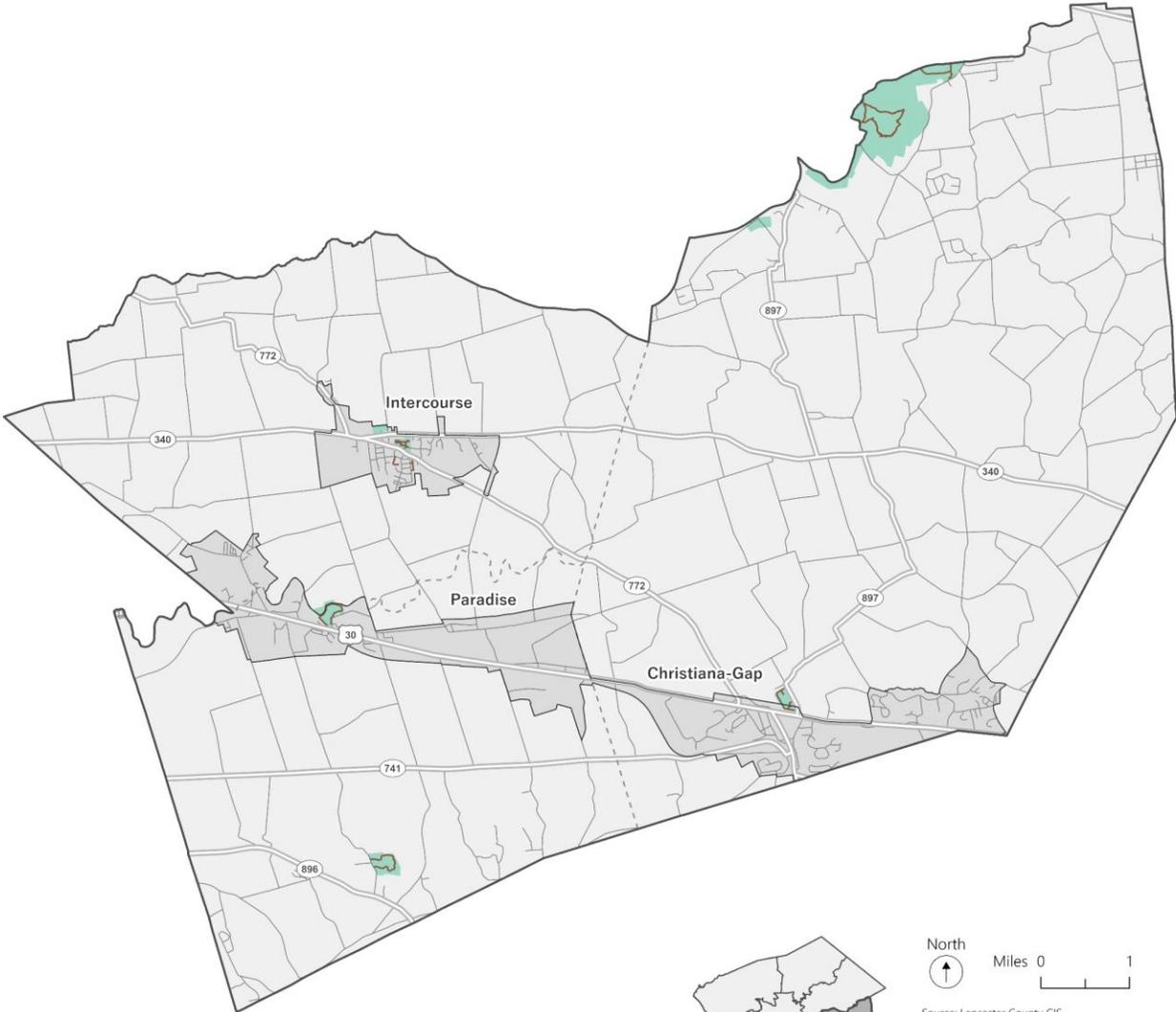
Pequea Valley Region

Lancaster County, Pennsylvania

Priority Places

Other Elements

- Trail
- Major Road
- Other Road
- Park
- Growth Area
- Municipality



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Pequea Valley Region

Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Definitions

UGA Urban Growth Area

VGA Village Growth Area

Placemaking

What This Map Usually Addresses

- Places where people gather
- Places that could be made safer and more attractive

Potential Issues in This Region

- Need for industrially-zoned land
- Need for more housing and more diverse housing types

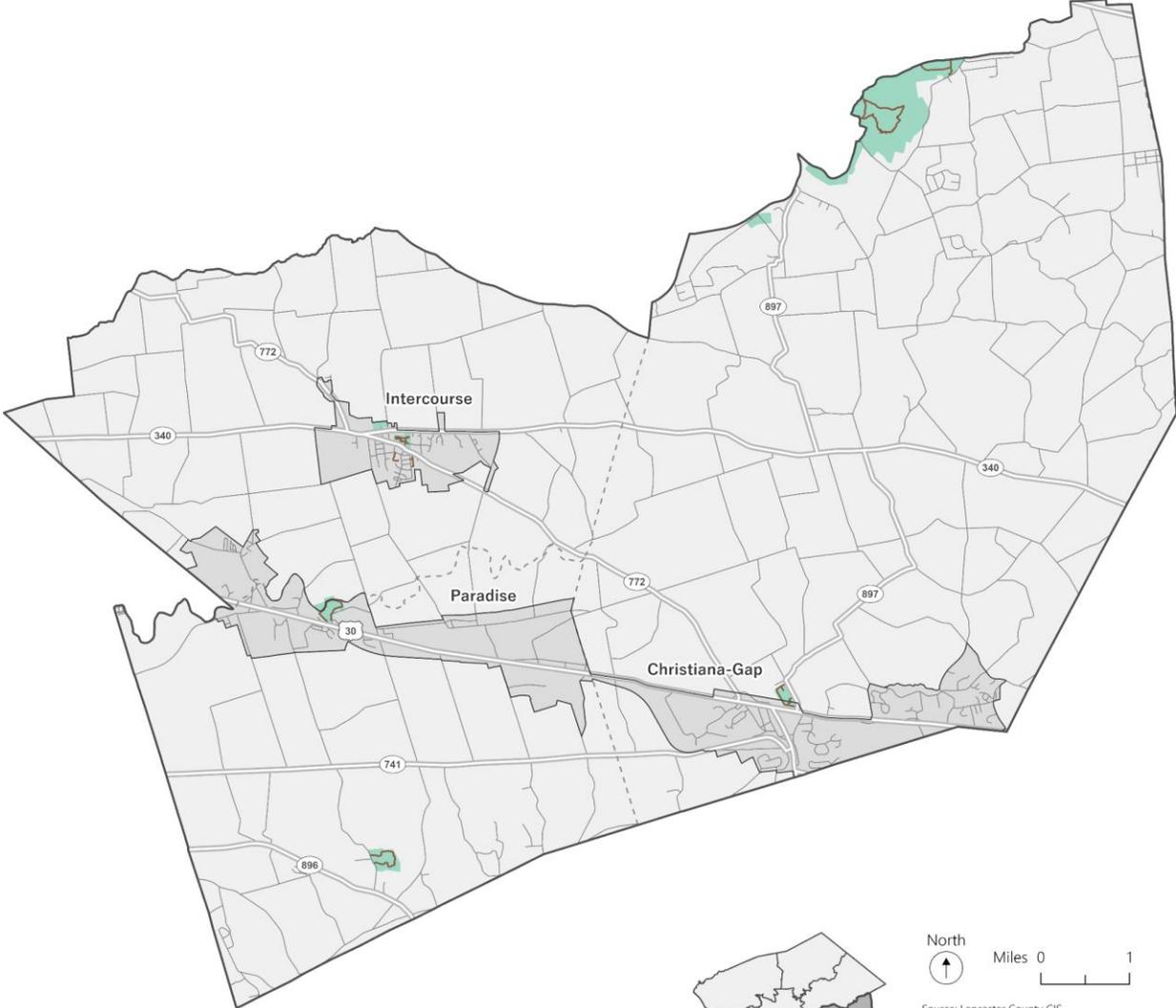
Pequea Valley Region

Lancaster County, Pennsylvania

Priority Places

Other Elements

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- Major Road
- Other Road
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- Growth Area
- Municipality



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Pequea Valley Region

Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Definitions

UGA Urban Growth Area

VGA Village Growth Area

Next Steps

Sharon Cino, Senior Planner

Next Meeting

- Next meeting – April
- Topic – Overall vision for the plan



Thank you!

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

