



LANCASTER COUNTY
PLANNING

Pequea Valley Region **Comprehensive Plan Committee Meeting**

Thursday, April 24, 2025
Salisbury Township



Agenda

Overview

Regional Concerns Recap

Vision Statement Exercise

Next Steps

Overview

Schedule

April 2025

Vision Statement

- Regional Concerns Recap
- Vision Statement

May – July 2025

Draft Plan Framework

- Draft plan delivered to committee for review

July - August 2025

CPC Reviews Draft Plan

- Draft plan

September – October 2025

Public Meeting: Preliminary Draft Plan

November - December 2025

Public Meeting: Final Draft Plan

- Municipalities adopt plan by resolution

Regional Concerns

Recap

Regional Concerns

Economic Opportunities

- Strengthen existing industry, agritourism, ecotourism, attract new jobs/businesses, prepare workforce for the future

Growth Management

- Promote redevelopment of vacant and underutilized properties

Housing

- Provide a variety of housing types to meet the needs of all residents

Parks, Trails, and Natural Areas

- Continue to promote farmland preservation and identify opportunities to enhance outdoor recreation

Transportation

- Prioritize TIP projects, freight traffic, improve transportation network

Stormwater Management

- Act 167 Stormwater Management Plan

Economic Opportunities

- Strengthen existing industries in Gap
- Attract new industries
- Create more places for commercial and industrial redevelopment
- Expand on large, successful agritourism and ecotourism businesses like Cherry Crest



Growth Management

- Focus development within growth areas –
Facilitate new housing where sewer service and infrastructure exist
- Continue to preserve farms



Housing

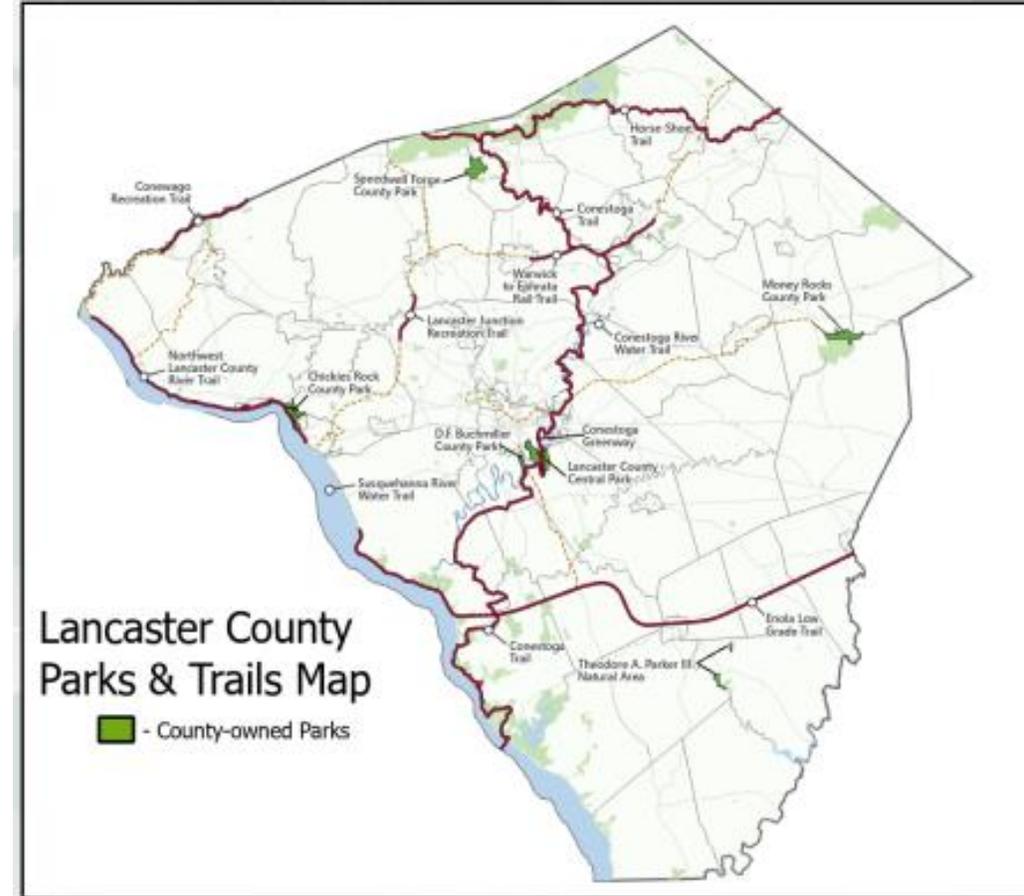
- Provide a variety of housing types that meet the needs of all residents
- Provide “missing middle” housing: twins, duplexes, townhomes, multifamily
- Encourage building conversions



Parks, Trails, and Natural Areas

- Largest publicly accessible natural lands in the region:
 - State Game Lands 52
 - Money Rocks County Park
 - Welsh Mountain Nature Preserve
- Currently no regional trails in PV area – Develop separate trail system that gets pedestrians /bikes off the roads

Take the county survey about needs for trails & parks!



TAKE THE SURVEY! *Tell us your ideas and experiences!*



In order to understand community needs, we are asking Lancaster County residents, and anyone who uses County parks and trails, to share their experiences and visions for the future.

SCAN HERE TO SHARE YOUR VISION WITH US!
OR VISIT: [HTTPS://TINYURL.COM/PARKSLCP](https://tinyurl.com/parkslcp)

Transportation

Considerations for 2025-2028 TIP:

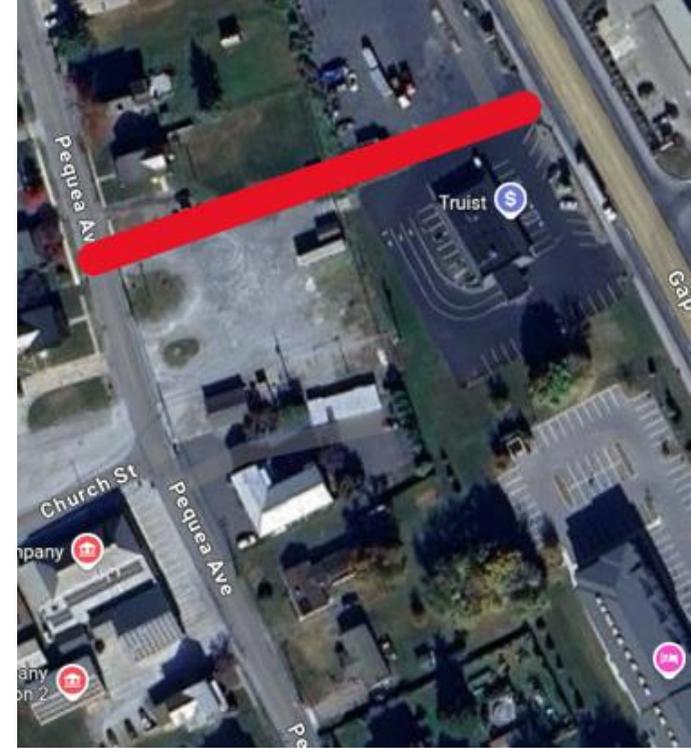
- PA 772 realignment to reduce ped-vehicle conflicts
- Freight truck safety and infrastructure on Old Philadelphia Pike, PA 741, PA 772, PA 41
- Problems with GPS routing – Traffic on Chestnut Street in Gap
- Bridge 741 over Amtrak near PA 41
- More service/access roads to relieve traffic
- Wider shoulders for buggies

Pedestrian improvements:

- Sidewalk/ADA enhancements in Intercourse
- Crosswalk upgrades
- Add curb extensions to slow traffic

Assess Needs:

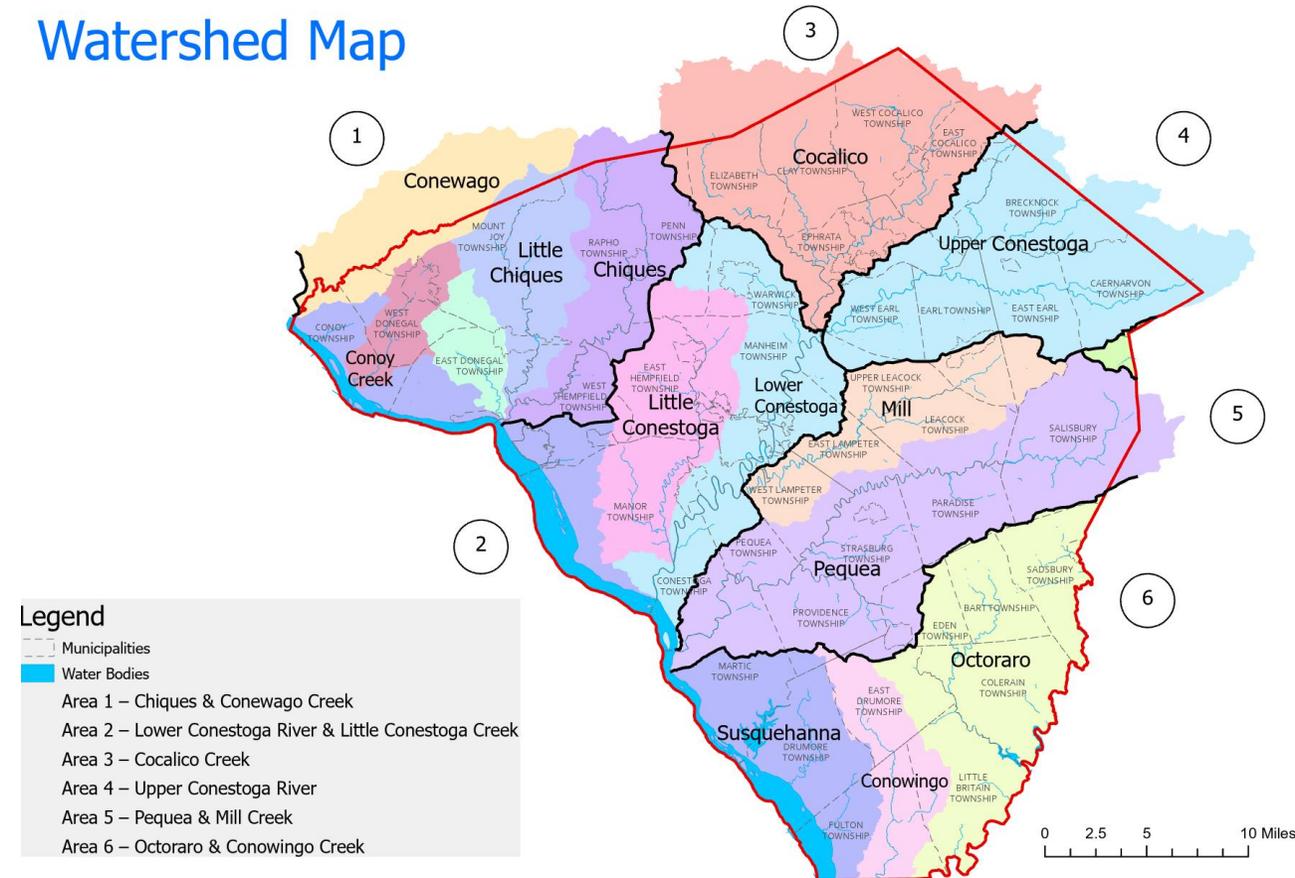
- Fire Station in Gap (easement needed)



Stormwater Management

- Target resources to improve Pequea and Mill Creek watersheds
- Promote site-specific solutions that consider land use and economic feasibility
- Act 167 Watershed Advisory Committee Meeting – Area 5
 - May 15 at Quarryville Borough
 - Questions? Please contact:
Mark Huber
mhuber@lancastercountypa.gov

Watershed Map



Working Regionally

- Update Official Map
- Work together to simplify local zoning ordinances
- Strengthen region's existing industries, attract new and emerging ones, prepare workforce for the future



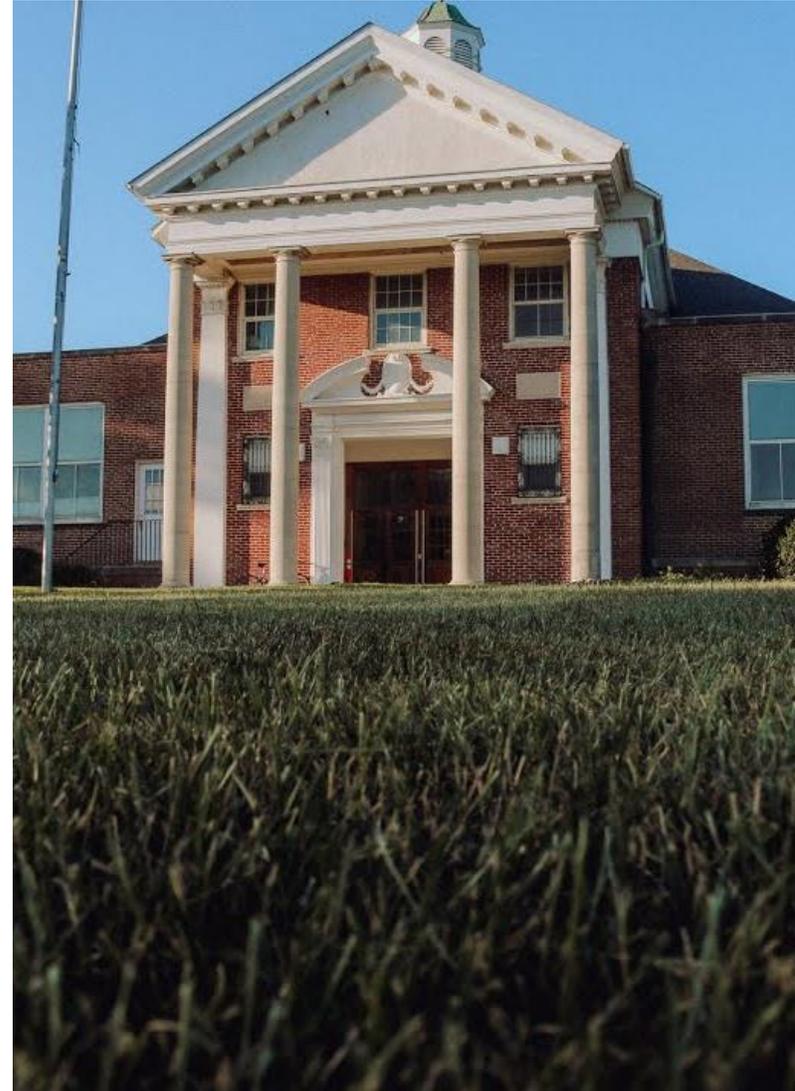
Vision Statement

Group Exercise

Vision Statement

We need a few sentences that outline your aspirations over the next 10-15 years. We want to consider:

- **Economic Opportunities** – Attract new and emerging industries
- **Growth Management** – Promote commercial and industrial redevelopment
- **Housing** – Variety of housing types to meet needs of all residents
- **Parks, Trails, and Natural Areas**
- **Transportation**
- **Stormwater Management**
- **Regional Collaboration**





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

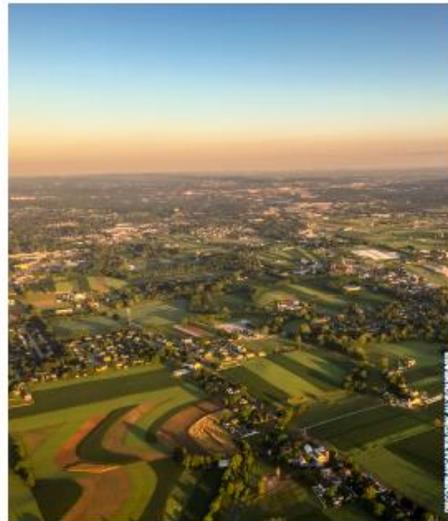


Growing Responsibly

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

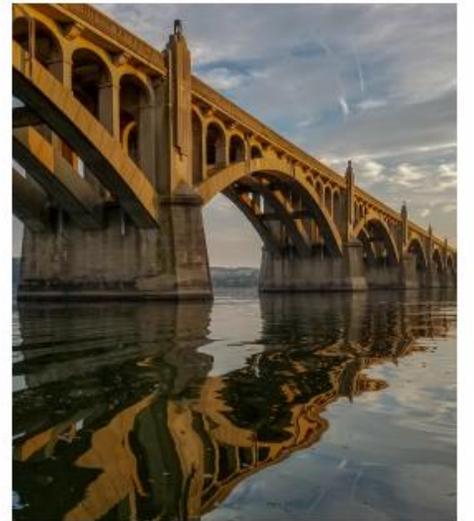


Thinking Beyond Boundaries

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



What Pequea Valley Offers

- Large employers – Penn Medicine Lancaster General Health, Lapp Farm, Urban Outfitters, Bird-in-Hand Corp., Paradise Energy
- Attractions: Kitchen Kettle, Bird-in-Hand Farmers' Market, Strasburg Rail Road, Cherry Crest, Rough & Tumble
- Convenient access to Lancaster City
- Agricultural and natural landscapes
- Strong history of regional collaboration







Next Steps

Next Steps

- Draft Framework – Summer 2025
- Public Meeting for Draft Plan – Fall 2025
- Final Plan Adoption – Winter 2025



PV Comp Plan Webpage

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

