

# Lancaster County: A Changing Place, 2000 – 2015



**places**2040

• communities • corridors • landscapes

a plan for lancaster county pa

# Acknowledgements

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# Lancaster County: A Changing Place, 2000-2015

## INTRODUCTION

Lancaster County is a special place. While it still has the great qualities we all recognize, it's constantly changing. Over the past 15 years, we've seen changes in people, jobs, housing, infrastructure, transportation, and treasured resources. *Lancaster County: A Changing Place, 2000-2015* describes the shifting landscape of our community, and how it compares to surrounding counties, the region, state, and nation.

This report is a snapshot of Lancaster County as it exists today, and the journey we've taken to get here. It doesn't offer any solutions to the issues we face, because that's a discussion for another day. Instead, it serves as a foundation for continued dialogue about the opportunities and challenges in front of us for the next 25 years. What do these changes mean, and what do they tell us about the future?

The purpose of this document is to stimulate informed discussion and innovative thinking about where we're headed, and how we're going to get there. It's the first step in creating [places2040](#), an update to the Lancaster County Comprehensive Plan. Every so often, communities need take stock of where they are and establish a new vision for the future. This plan is a chance to ensure that all of us are working together to make Lancaster County a better place.

Join the conversation! Help us ensure a bright future for this county we call home.

## Who We Are

Lancaster County's population continues to grow, primarily due to natural increase and some migration – but we're losing many of our young adults. Our population is becoming older and more diverse, but it's younger and less diverse than the state and surrounding counties. Households are smaller, just as they are nationwide. Educational levels and employment are growing, and unemployment is low. However, incomes are not keeping pace with inflation, the poverty rate is increasing, and our educational attainment lags behind other communities. Obesity and asthma are on the rise.

## Where We Live

While development is happening where we want it, we're consuming more land than we should. A majority of new homes are being built in growth areas near the city, boroughs, and villages. However, we're not achieving the targets we set in the county's growth management plan, which calls for 85% of new homes to be built in growth areas, and at 7.5 dwellings per acre. We're building more homes than surrounding counties, but construction has slowed since the recession. Most new homes are single-family homes, but we're building more attached housing. More people are choosing to rent, but there's a shortage of affordable units.

## Where We Work

Lancaster County continues to have a diverse economy. Manufacturing has declined, but accounts for 20% of all wages. Traditional industries such as agriculture, food processing, and tourism remain strong, but newer industries account for much of our employment, wage, and sales growth. These industries include healthcare, education, professional and technical services, finance and insurance, and wholesale and retail trade. Most of the county's workers live in the county. More than half of non-residential development was for industrial use, and occurred mostly in growth areas.

## How We Invest in Our Communities

Public infrastructure such as police, emergency medical services (EMS), parks, trails, and libraries keep our communities running. The vast majority of new homes in growth areas are served by public water and sewer. Most of the county is served by local police departments, rather than state police. Fire companies have merged, and EMS organizations have consolidated and shifted from volunteer to paid staff. Demand for library services has increased, public park acreage has increased significantly, and almost 50 miles of regional trails were added.

## How We Move People and Goods

The way we move around the county has not changed significantly. The county's residents still depend on their cars, especially for commuting, and most workers commute less than 30 minutes each way. Amtrak ridership is up, but transit usage remains below the state average. Bicycle and pedestrian infrastructure has improved. Between 2000 and 2010, there was an increase in the number of miles of pavement in good or excellent condition. The percent of bridges rated as "structurally deficient" is less than the state average. More freight is moving through the county, mostly by truck.

## How We Protect Our Treasured Places

We've made progress in meeting some of our goals to conserve and protect natural, historic, and cultural resources. We've improved zoning to better protect farmland, and we lead the nation in acres of farmland that are permanently preserved. We've also preserved an additional 3,000 acres of natural lands since 2002. Water quality in our streams is improving, but almost half them are designated as impaired. Only 25% of the county is covered by tree canopy. Our air quality is better, but still not good. We've identified and protected more historic resources, but continue to lose them.

# Chapter 1: Who We Are

Lancaster County’s population continues to grow, albeit at a slower rate since the recession. Our growth is due to natural increase and, to a lesser extent, international and domestic migration: however we lost young adults in the 20 – 29 age group due to domestic migration. Our population is becoming older and more diverse – though it remains younger and less diverse than the state and many counties in the region. The number of 1- and 2-person households is increasing. Income, education levels, and employment are growing, and unemployment is relatively low. But our educational attainment lags behind other areas, our incomes are not keeping pace with inflation, and our poverty rate is increasing. Incidences of obesity and asthma are increasing while the percentage of people with health insurance has remained steady.

## POPULATION

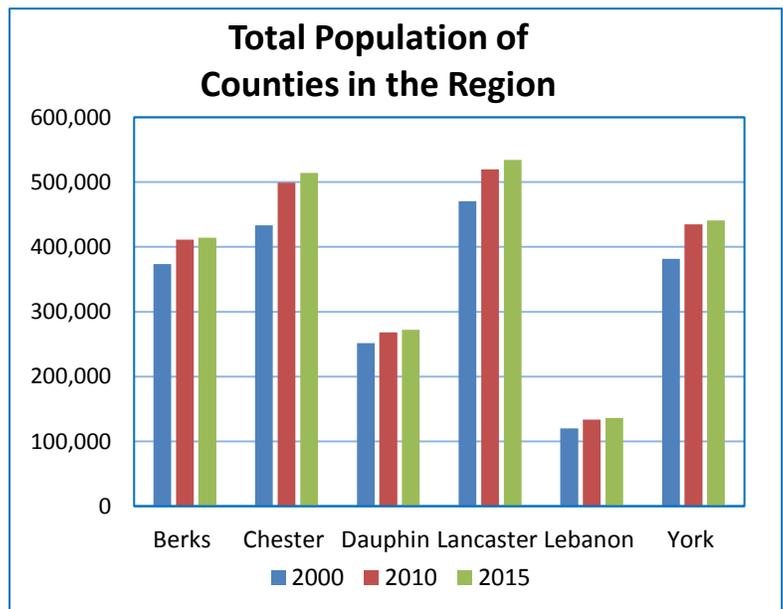
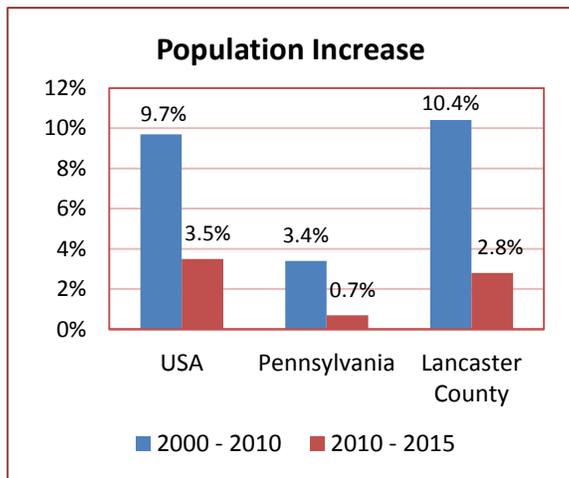
### Our population is growing.

Lancaster County’s total population in 2015 is 534,130. From 2000 to 2015, our population grew by about 63,472 people or on average 4,231 people per year. We grew at a much faster rate (13.5%) than the state (4.2%) and at the same rate as the nation (13.5%). Growth rates of counties in the region during this period ranged from a low of 8.2% in Dauphin County to a high of 18.6% in Chester County with Lancaster County falling in the middle.

### Though at a slower rate since the recession.

Our population grew faster between 2000 and 2010 than it has since 2010. Of the total population change between 2000 and 2015, about 48,787 occurred between 2000 and 2010 – on average 4,879 people each year. In contrast, our population grew by just 14,685 in the five years between 2010 and 2015 or on average 2,937 people each year.<sup>1</sup>

**534,130**  
Lancaster County  
2015 Population



## Our population growth is stable due to natural increase and migration.

Between 2000 and 2010, Lancaster County's population grew as a result of both natural increase and migration.

According to the PA Department of Health, between 2000 and 2010 an average of approximately 6,945 births occurred each year in Lancaster County. During the same period, approximately 4,375 deaths

a year occurred each year. Births outnumbered deaths each year. During the census reporting period, (which runs from April to April, not on a calendar year), Lancaster County experienced a total natural increase of about 24,565.

## But we are losing young adults to other parts of the country.

During the same period, migration accounted for population growth of approximately 24,222 people. Population increased due to migration in all age

categories except the 20 to 29 age group which experienced a net loss of 2,361 people. This loss of young adults is often referred to as "brain drain" and can contribute to a shortage of well-educated workers. The age groups that grew the most as a result of migration include ages 5-9, 35-44, and over 80. These figures suggest that people tend to move to Lancaster County in order to raise children or start a family or for retirement/end of life care.<sup>2</sup>

# 50.3%

Lancaster County population growth due to natural increase.

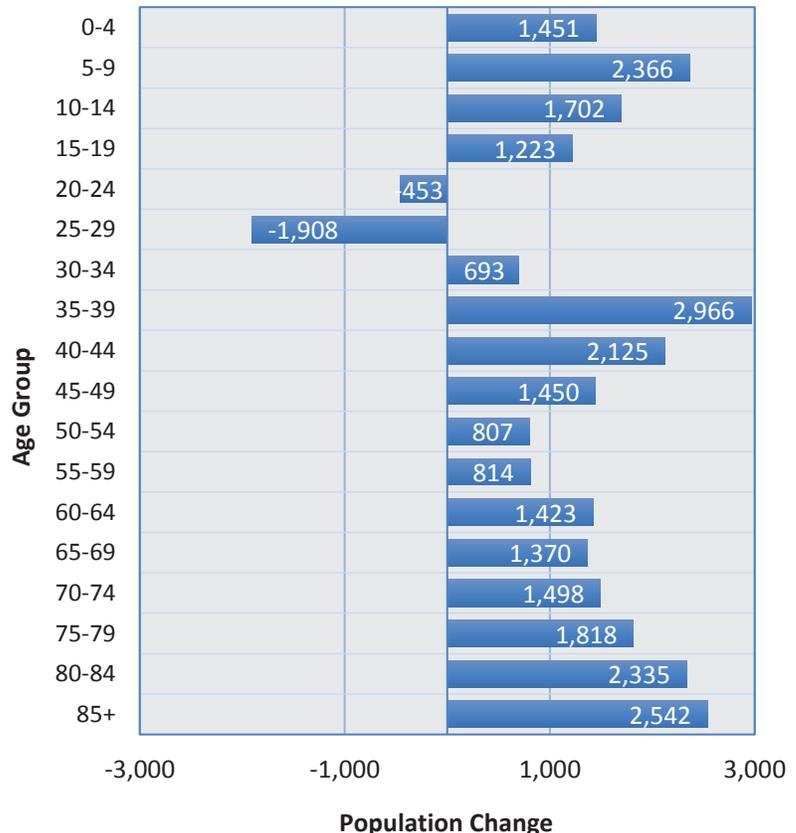
2000 – 2009  
Population Loss  
due to  
Migration  
in the

20 to 29  
Age Group

# -2,361

### Lancaster County Net Migration

2000 - 2010



## Lancaster County's population is aging.

The median age in Lancaster County increased from 36.1 to 38.4 between 2000 and 2015, driven by strong growth in certain older age groups. The fastest growing age groups by growth rate were ages 55 to 64 (70%), ages 85 plus (63%), and ages 65 to 74 (42%). People over the age of 55 now comprise 29% of total population, up from 23% in 2000.

The population under age 18, on the other hand, declined as a percent of total population from 27% in 2000 to 24% in 2015. Young to middle-aged adults, ages 25 to 54, also declined as a percent of population from 42% in 2000 to 37% in 2015.

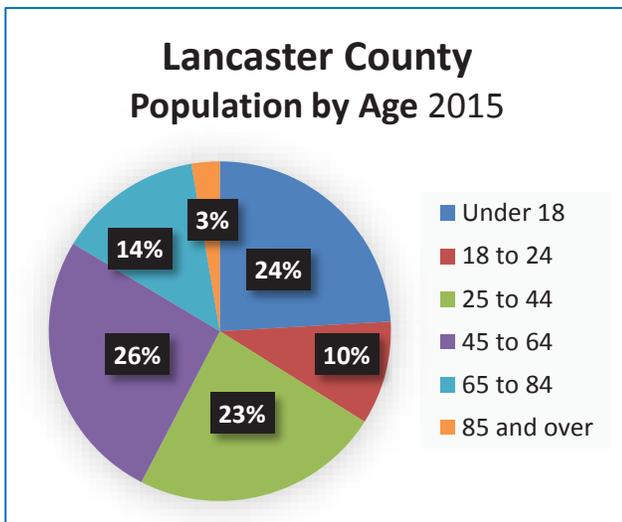
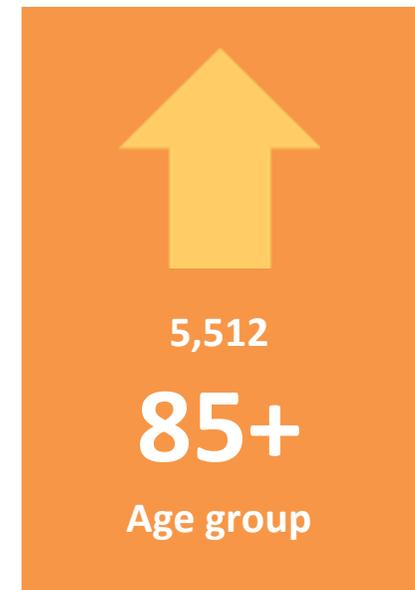
In real numbers, the total population under age 18 increased by 3,435; the total population over the age of 85 increased by 5,512.

## But we are still younger on average than the state and surrounding counties.

As in Lancaster County, populations of the nation, state, and surrounding counties are all aging. Lancaster County is younger on average than the state (median age 40.6) and all surrounding counties, but older than the nation (median age 37.9).

Lancaster County's young median age obscures some of the broader age trends – specifically, higher percentages of both younger and older people. Lancaster County has a larger percentage of people under age 18 (24%) than the nation (23.2), state (21%) or any neighboring county. However, it also has a larger percentage of people over age 85 (2.7%) than the nation (1.9%), state (2.6%) and other counties in the region with the exception of Lebanon (2.9%).<sup>3</sup>

## 2000 – 2015 Population



### Median Age

Lancaster County is younger than the state and surrounding counties, but older than the nation.

Lancaster	Pennsylvania	USA
38.4	40.6	37.9

## Our population is becoming more diverse.

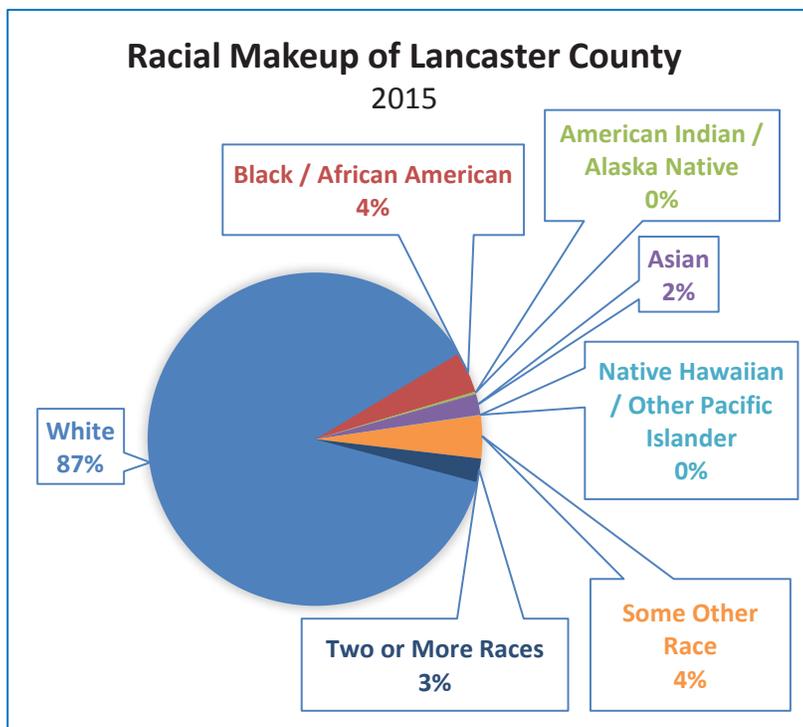
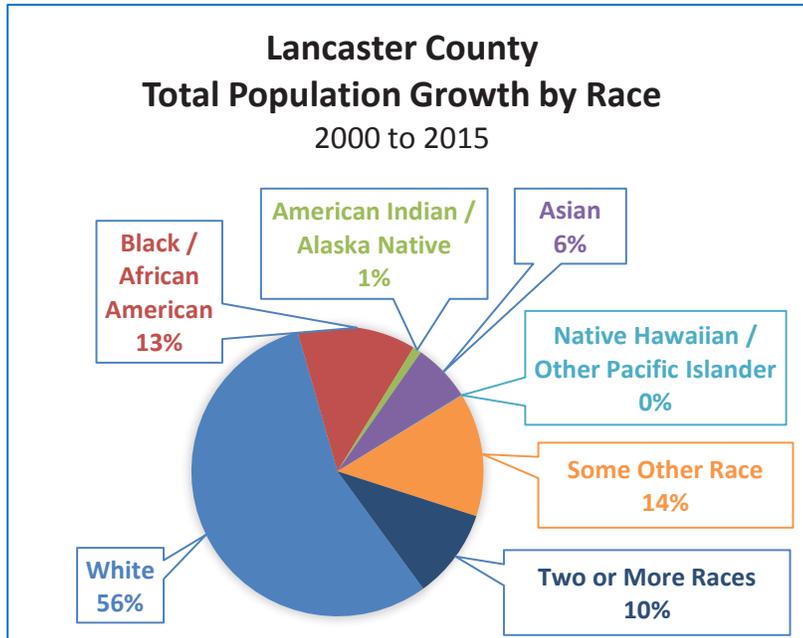
The Hispanic/Latino population in Lancaster County doubled between 2000 and 2015, growing to a total of about 53,700 people. An estimated 11% of our population is now Hispanic/Latino, as compared

with 5% in 2000. Growth in this population accounted for roughly 42% of our total population growth since 2000. In terms of race, our population is about 87% White, down from 92% in in 2000. The 13% racial minority groups include those who identified as Some Other Race Alone 4.2%, Black or African

American 4.0%, Two or More Races 2.3%, Asian 2.0%, and American Indian and Alaska Native 0.2%.

All racial minority groups grew at faster rates than did the White Alone population. The population of Two or More Races grew by 108%, as compared with just 8% among the White population. However, total growth of the White Alone population (35,288) still exceeded the total growth of all other racial groups combined (28,184).<sup>4</sup>

Unlike Lancaster County, the majority of population growth in the U.S., Pennsylvania, and many surrounding counties was due to growth among racial minorities.



Lancaster County's **Hispanic / Latino population has doubled since 2000**

comprising 11% of our population.

## We have more one- and two-person households.

Most households in Lancaster County are small households of just 1 or 2 people. These households now make up 60% of our total households, up from 58.2 in 2000.

While mid-sized households of 3 to 5 people are becoming less common, larger households of 6 or more people are becoming slightly more common. Between 2000 and 2015, mid-sized households declined from 37.3% to 34.9% of total households, while larger households increased from 4.5% to 5.1%. Even so, large households still comprise a small minority of Lancaster's total households. The average household size fell slightly, from 2.64 in 2000 to 2.61 in 2015.

## And fewer family households.

Though a majority of households are family households – households containing two or more related individuals – the percent of total households that were family households declined from 72% to 70% between 2000 and 2015.

A majority of non-family households – about 81% in 2013 – are single-person households. However, the percentage of non-family households comprised of more than one unrelated individual (roomers, boarders, unmarried partners, etc.) grew from 17% to 19% between 2000 and 2013.<sup>5</sup>

## Lancaster County Households

60%

1 or 2 persons

2.61

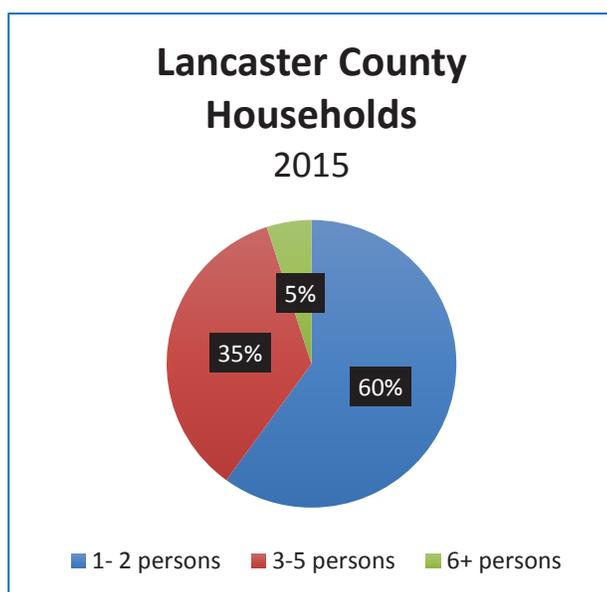
Persons – Average Size Household

70%

Families

32%

Married Couples With Children



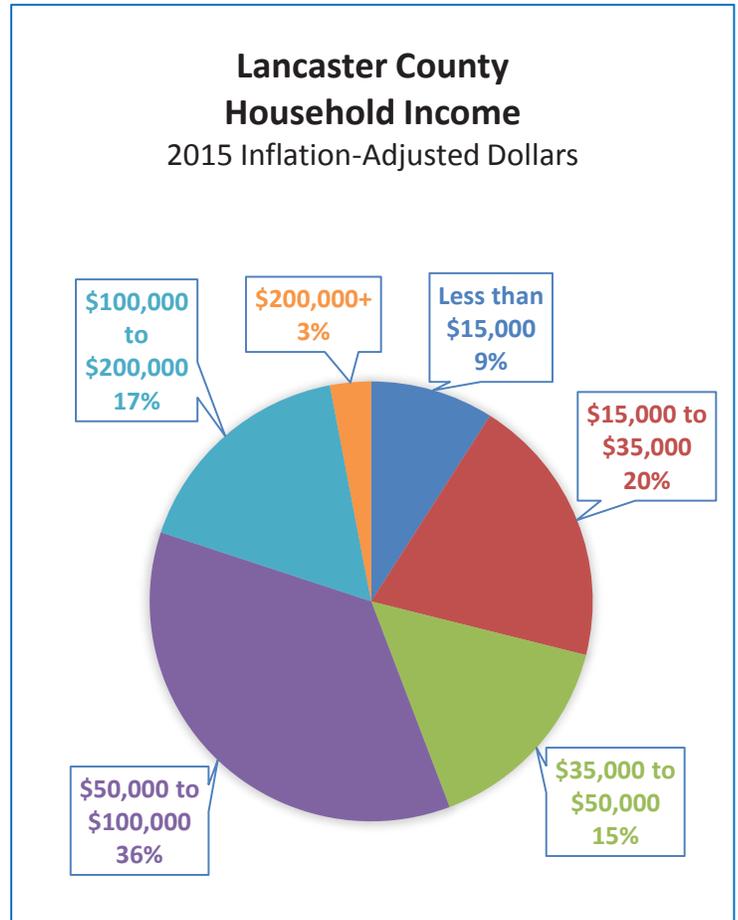
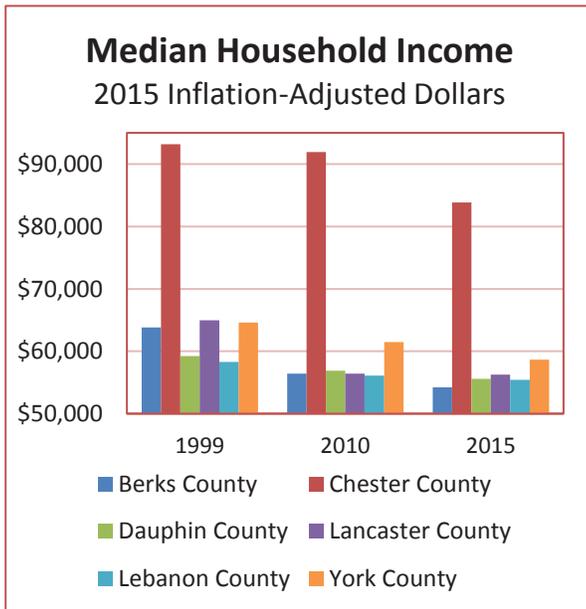
Just as in Lancaster County, most households in the nation and state are 1- or 2-person households – 58% and 61% respectively. Household growth occurred among small and large households, while the percent of mid-sized (3 to 5 people) households declined in the county.

## DEMOGRAPHICS

### Incomes are not keeping up with inflation.

The median household income in Lancaster County was \$56,243 in 2015, up from \$45,507 in 1999. However, when adjusted for inflation, the median income actually declined, down from \$64,957 (in 2015 inflation-adjusted dollars) in 1999.<sup>6</sup>

About 9.1% of households earn less than \$15,000 a year – roughly equivalent to the wages paid by a full-time, minimum-wage job.



Compared with Pennsylvania or the U.S., Lancaster County has fewer very low or very high income households. About 51% of households earn in the middle range – from \$35,000 to \$100,000 – compared with 43% in the U.S. and 44% in Pennsylvania.

## 2015 Median Household Income

Lancaster  
**\$56,243**

Pennsylvania  
**\$53,788**

USA  
**\$53,706**

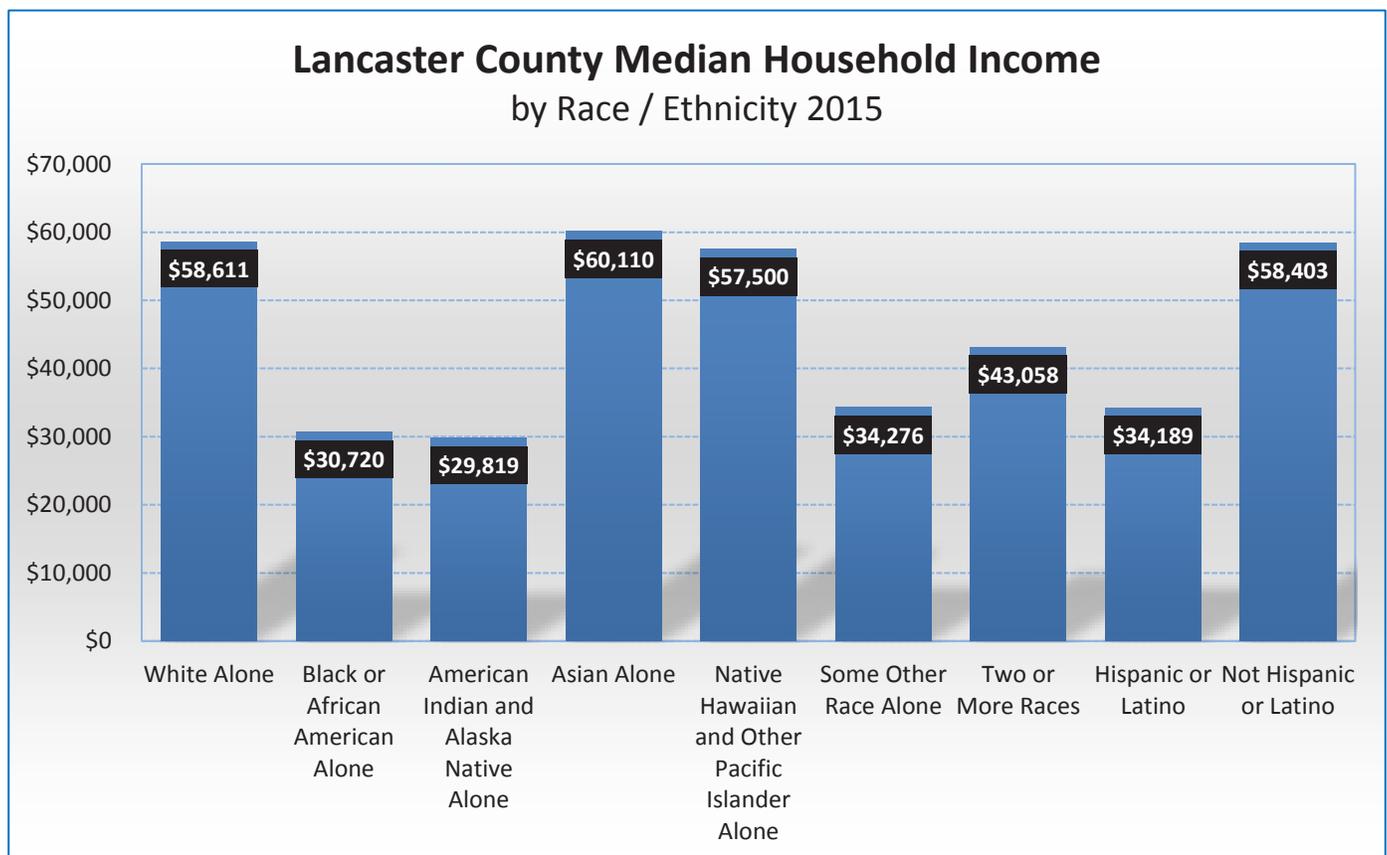
**Our fastest-growing demographic groups – including racial/ethnic minorities and the elderly – have some of the lowest average incomes.**

Household income in Lancaster County varies significantly with the race or ethnicity of the householder. A household with a White householder earned an average of \$58,611 in 2015, as compared with just \$30,720 for households with a Black or African American householder or

\$34,189 for those with a Hispanic or Latino householder. Income also varies with age. Households headed by younger and older householders tend to earn the least, while households headed by middle-aged people tend to earn the most. The median household income for a household with a householder aged 45-54 was \$73,035 in 2015, as compared with \$37,359 for a householder age 15-24 or \$26,947 for a householder aged 85 and over.<sup>7</sup>

**Household income peaks when a householder is between the ages of 45 and 54.**

Across the nation, state, and region, Asian, White, and Non-Hispanic/Latino households tend to earn more than those in other racial/ethnic groups.



**Our poverty rate is low compared to other places, but has grown since 2000.**

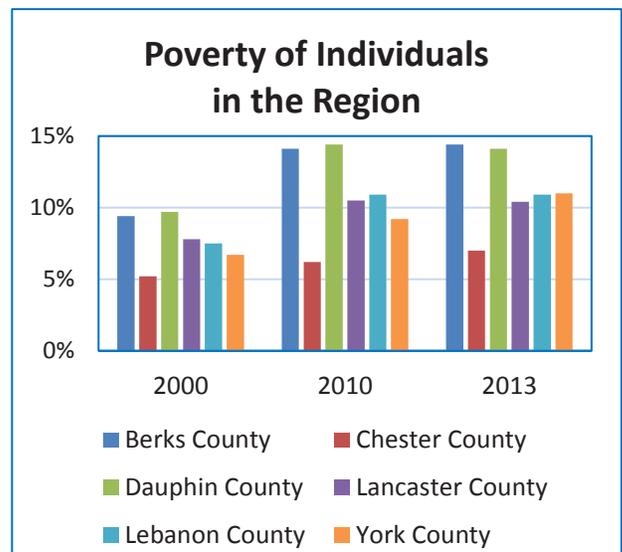
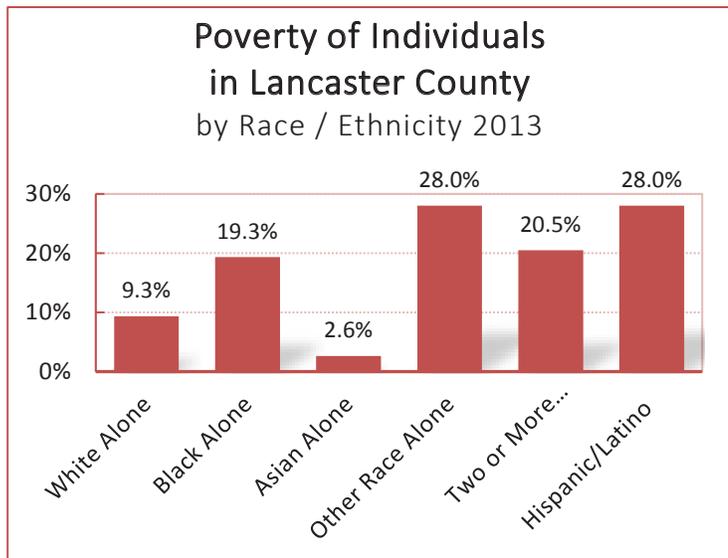
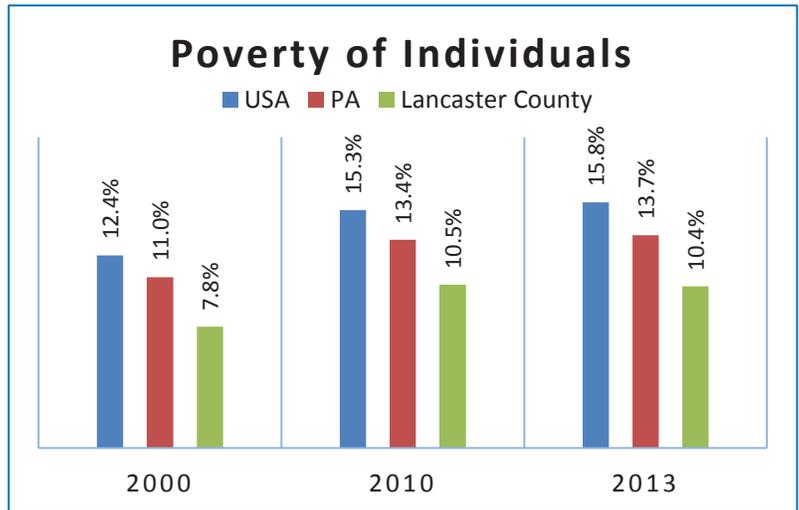
About 10.4% of individuals in Lancaster County lived in poverty in 2013, down slightly from the 10.5% in 2010. However, poverty rates have been higher since the recession in 2008 than they were in 2000. (7.8%). Poverty rates vary by age, race, ethnicity, and

gender, disproportionately affecting individuals who are under age 18; identify their race as Black, Some Other Race Alone, or Two or More Races; are Hispanic/Latino; or are women. Individuals who are Some Other Race Alone or Hispanic/Latino have the highest poverty rates – both at around 28%, or nearly 3 times the 10.4% poverty rate among the total population.<sup>8</sup>

Poverty rates are inequitably high among the populations that are growing the fastest.

**14%** of children in Lancaster County are living in poverty.

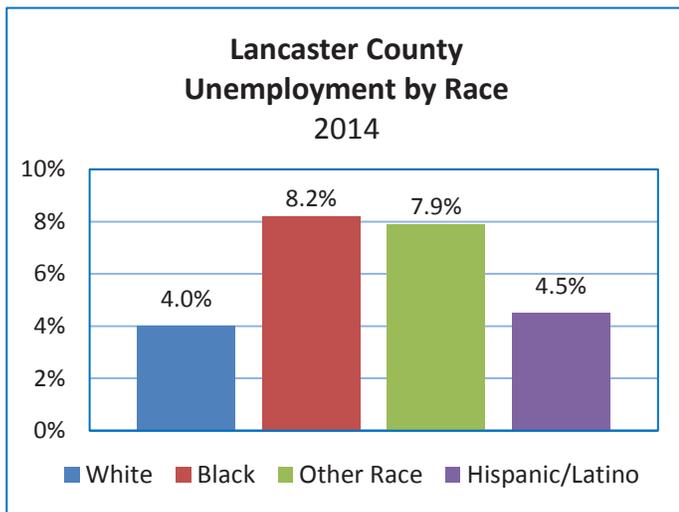
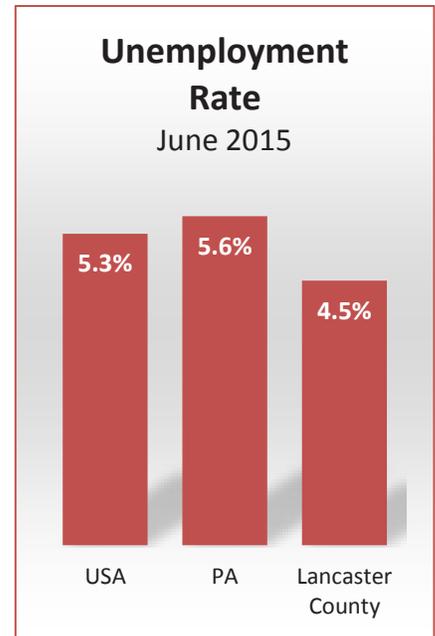
Poverty rates were higher in 2010 and 2013 than they were in 2000. Trends were more muddled between 2010 and 2013, with poverty rates in Lancaster, Dauphin, and Lebanon Counties declining back to 2010 or pre-2010 levels, but rates in the US, state, and other counties in the region are growing.



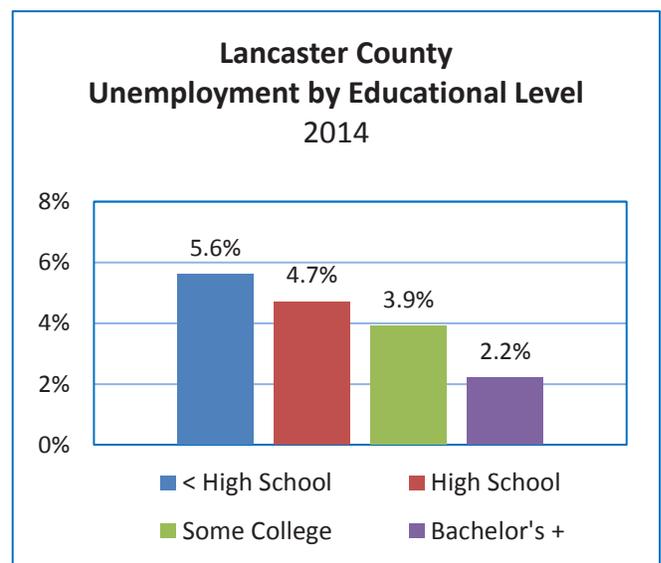
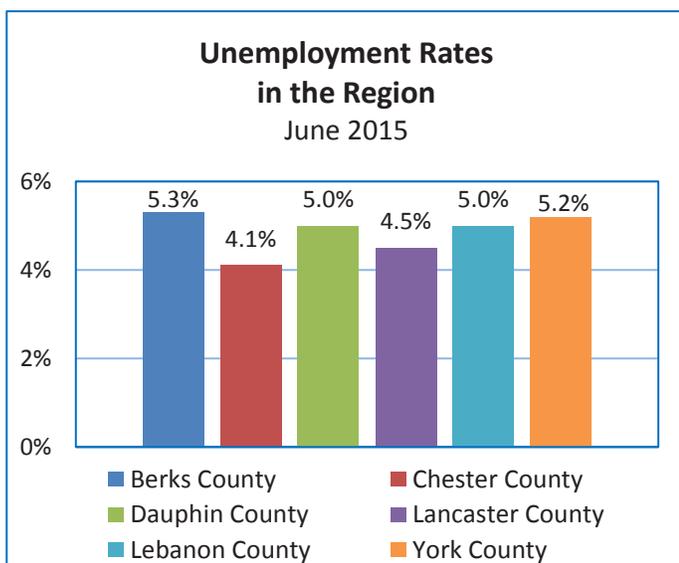
## Unemployment is relatively low.

After increasing dramatically from 4.2% in 2008 to 7.2% in 2009, the county's unemployment rate steadily dropped down to 4.5% by June 2015. This represents about 12,600 county residents who would like to work but cannot find a job.

The county's June 2015 unemployment rate was below Pennsylvania's rate of 5.6%. Lancaster County had the 2nd lowest unemployment rate of the six-county region comprised of Lancaster (4.5%), Berks (5.3%), Chester (4.1%), Dauphin (5.0%), York (5.2%), and Lebanon (5.0%). Nationally, the unemployment rate was 5.3%.<sup>9</sup>



**11.9%**  
2014 Lancaster County  
Teen Unemployment  
ages 16 to 19



## EDUCATION

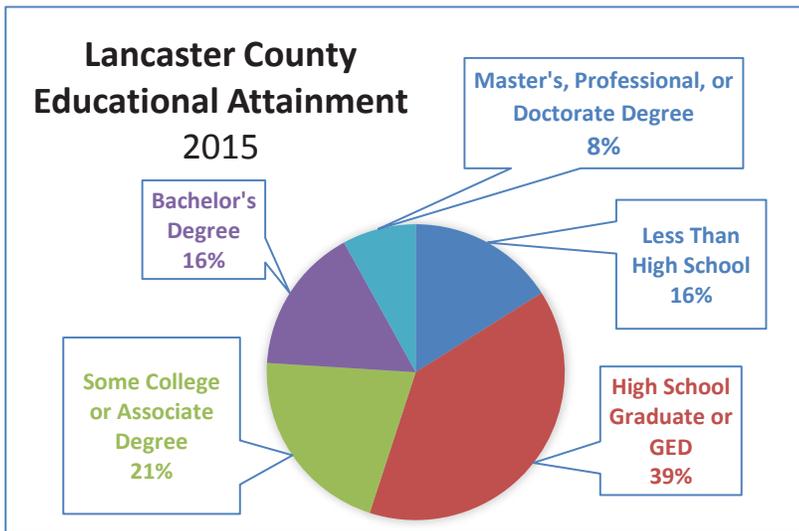
### Education levels are rising, but still lag behind other areas.

In today's economy, an education beyond a high school diploma is increasingly necessary for a competent and competitive workforce. According to the U.S. Census Bureau, an individual's education level, more so than any

other demographic factor, has the biggest affect in determining total earnings during 40 years spent in the workforce.

Lancaster County's education levels show signs of improvement, with more individuals pursuing postsecondary education. Between 2000 and 2015, the

percent of individuals who had obtained schooling or a degree beyond a high school diploma rose in Lancaster County from 38.5% to 45.3%. The percent of individuals with a high school diploma or GED remained about the same, while the percent of individuals who had not obtained a high school diploma declined from 22.6% to 15.9%.<sup>10</sup>



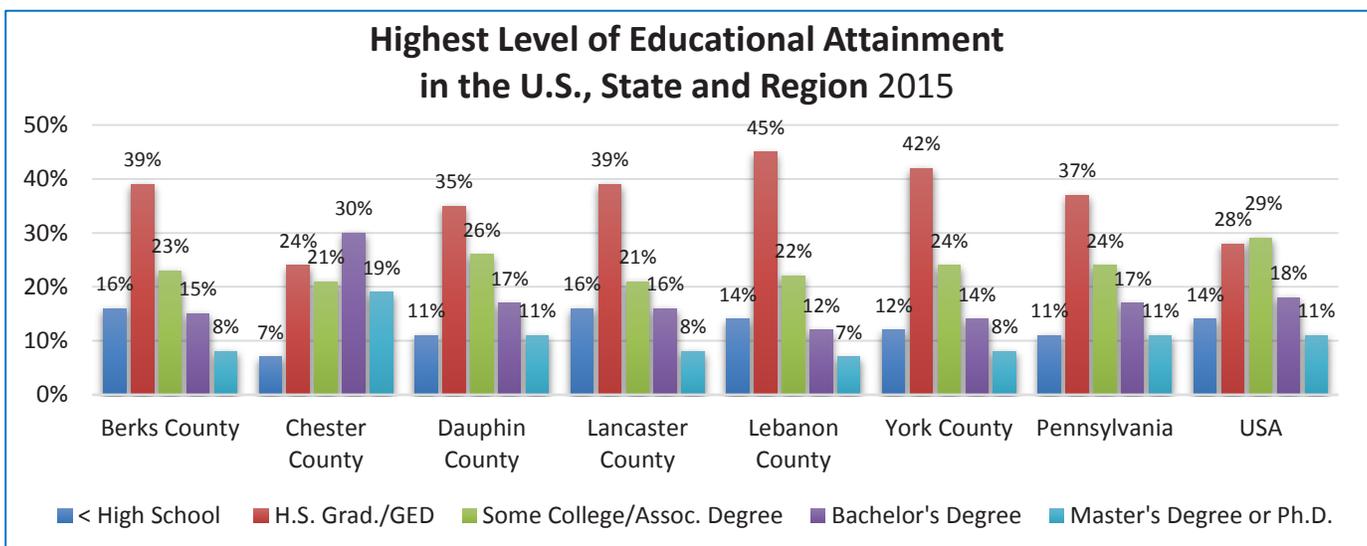
### Highest Degree Earned

**8%**

County residents with a Master's Degree or Ph.D.

**16%**

County residents with a Bachelor's Degree



## HEALTH

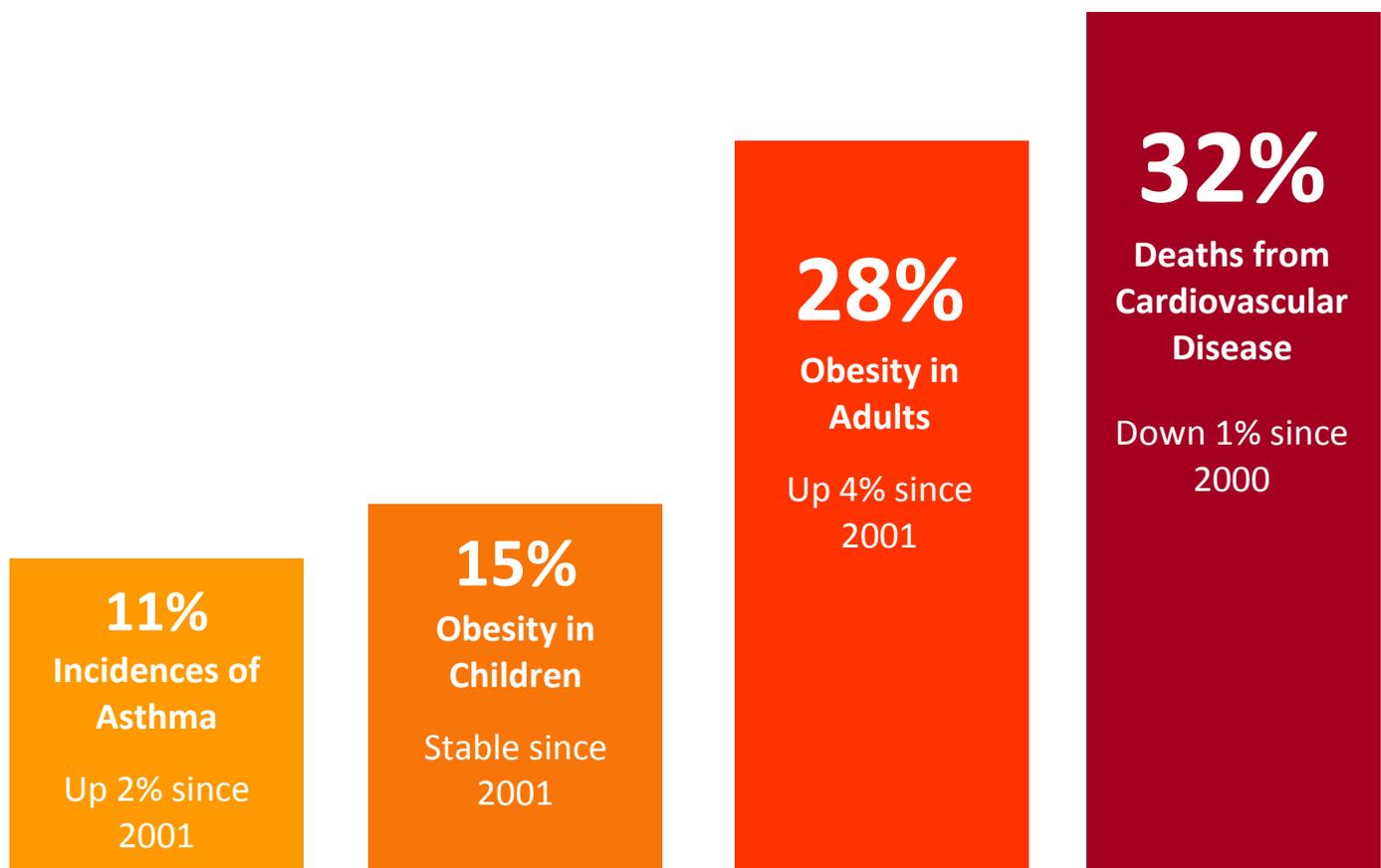
### There are health issues of concern in the county.

Obesity and asthma are more common than in the past. The percentage of adults in the county who are obese increased between 2001 and 2013 from 24% to 28%. The percentage of children in the county in who are classified as obese has been about 15% since 2005. Incidences of asthma increased in Lancaster County's

population between 2001 and 2013 from 9 % to 11%. Between 2004 and 2012 the percentage of deaths from cardiovascular disease in Lancaster County decreased slightly – 33% vs. 32%. Incidences of obesity and asthma mirror the percentages for the state – 28% vs. 29% and 11% vs. 10%. The rate of adult diabetes in Lancaster County mirrors the state at 10%.<sup>11</sup>

Food security is the access to sufficient, safe, and nutritious food to maintain a healthy and active life. Since 2000 the percentage of county residents who do not have access to sufficient, safe, and nutritious food has increased from 3% of households to 5% in 2012.<sup>12</sup>

**5%** of county residents do not have access to sufficient, safe, and nutritious food – up 2% from 2000.



## Chapter 2: Where We Live

Construction of new housing continues to shift away from rural areas to Designated Growth Areas – those areas identified as appropriate for future development including Urban Growth Areas (Lancaster City, the boroughs, and adjacent portions of townships) and Village Growth Areas (existing villages and adjacent land where appropriate). Seventy-eight percent of new homes are being built in Urban Growth Areas. However, we are not achieving our targets that were established in 2006 in *Balance*, the county’s plan for managing growth, for directing new home construction to these areas and building them on smaller lots. *Balance* indicates that 85% of new dwellings should be built inside Urban Growth Areas at an average density of 7.5 dwellings per acre.

We are building homes more slowly since the recession, but are building more than other surrounding counties. Home sale prices rose dramatically until the housing bubble burst and have not yet fully recovered from the recession. New homes are mostly single-family homes; however, more attached housing is being built. More people are choosing to rent, but there is a shortage of affordable rental units. Over 55/Active Adult developments have become far more popular as baby boomers move into their retirement years.

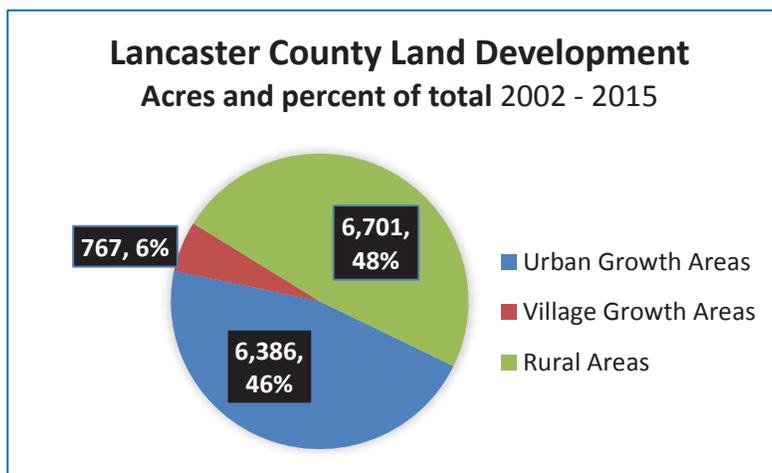
### RESIDENTIAL DEVELOPMENT

#### About half of the total acreage developed in the county since 2002 was in Designated Growth Areas.

From 2002 through June 2015, a total of 13,855 acres of land was developed in Lancaster County. Fifty two percent of this acreage or 7,153 acres were developed in Designated Growth Areas – areas

surrounding and including the county’s boroughs and Lancaster City which municipalities have identified as appropriate for growth. Designated Growth Areas consist of Urban Growth Areas (UGAs) and Village Growth Areas (VGAs). UGAs include land within townships, boroughs, and the City of Lancaster that is appropriate for more intense development.

VGAs include land within and adjacent to villages that is appropriate for less intense development. In UGAs, 6,386 acres (46%), were developed. In VGAs, 767 acres (6%), were developed. And in Rural Areas outside UGAs and VGAs, 6,701 acres (48%), were developed.<sup>13</sup>



**13,855**  
Acres Developed  
in Lancaster County  
2002 – 2015

## The majority of new dwellings were built inside Urban Growth Areas.

According to data from the Lancaster County Assessment Office, a total of 24,185 new dwelling units were built in Lancaster County during 2002 to June 2015. Of this total, 18,743 new units or 78% were built inside Urban Growth Areas. Within Village Growth Areas, 1,052 new dwelling units or 4% were built during 2002 to June 2015. The remainder of the new dwellings, 4,390 or

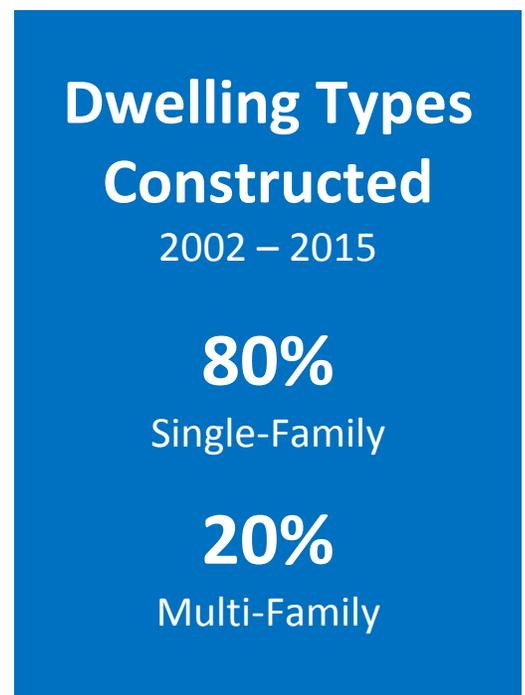
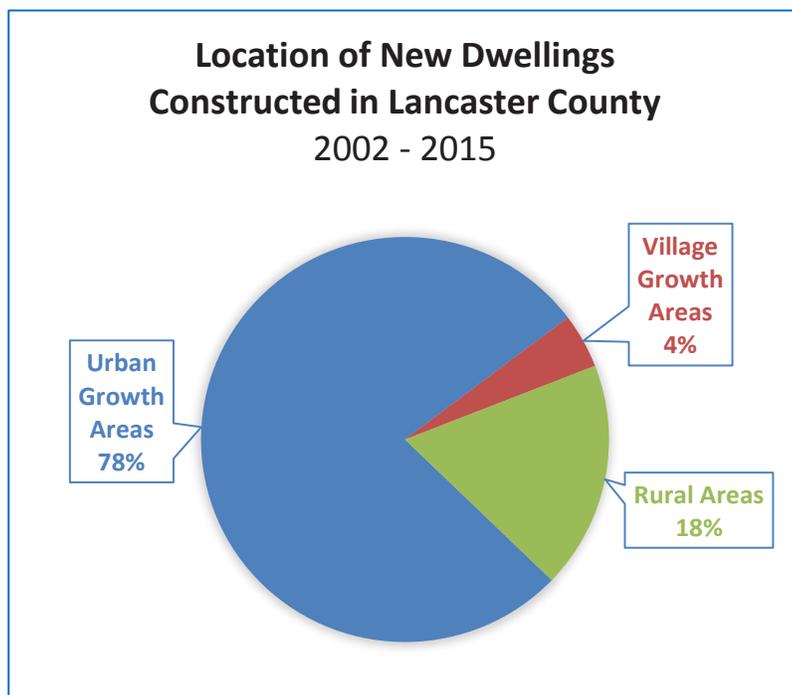
18%, were constructed in rural areas outside of UGAs and VGAs. The remainder of the new dwellings, 4,390 or 18%, were constructed in rural areas outside of UGAs and VGAs.

Of the 24,185 new dwellings built during 2002 through June 2015, 19,382 or 80% were single-family detached or single-family attached. 4,803 new dwelling units or 20% were multi-family units – apartments or condominiums.

## But we are falling short of our goal.

The figure of 78% of new dwellings built inside UGAs is an increase over the 72% figure for the time period 1994 through 2001. This indicates movement towards the 85% goal established in *Balance, the Lancaster County Growth Management Plan*, which is a guide for growth and preservation for Lancaster County through 2030.<sup>14</sup>

78% of new dwellings were built inside Urban Growth Areas during 2002 to 2015 – short of the county’s goal of 85%, but an improvement over 1994 to 2001’s 72%.



## Residential development density is significantly lower than the county's target.

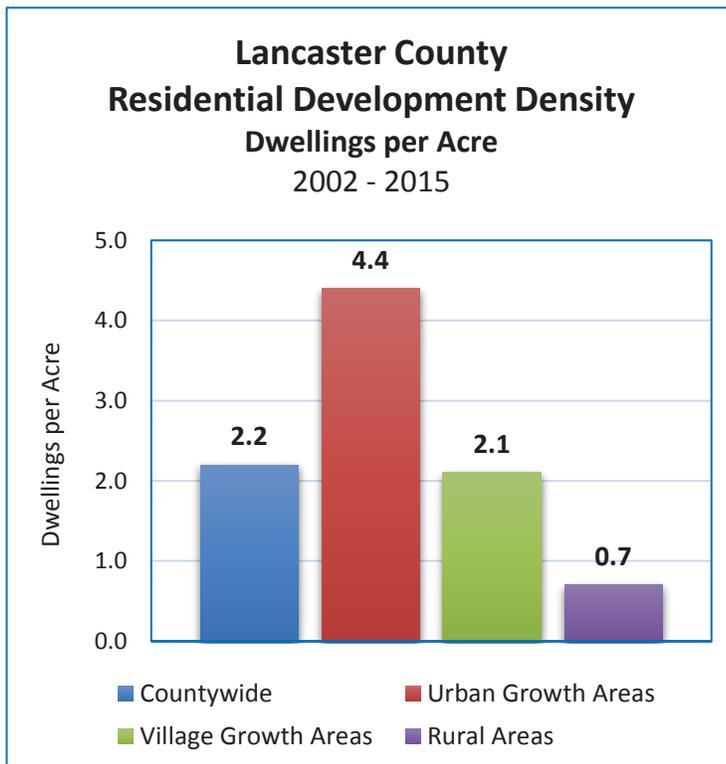
The 18,743 new dwelling units built inside the Urban Growth Areas consumed approximately 4,291 acres resulting in an overall net density of 4.4 dwellings per acre. The 1,052 new dwelling units built inside

the Village Growth Areas consumed approximately 501 acres for a net density of 2.1 dwellings per acre. The 4,390 new dwellings built in rural areas outside the UGAs and VGAs used 6,138 acres for a net density of 0.7 dwellings per acre. Total acreage used for residential development in Lancaster County during 2002 to June 2015 was 10,930 acres. Overall countywide residential

development density was 2.2 dwelling units per acre.

Single-family residential units were built as an average net density of 3.5 dwellings per acre inside UGAs, while multi-family residential units were built an average density of 17.7 dwellings per acre. The 4,803 multi-family units (20% of the total) consumed only 274 acres.<sup>15</sup>

**18,743 new homes** were built inside Urban Growth Areas on **4,291 acres** during 2002 – 2015, resulting in a net density of **4.4 dwellings per acre.**



**Residential development in Urban Growth Areas is falling short of Lancaster County's target density of 7.5 dwellings per acre.**

*70% more land is being consumed than if development was occurring at the target density.*

## HOUSING MARKET

### We are building homes more slowly since the recession.

According to the U.S. Census Bureau and Claritas, the housing stock of Lancaster County grew by about 29,510 units between 2000 and 2015. Housing unit growth was more rapid between 2000 and 2010 than it was between 2010 and 2015. More than 75% of these 29,510 units, or about 22,962, were added before 2010. Our housing stock grew by 12.8% from 2000 to 2010 and by 3.2% from 2010 to 2015.<sup>16</sup>

U.S. Census Bureau building permit data also indicates slowing housing unit production. Building permits are an indicator of housing construction activity, suggesting roughly how many new housing units are in the pipeline.

Since 2000, total reported building permits in Lancaster County reached the highest level in 2003 at 2,690 permits. Since then, permits declined to a low of 1,088 in 2014. Between 2008 and 2014 there have been short cycles of slight upward trending followed by decline, but building permits have not exceed 1,500 a year.<sup>17</sup>

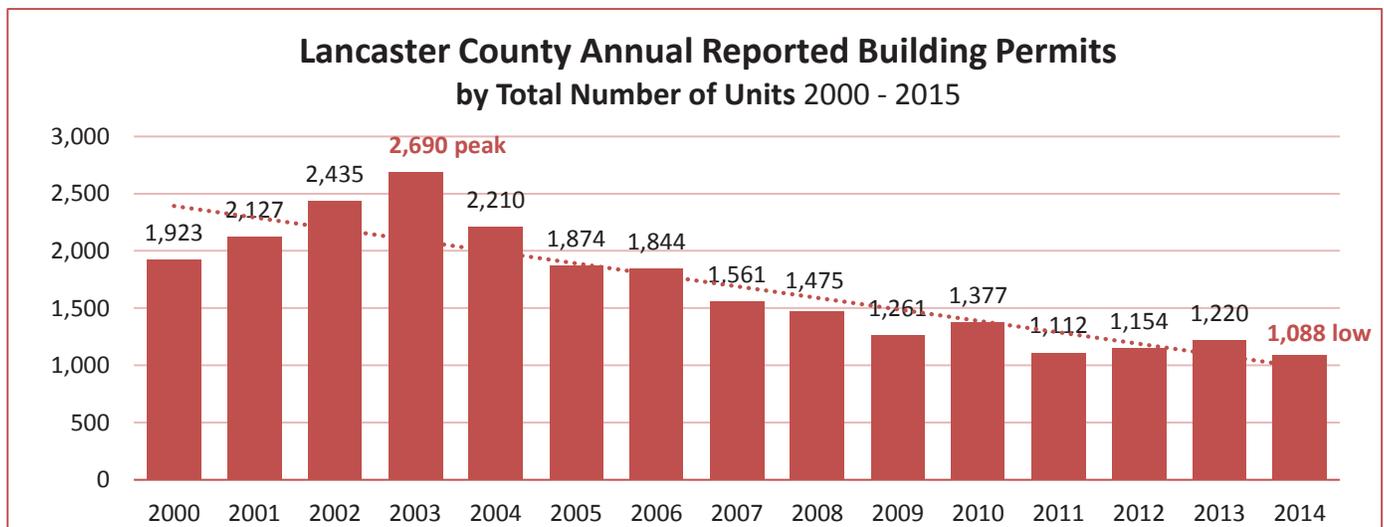
### But we are building more homes than counties in the region.

With a 16.4% growth rate from 2000 to 2015, Lancaster County's housing unit growth far outstripped the state (7.8%) and counties in the region with the exception of Chester County (21.2%). However, our growth rate was slightly lower than the nation (17.9%).

The nation, state, and counties in the region all experienced more rapid growth between 2000 and 2010 than they did between 2010 and 2015. However, our housing unit growth was the strongest in the region over the last five years.<sup>18</sup>

## Lancaster County Housing Unit Growth

Years	Growth Rate	Dwelling Units Added
2000 – 2010	12.8%	22,962
2010 – 2015	3.2%	6,548



## Our housing stock is predominantly single-family.

Of the total housing stock in 2015, 56% are single-family detached and 20.4% are single-family attached – thus more than three-quarters of housing units are single-family units. Multi-family housing accounts for 15.7% of the total number of units in the county. Mobile homes and 2-units each comprise around 4% of the housing stock.<sup>19</sup>

Lancaster County's housing stock is similar to that of the state in terms of housing type, but differs from that of the nation. Single-family attached housing is far more common in Lancaster County (20.4%), the state (18.2%) and the region than in the nation (5.8%). Multi-family housing is more common in the nation (22.3%) than in the state (15.9%) or any county in the region.

## Homelessness has declined.

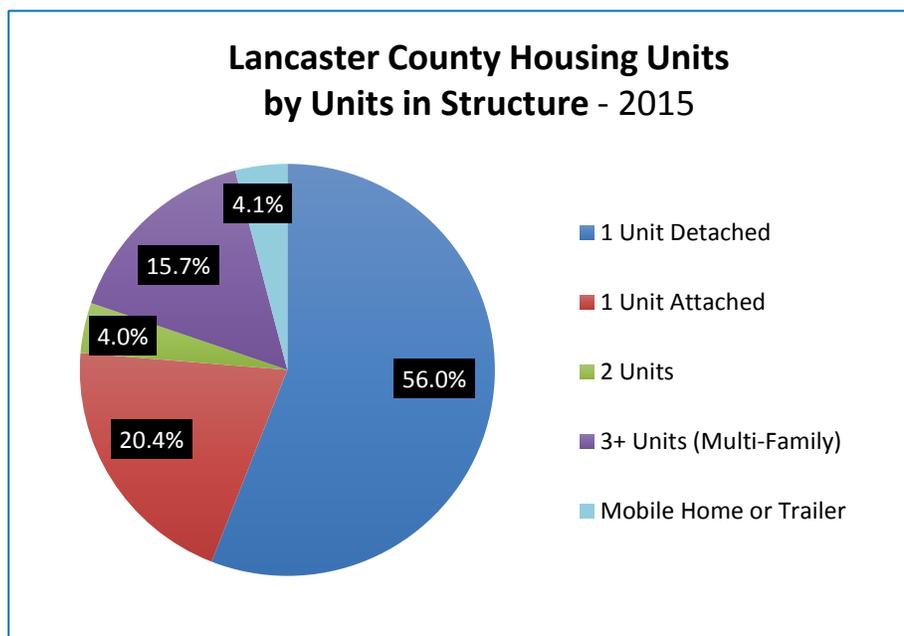
The number of people experiencing homelessness during winter point-in-time (PIT) counts has dropped steadily in Lancaster County, from 666 individuals in 2009 to 359 in 2015. Of these individuals, on average 55% reported their last permanent residence to be in Lancaster City, while 45% were from the remainder of Lancaster County. In 2015, nearly 30% of individuals experiencing homelessness were children under age 18.

For the purposes of the PIT counts, an individual is deemed to be homeless if he/she is living in a place not meant for human habitation, unsheltered, or in emergency shelter or transitional housing. (Individuals who are doubled up living with another family

would thus not be included in this count.)

As its name suggests, the point-in-time count only includes individuals who are experiencing homelessness at the moment, thus does not capture all individuals who may have experienced homelessness over a year-long period.

In 2014, only 498 individuals were recorded as experiencing homelessness during the point-in-time count, but a total of 2,877 individuals were served by homelessness-related services over the course of 2014.<sup>20</sup>



## Homelessness in Lancaster County in 2015

**359**

Homeless individuals

**30%**

Children Under 18

**55%**

Last resided in Lancaster City

## Home sale prices rose dramatically until the recession, then declined and have not yet fully recovered.

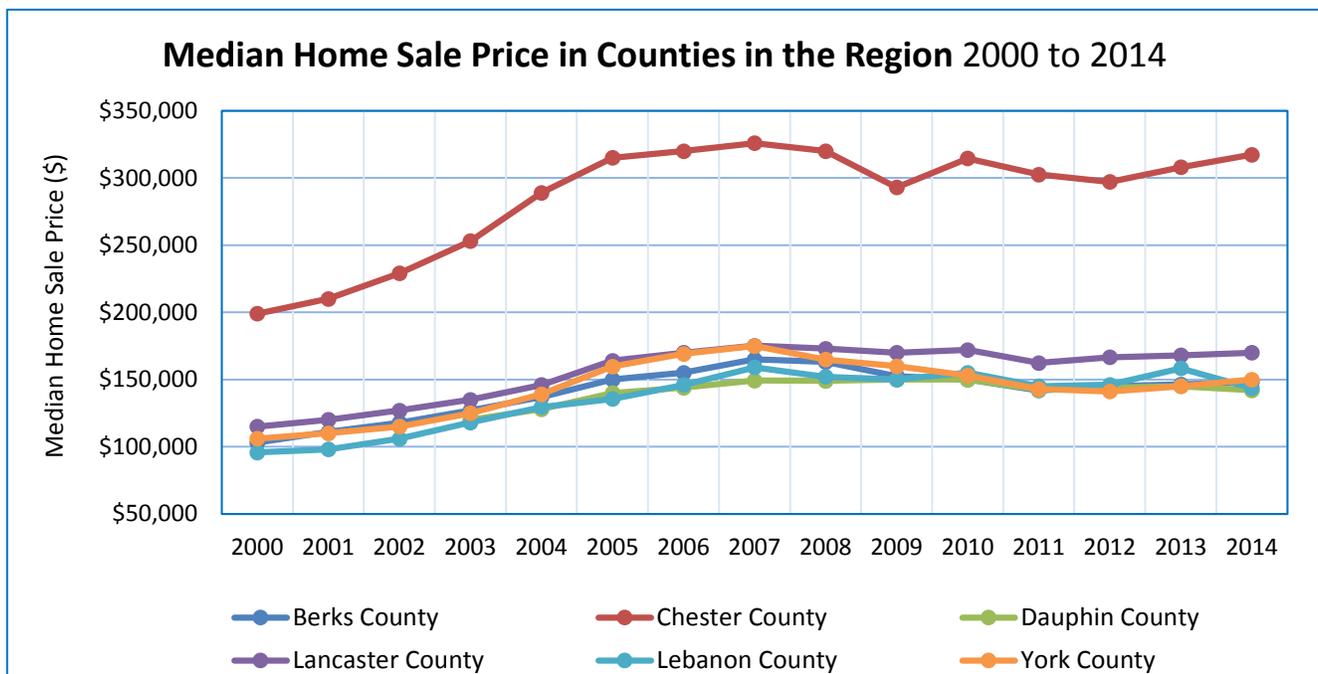
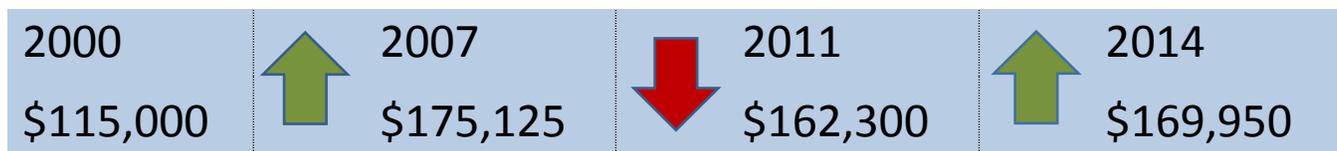
According to the Lancaster County Association of Realtors Multiple Listing Service (MLS), median home sale prices in the county rose significantly between 2000 and 2007 – from \$115,000 to \$175,125. However, prices declined and reached a low of \$162,300 in 2011 and have not entirely recovered to the 2007 peak median price. The median home sale price has consistently risen since 2012,

and stood at \$169,950 in 2014. Most counties in the region experienced median home sale price trends similar to those of Lancaster County, with increasing prices in the early 2000s, peaks around 2007, and decline and plateaus ever since.

Lancaster County prices have been slightly more stable than those of most neighboring counties since the recession. In York and Chester Counties, for example, the median home sale price tumbled more than \$30,000 after 2007, while the Lancaster median price fell just \$13,000 from the 2007 peak.

Apart from Chester County, Lancaster County homes tend to be some of the most expensive in the region. Median home sale prices in Lancaster County have been consistently higher than those of most neighboring counties with the major exception of Chester County. Between 2000 and 2014, median home sale prices for counties in the region rose between 41% and 59.4% – or \$43,900 and \$118,250. Lancaster County's increase was the second largest at \$54,950.<sup>21</sup>

## Lancaster County Home Sale Prices



## Over 55/Active Adult developments have become far more popular.

Since the early 2000s, a new development type known as an over 55/active adult community has gained in popularity in Lancaster County. Active adult communities are age restricted, typically requiring at least one occupant to be over the age of 55. Owner-occupied developments often have homeowners or condo associations, to which residents

pay monthly fees in exchange for yard maintenance, snow removal, and in some cases access to private community or sports clubs. Active adult communities are different from retirement communities or continuing care retirement communities because they are not affiliated with an organization that provides daily living assistance, age-related medical, or end-of-life care.

As of 2015, approximately 1,730 dwellings were built or being built in active-adult communities in Lancaster

County. These units comprise approximately 5.9% of the 29,510 total units added in the county between 2000 and 2015. Roughly 97% of these units were single-family units.<sup>22</sup>

In the nation in the year 2014 alone, an estimated 44,000 units were built in over 55/active adult communities. These units comprised approximately 5% of the total housing units built that year. Unlike in Lancaster County, a majority of the active adult units – or 53% – were multi-family units.<sup>23</sup>

Unlike in Lancaster County, the majority of the active adult housing units built in the U.S. during 2014 were multi-family units – 53%.

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## Active Adult Communities in Lancaster County 2000 to 2015

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**55+ age restricted** (for at least one of the occupants)

**1,730 dwellings** were built or under construction

**5.9% of new dwellings** constructed

**97% single-family** dwelling units

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## RENTAL HOUSING

### More people are choosing to rent.

The percent of housing units that were renter-occupied increased from 29.2% to 31.6% between 2000 and 2015.

In the absence of multi-family housing options, more single-family homes are being rented. In 2000, about 9% of single-family detached homes were rented; by 2013, about 11.5% were rented.

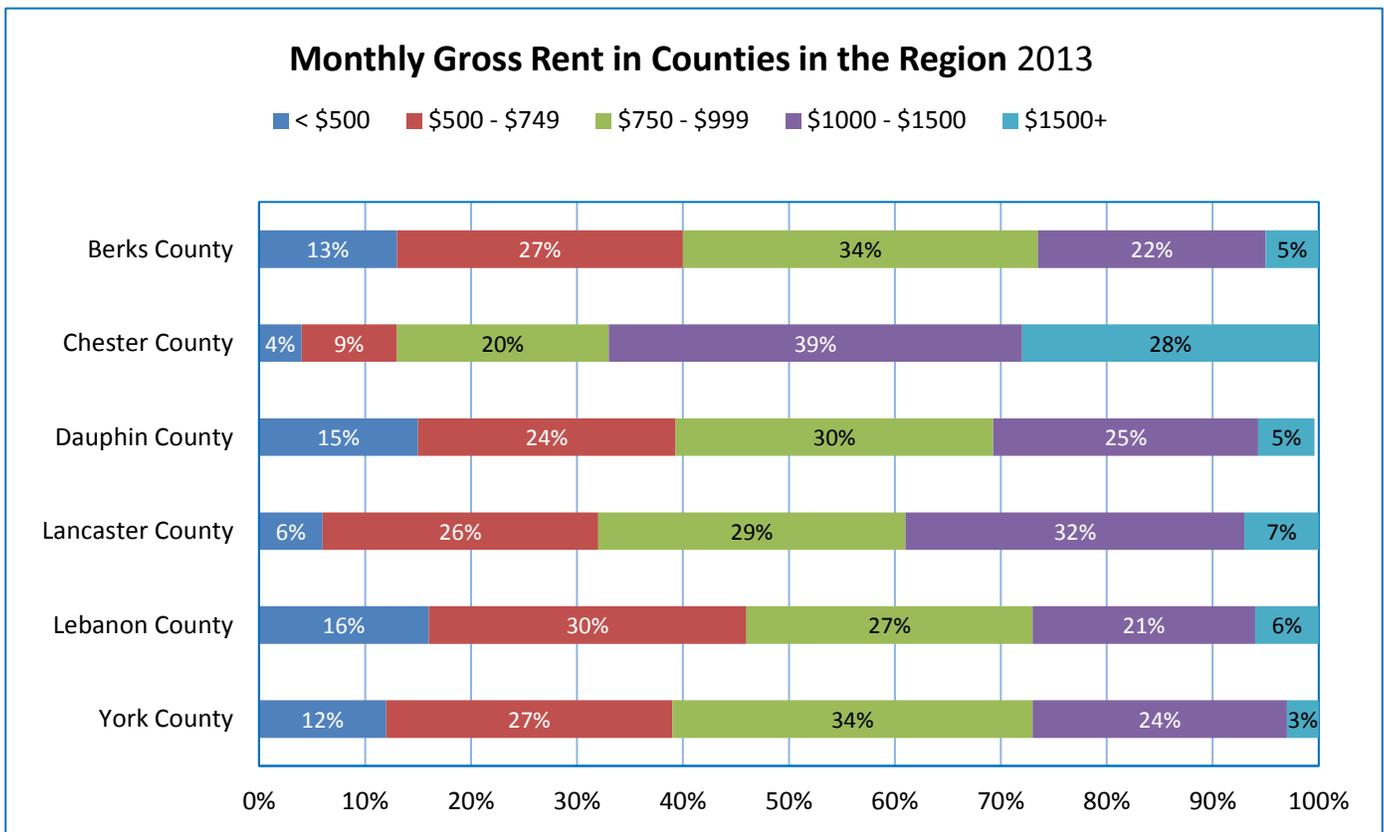
Renting is more common in the nation than in the state, Lancaster County, or most counties in the region. In the United States, 35% of occupied housing units are rented, as compared with 31.6% in Lancaster County. However, renting is less common in Pennsylvania (30.5%) and most counties in the region than it is in Lancaster County.

Across the nation, state, and counties in the region, a greater

percentage of households rented in 2015 than in 2000. In the U.S., the share of renters grew from 33.8% to 35%, and in Pennsylvania from 28.7% to 30.5%.

Just as in Lancaster, across the region, state, and nation more single-family homes are being rented. Nationally, about 16.7% of single-family detached homes were rented in 2013, up from 13.2% in 2000.<sup>24</sup>

Across the nation, state, and counties in the region, a greater percentage of households rented in 2015 than in 2000.



## Lancaster County has a shortage of affordable rental units.

The median rent in Lancaster County increased from \$822 in 2010 to \$896 in 2013. Only 6.3% of rental units were at the most affordable level, or under \$500 a month in 2013.

As a result of rising prices and stagnant incomes, a growing percentage of renter households in Lancaster County are burdened by their housing

costs – about 53.5% in 2013, up from 51.5% in 2010. Housing cost burden occurs when a household spends more than 30% of monthly income on housing costs alone.

At 6.3%, the percentage of rental units in the most affordable price range (under \$500 a month) in the county was lower than the state (15.5%) and the nation (12.5%).

The percentage of cost-burdened renter households in

Lancaster County – about 53.5% in 2013 – was slightly higher than state (50.3%) or national (51.5%) levels. Housing cost burden is also more common in Lancaster County than in other counties in the region with the exception of Berks (55.1%).

At \$896, Lancaster County's median gross rent in 2013 was higher than that of the state and all counties in the region with the exception of Chester County (\$1,171), but lower than the nation (\$905).<sup>25</sup>

## Rental Housing in Lancaster County 2013

**\$896** median monthly rent – higher than that of the state (\$828) and all counties in the region with the exception of Chester County (\$1,171), but lower than the nation (\$905).

**6.3%** rental units under \$500 a month – the most affordable price range – a significantly lower percentage than the state (15.5%) or the nation (12.5%).

**53.5%** cost-burdened renter households – housing costs are more than 30% of a household's monthly income – a slightly higher percentage than the state (50.3%) or the nation (51.5%).

**Lancaster County's housing vacancy rates are low, potentially indicating a need for more housing.**

In 2010, Lancaster County's rental housing vacancy rate was 4.3%. The rate declined to 3.9% and 3.7% in 2011 and 2012, respectively, but rose to 5% in 2013.

The homeowner housing vacancy rate was 0.7% in 2010, rose to 1.5% and 1.4% in 2011 and 2012, respectively, but fell to 0.6% in 2013.<sup>26</sup>

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## Housing Vacancy Rates

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### Homeowner Housing Vacancy Rates

	2010	2011	2012	2013
Lancaster County	0.7%	1.5%	1.4%	0.6%
Pennsylvania	1.8%	2%	1.8%	1.6%
USA	2.5%	2.4%	2%	1.9%

### Rental Housing Vacancy Rates

	2010	2011	2012	2013
Lancaster County	4.3%	3.9%	3.7%	5.0%
Pennsylvania	6.5%	6.1%	5.9%	5.8%
USA	8.2%	7.4%	6.8%	6.5%

## Chapter 3: Where We Work

Lancaster County continues to have a diverse economy. Manufacturing has declined significantly, but still accounts for 20% of all wages. Traditional industries such as agribusiness, food processing, and tourism remain vibrant. Newer economic sectors such as healthcare, education, professional and technical services, finance and insurance, and wholesale and retail trade have experienced growth and accounted for much of the employment, wage, and business sales growth. Lancaster County has one of Pennsylvania’s highest rates of workers employed in their county of residence, but a growing number of workers commute into or out of Lancaster County for work. Land developed for employment uses – commercial, industrial, institutional, services, office, etc. – was mostly located in Designated Growth Areas – those areas identified as appropriate for future development in and near Lancaster City, the boroughs, and villages. Much of this land was developed for industrial use, mainly warehousing. Our county has a diversity of major companies and skilled employees who produce goods and provide professional services for the region, nation, and the world. However, with the recession and its lingering effects, our workforce, an average of 270,276 workers as of June 2015 has grown very little since 2008.

### WORKFORCE

#### The county’s workforce grew slightly slower than the U.S., but faster than Pennsylvania.

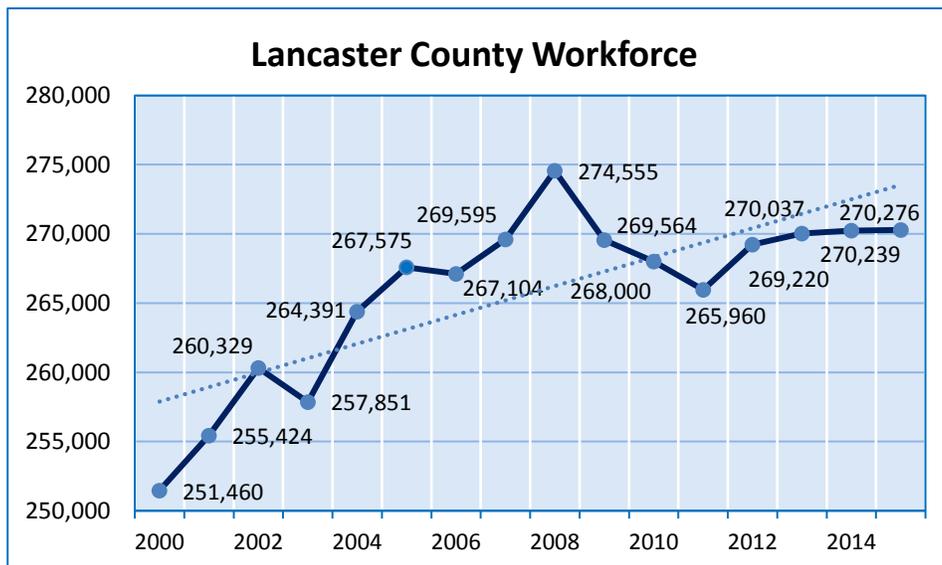
Between 2000 and June 2015, Lancaster County’s workforce saw a net increase of about 18,816 from 251,460 to 270,276 workers or an average

of 1,254 (0.5%) annually. The county’s labor force reached a peak in 2008 of 274,555. From then the number of people in the county’s workforce averaged about 269,000 through June 2015.

During the same time, Pennsylvania’s workforce grew

from 6.15 million workers in 2000 to a peak of 6.47 million in 2008, declined through 2011, recovered in 2012, and grew to the 2015 level of 6.39 million – an increase of 240,000 or an average of 16,000 (0.3%) annually.

From 2000 the U.S. workforce grew from 143.2 million to a peak of 154.7 million in 2008 then dipped through 2011, recovered by 2012 and reached 157 million in 2015 for an average growth rate of 920,000 (0.6%) annually.<sup>27</sup>



Lancaster County  
Workforce - 2015  
**270,276**

## ECONOMY

### Lancaster County continues to have a diverse economy.

Our economy is based on a variety of industries from the traditional agribusiness, manufacturing, and tourism to the more recent healthcare and social assistance, wholesale and retail trade, and educational services. Our county has a diversity of major employers and skilled employees who produce goods and provide services for our region, the nation, and the world.

Total employment in the county during 2014 was 225,725 – a net increase of 6,087 over 2002. Healthcare and social assistance employed 36,601 (16.7%) of total employees in the county. This industry sector had by far the greatest increase in number of employees from 2002 to 2014 – 10,784. The top four industry sectors – healthcare and social assistance, manufacturing, retail trade, and

Total Annual Wages for Top Industry Sectors	2014 Wages	Percent of Total
Manufacturing	\$1,920,722,872	20.3%
Healthcare and Social Assistance	\$1,579,926,243	16.7%
Construction	\$754,253,841	8.0%
Retail Trade	\$735,275,598	7.8%
Educational Services	\$713,371,198	7.5%
Wholesale Trade	\$586,820,315	6.2%
Professional and Technical Services	\$507,078,693	5.4%
<b>Total</b>	<b>\$6,797,448,760</b>	<b>66.5%</b>

accommodations and food services – employed 120,910, 54% of total employees. The top ten industry sectors employed 87.3% of the total.

Total annual wages paid by county employers in 2014 were \$9.46 billion – an increase of \$2.39 billion over 2002. Industry sectors (with more than 5,000 employees) paying the greatest percentage of wages were manufacturing (20.3%), healthcare and social assistance (16.7%), construction (8.0%), and retail trade (7.8%). Industry sectors paying the highest average weekly wage were finance and insurance (\$1,353), professional and

technical services (\$1,147), manufacturing (\$1,025), and construction (\$1,008).<sup>28</sup>

Total employment in the state in 2014 was 5.64 million - a net increase of 139,919 over 2002. The top six job growth sectors – healthcare and social assistance, management of companies and enterprises, professional and technical services, and administrative and waste services – added 407,752 employees. The five major declining industry sectors – manufacturing, information, retail trade, construction, and public administration lost 313,049 employees.

Employment in Top Industry Sectors	2014 Employees	Percent of Total	Change 2002-2014	% Change 2002-2014
Healthcare and Social Assistance	36,601	16.7%	10,784	41.8%
Manufacturing	36,042	16.4%	- 14,764	- 29.1%
Retail Trade	29,242	13.3%	- 580	- 1.9%
Accommodation and Food Services	19,025	8.7%	2,617	15.9%
Educational Services	15,305	7.0%	1,564	11.4%
Construction	14,389	6.6%	- 58	15.9%
Wholesale Trade	12,323	5.6%	1,976	19.1%
Transportation and Warehousing	10,784	4.9%	2,407	28.7%
Administrative and Waste Services	9,539	4.3%	716	8.1%
Professional and Technical Services	8,502	3.9%	1,286	17.8%
<b>Total</b>	<b>191,752</b>	<b>87.3%</b>	<b>---</b>	<b>---</b>

**Manufacturing has declined significantly, but still accounts for 20% of all wages.**

In Lancaster County, industry sectors employing more than 5,000 people which declined between 2002 and 2014 were finance and insurance (-14.8%), retail trade (-1.9%), and manufacturing (-29.1%). The number of employees in the manufacturing sector dropped by 14,764. The number of manufacturing and related businesses in Lancaster County dropped 4,148 from 981 in 2002 to 908 in 2014, a 7.4% decrease.

Even with a significant decline, manufacturing, one of the traditional components of our economy, accounts for a Gross Domestic Product (GDP) of \$4.25 billion or 17.6% of the county’s total GDP, employs 36,042 workers (16.4% of total). Manufacturing also pays 20.3% of all wages earned at an average weekly wage of \$1,025 – the highest of any industry sector with more than 5,000 employees.<sup>29</sup>

Manufacturing is an integral part of Pennsylvania’s economy accounting for \$77.4 billion or 12% of the state’s total GDP and employing 567,794 or 10% of the workforce in 2014. In addition, manufacturing pays an average weekly wage of \$1,025 – higher than the average wage received by 85% of other non-farm employees in the state.<sup>30</sup>

In Pennsylvania, employment in manufacturing declined by 194,307 or 25.5% from 762,101 in 2002 to 567,794 in 2014. The number of manufacturing and related businesses in Pennsylvania dropped 4,148 from 18,566 in 2002 to 14,418 in 2014, a 22% decrease.<sup>31</sup>

Manufacturing is the largest sector of the U.S. economy as a share of GDP generating \$2.1 trillion in 2013 or about 12.5% of total U.S. GDP.<sup>32</sup>

Manufacturing employs 12.3 million people nationwide and accounts for 9% of total U.S. employment. Nationally, manufacturing employment declined by 2.6 million or 26% between 2002 and 2015.<sup>33</sup>

**Manufacturing in Lancaster County in 2014**

**36,042**

Employees

**16%**

of Total Employees

**20%**

of All Wages Paid

**\$1,025**

Average Weekly Wage

**Lancaster County Manufacturing Jobs**

Net Change 2002 - 2014		2002 - 2011		2011 - 2014
		<b>-15,124</b>		<b>+360</b>

## Tourism continues to be a significant part of our economy.

The economic impact of travel and tourism is difficult to measure, because it is made up of numerous business sectors such as lodging, recreation, retail, transportation, and food & beverages. Spending is spread across hotels, restaurants, shops, rental car companies, taxi services, museums, and theaters. Other factors making the impact of tourism tough to measure is that many tourism businesses are small (fewer than 50 employees), and visitor spending is hard to separate from spending by residents.

Between 2005 and 2013, tourism spending in Lancaster County increased from \$1.4 billion to \$1.9 billion. In 2014, the overall economic impact of tourism in the county was \$2.6 billion, and the county attracted 8.2 million visitors. That same year, the tourism industry directly employed nearly 16,000 people, and indirectly supported an additional 8,100 jobs, for a total of 24,100. This total represents 11% of county employment, making tourism the county's fifth-largest (non-agriculture) private sector employer.

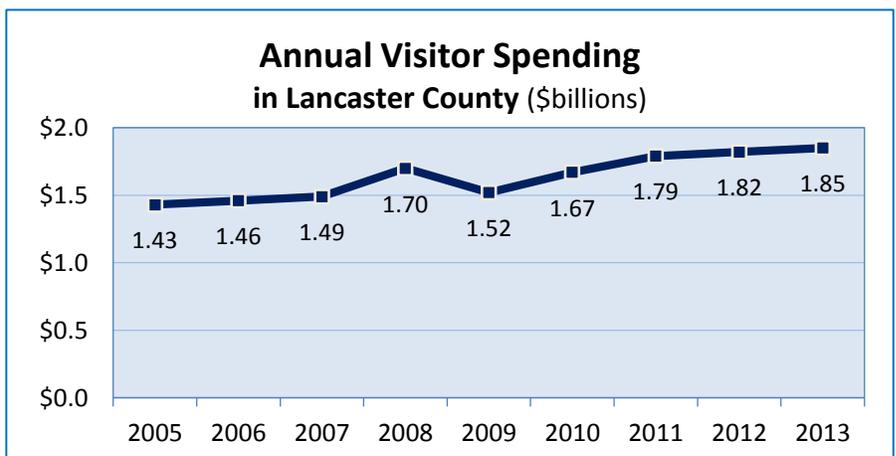
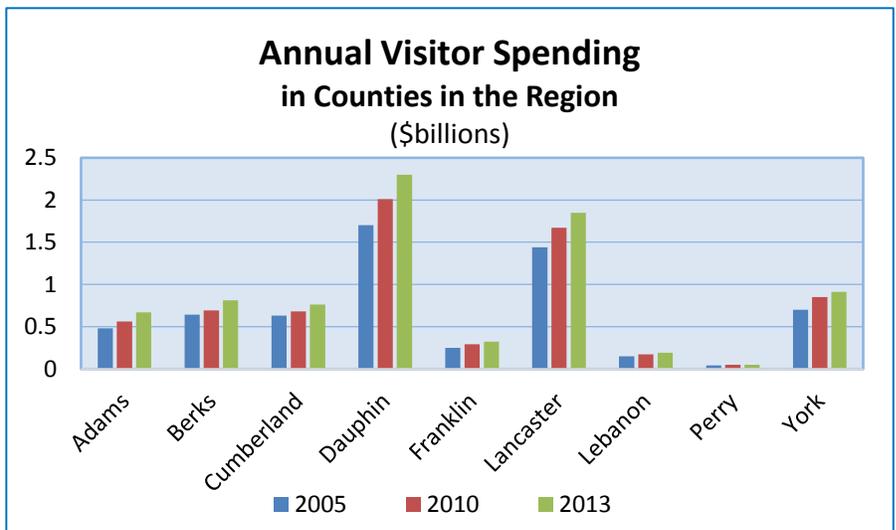
Lancaster County is part of the Dutch Country Roads region – one of Pennsylvania's 11 tourism regions. This region includes Adams, Berks, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry, and

York Counties. Within the region, total visitor spending during 2013 was more than \$7.8 billion – the second-highest level among the state's 11 tourism regions.

The state's tourism economy expanded for the fourth straight year in 2013, and visitor spending increased 2% to \$39.2 billion over 2012. Nearly 193 million people visited Pennsylvania in 2013, and growth in that number was concentrated in the day-trip segment. For overnight leisure travelers the top experiences they were seeking in 2013 were

shopping, scenic drives, and visiting an historic site – a market that Lancaster County is well suited to serve.

Tourism spending had an estimated \$68 billion economic impact and supported nearly 480,000 jobs (6.5% of total employment) in the state. Lancaster County's share of visitor spending in the state increased from 7.9% in 2007 to 8.2% in 2012.<sup>34</sup>

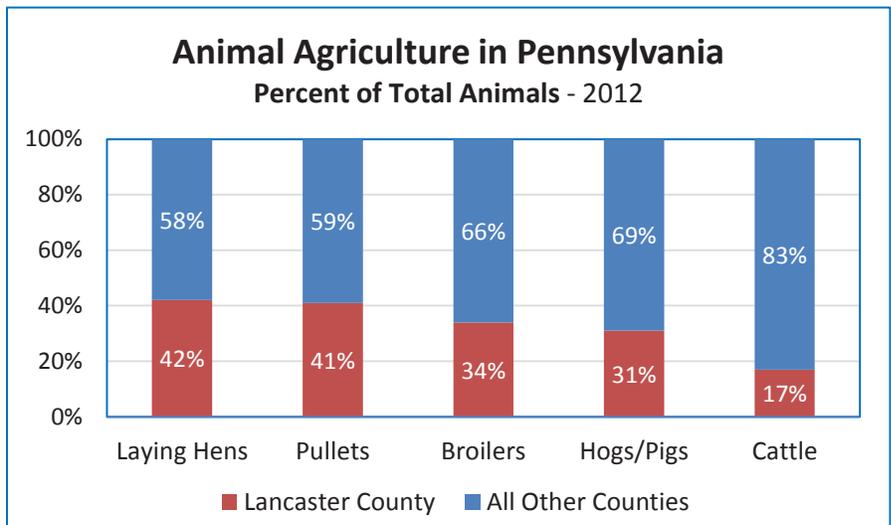


## Lancaster County is a state and nationwide leader in agriculture.

Agriculture and related businesses is another traditional component of Lancaster County's economy. As with tourism, agriculture and related businesses is not one business sector, but include a combination of a number of sectors combined. Lancaster County ranks in the top 20 of counties in the U.S. for agriculture and related businesses and industries.

In 2012 the market value of our agricultural products was nearly \$1.5 billion – first in the state. This was an increase of 38% from 2007. Livestock sales accounted for 82% and crop sales for 18% of the total.

The county is the leading producer of many agricultural products in the state, including milk, eggs, and chickens. The county's production is comparable to a number of states, ranking at or near the top half of all states in terms of milk and egg production.



Food processing and food distribution are also significant components of the agricultural economy with major food processing and distribution companies in the area. Agribusiness and food processing account for \$1 billion in annual sales.<sup>35</sup>

Lancaster County has continued to shift to an animal-based agricultural economy. The primary components are dairy cows, chickens for meat (broilers), laying chickens, and hogs. The county ranks higher than many states in the production of milk and eggs.

Traditional row crops, such as wheat, have declined dramatically. Forage crops, such as corn, have maintained their importance because of animal-based agriculture.<sup>36</sup>

The county has an experienced, knowledgeable, and skilled workforce; an infrastructure that supports agribusiness; and agricultural educational programming. The county is a leader in the Mid-Atlantic and Northeast in farm equipment manufacturing and sales, farm supplies, financing, and construction services.<sup>37</sup>

Pennsylvania's agribusiness accounts for \$32 billion in manufactured food products annually and employs nearly 67,000 people. The state ranks 22nd with a total value of agricultural products sold of \$7.4 billion. The state ranks in the top five in the U.S. for production of mushrooms, apples, corn, strawberries, Christmas trees, maple syrup, and milk.

Changes in Agricultural Production in Lancaster County			
Commodity	1964	2002	2012
Milk Cows	63,400	107,591	110,805
Hogs and Pigs	57,000	387,000	360,000
Hens and Roosters	2,300,000	7,800,000	9,900,000
Milk (lbs.)	589,000,000	---	2,000,000,000*
Eggs (dozens)	---	42,700,000	58,500,000
Corn (acres)	114,800	69,829	101,000
Wheat	53,900	10,800	12,470
* 2009 data			

## LOCATION & LAND USE

### A large percentage of Lancaster County residents work within the county.

Lancaster County offers a wide range of work opportunities to its residents. In 2013, 83% of Lancaster County workers were employed within the county. Despite this strong local employment base, a growing number of people (40,677 or 14.9%) are finding work outside the county, particularly in adjacent counties such as Dauphin, Chester, York and Berks Counties and a small percentage (4,166 or 1.7%) are finding work outside the state. The percent of people who commute outside Lancaster County increased 5% between 2000 and 2012.

In counties across the region, more workers are commuting to jobs outside their county of residence. Lancaster has one of Pennsylvania's highest rates of workers employed in their county of residence.

Driving to work remains the commute choice for the overwhelming number of workers in the county. In 2014 79% of workers drove alone to work – virtually unchanged from the 78% in 2000. Nearly 10% carpool or vanpool to work and about 11% walk, bike, or use transit or work at home. Together, these alternatives account for 21% of commutes

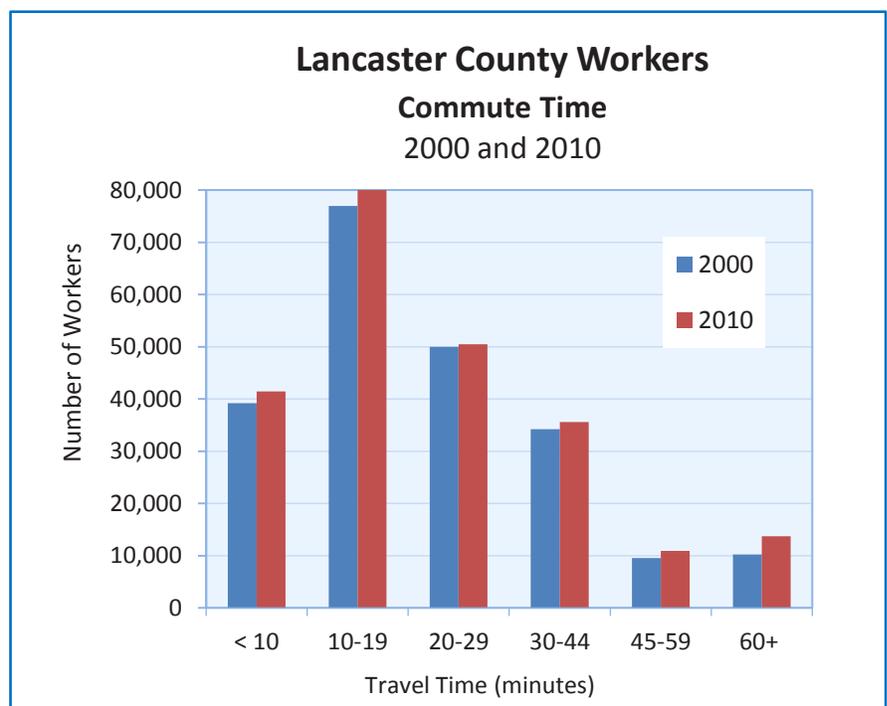
in the county. Efforts to promote alternatives to driving alone have not increased the share of commuters using these modes since 2000.

The percentage of workers who commute by single-occupant auto in Lancaster County are similar to those in adjacent counties (except Berks County) but are slightly higher than percentages for the state (77%) and the nation (76%).

Despite growing traffic on the roads, the average commute trip of 22.5 minutes in 2013, was only slightly higher than in 2000 (21.7 minutes). And the vast majority of Lancaster County residents (73%) commute less than 30 minutes each way; only 5.7% commute

**83%**  
**County Residents Employed within Lancaster County –**  
 one of Pennsylvania's highest rates of workers employed in their home county

one hour or more. Lancaster County residents spend less time travelling to and from work than in the state (26 minutes) or some neighboring counties such as Chester (27 minutes).<sup>38</sup>



**Of the non-residential land developed to provide jobs, services, and goods, the majority was for industrial use.**

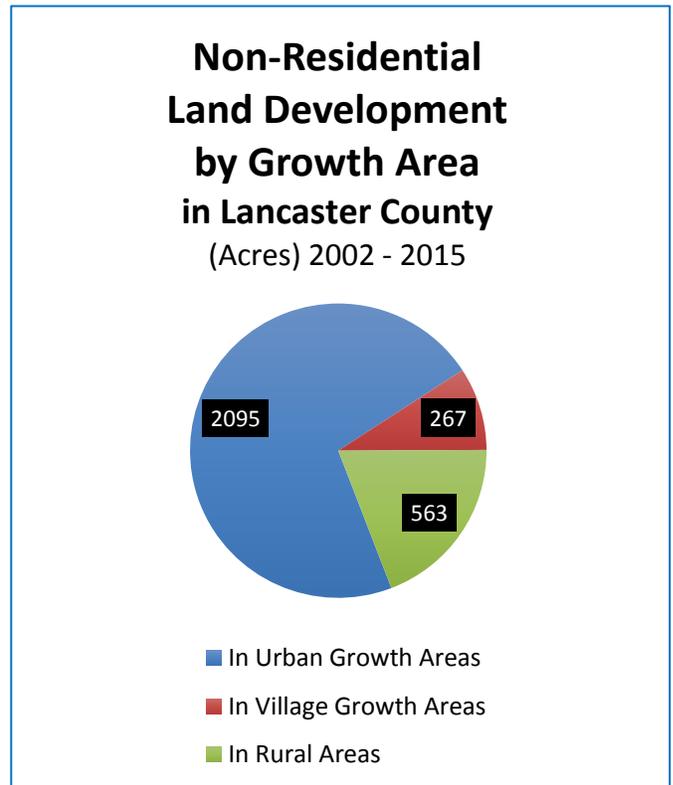
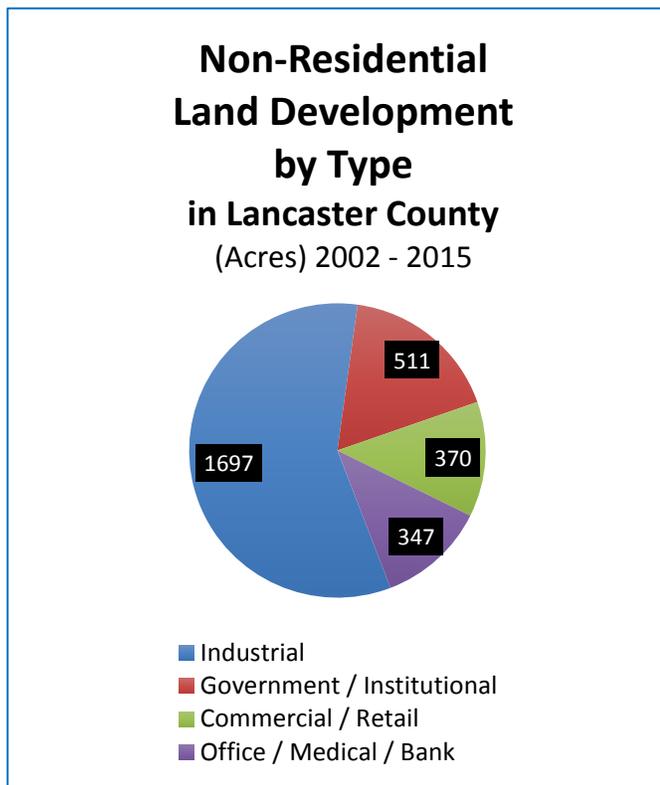
A total of 2,925 acres or 21% of land developed from 2002 through June 2015 was for non-residential land uses – those uses such as commercial, industrial, office, institutional, etc. that provide jobs, services,

and goods. The vast majority of this development, 2,095 acres or 72%, occurred within Urban Growth Areas. Within Village Growth Areas, 267 acres or 9%, were developed. In rural areas outside of UGAs and VGAs, 563 acres or 19%, were developed.

Of the 2,925 acres of land developed for non-residential use, the largest category of development was industrial with 1,697 acres or 58% of the

total, followed by government/institutional with 511 acres, commercial/retail with 370 acres, and office/medical/bank with 347 acres. The majority of industrial acreage was developed for storage and distribution warehouse uses.<sup>39</sup>

**21% or 2,925 acres** of land developed in Lancaster County from 2002 through June 2015 was for non-residential land uses including office, commercial, industrial, and institutional.



## Industrial and commercial vacancy rates are falling.

The vacancy rate is the percentage of the total supply of units or space that is vacant and available for occupancy at a particular point in time within an identified market. The lower the vacancy rate the higher the demand for space. In Lancaster County the industrial vacancy rate for industrial property located in the county's most significant industrial area – the market defined as Lancaster City, Manheim Township, East Hempfield Township, and East Lampeter Township – dropped

from 10.3% to 4.1% between 2011 and the fourth quarter of 2014.

During the same time period, the vacancy rate for retail space within the entire county dropped slightly from 8.3% to 7.4%. Vacancy rates for office space were mixed with some falling and some rising. Suburban business center vacancy rate fell to 14.2% from 19.9%. Class A office space increased from 8.3% to 13.9%, while Class B decreased from 21.9% to 19%. Nationally, the industrial vacancy rate fell to 8.9%. The retail vacancy rate fell to 9.8%.

Neighborhood and community shopping centers experienced the biggest drop in vacancy rates.

Lancaster County's rates are lower than the national rates. Nationally, industrial property is leading the economic recovery. Suburban office property continues a slow recovery with a vacancy rate of 16.2%. Millennials are driving office demand to central business districts from the suburbs. In central Pennsylvania the vacancy rates were 8.5% for office space, 6.0% for industrial, and 5.8% for retail.<sup>40</sup>

## Central Pennsylvania Vacancy Rates

4<sup>th</sup> Quarter 2014

Office Space

**8.5%**

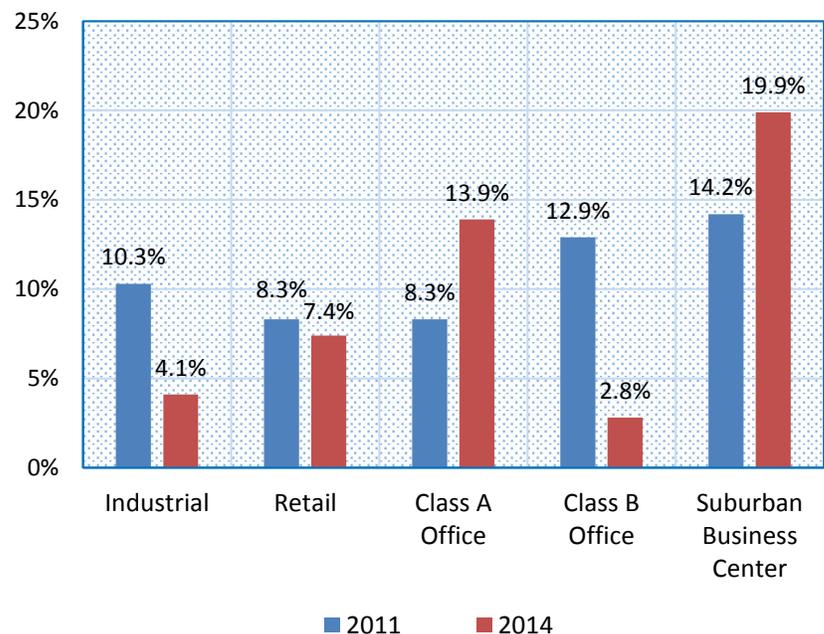
Industrial

**6%**

Retail

**5.8%**

Lancaster County Vacancy Rates for Industrial and Commercial Property



## Chapter 4: How We Invest in Our Communities

Public infrastructure, particularly water and sewer, is necessary for efficient development of our communities. Between 2002 and 2015, public water and sewer service was provided to the great majority of new dwellings built in Urban Growth Areas (UGAs) – those areas identified for future development in and near Lancaster City and the boroughs. A significant number of new homes in Village Growth Areas (VGAs) were also provided with public water and sewer. In addition to water and sewer service, our communities need emergency services, parks, trails, libraries, energy, and more recent services such as internet access. Most of Lancaster County is served by local police departments, volunteer fire departments, and paid emergency medical service organizations. Emergency services have undergone significant changes in the last 15 years – mergers, consolidations, regionalization, and shifts from volunteer to paid staff. Library services and programs have increased dramatically, public park acreage has increased, and a number of new regional trails were developed in the county. Use of alternative and renewable energy systems is increasing. Broadband internet service has become widely available and is changing the way we live and work.

### WATER AND SEWER INFRASTRUCTURE

#### The great majority of new dwellings in UGAs are served by public water and sewer.

Within Urban Growth Areas, 95% of all new dwelling units built since 2002 are served with public sewer, and 93% are served by public water systems. On-lot septic systems or private wastewater disposal systems served 2% of new dwelling units, and on-lot wells or private water systems served 4% of new dwelling units in UGAs.<sup>41</sup>

#### Much of the land in UGAs is in proximity to sewer and water infrastructure.

A significant portion of land in Urban Growth Areas currently has access to or is adjacent to public sewer and water infrastructure. Public water service is available to or in proximity to 81% of all land within UGAs, while public sewer service is available to or within proximity to 84% of land in UGAs. This leaves 19% of land in UGAs without nearby public water infrastructure and 16% of land without nearby public sewer service to accommodate future development. Location in regards to infrastructure does not equate to system capacity being planned for or available to serve this land.<sup>42</sup>

#### Public Water & Sewer in Urban Growth Areas

**95%**

New Dwellings Served by Public Sewer

**93%**

New Dwellings Served by Public Water

**A significant amount of new residential development in VGAs is served by public water and sewer.**

Within Village Growth Areas, 72% of all new dwelling units were served with public sewer, and 49% were served by public water systems. On-lot septic systems or private wastewater

disposal systems served 27% of new dwelling units, and on-lot wells or private water systems served 50% of new dwelling units. However, only 14% of all land inside VGAs has access to public water, but 66% has access to public sewer service.

**Some dwellings are still being built with public water and sewer outside DGAs.**

In rural areas, outside of Designated Growth Areas, 23% of new dwellings were connected to public sewer systems, and 14% were connected to public water systems.<sup>43</sup>

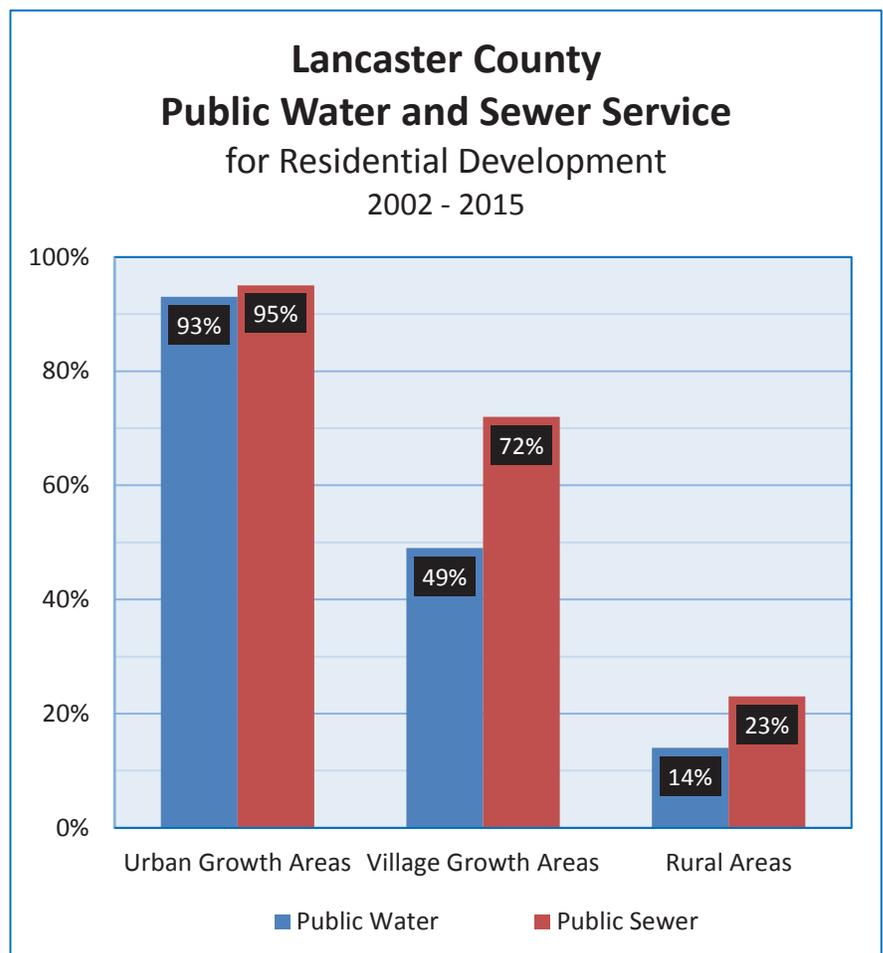
**Public Water & Sewer in Village Growth Areas**

**72%**

New Dwellings Served by Public Sewer

**49%**

New Dwellings Served by Public Water



## EMERGENCY SERVICES

### 85% of our population is served by local police departments.

In Lancaster County, 26 local police departments serve a total of 43 municipalities and 85% of the county’s population. Pennsylvania State Police serve 17 rural municipalities, mostly in Southern and Eastern Lancaster County, and 15% of the county’s population.<sup>44</sup> Countywide, local police departments responded to an average of 294,700 calls annually. In 2014 the total number of calls was 305,906 which was an increase of 34,014 (or 13%) over the 2000 total or 271,892.<sup>45</sup>

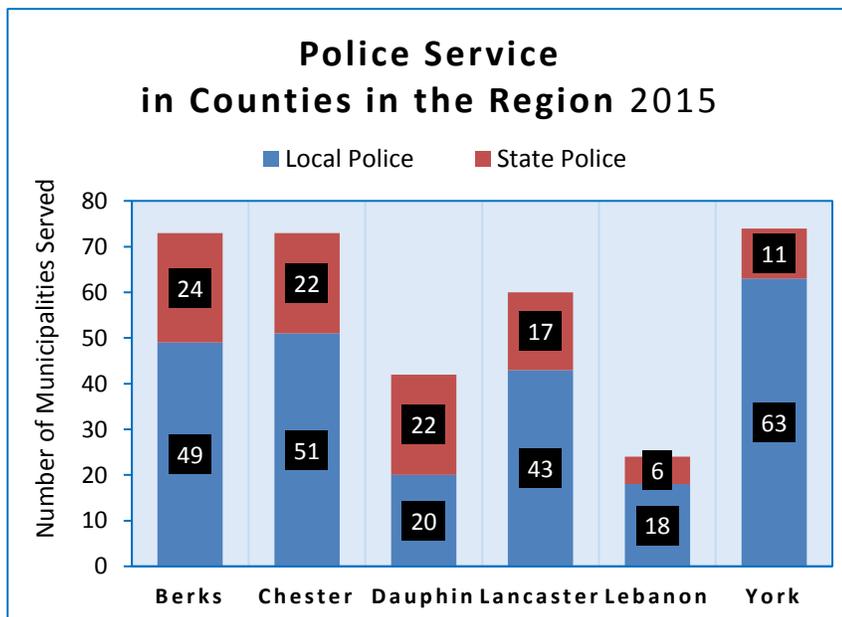
It’s not just that the number of police calls has increased, but the type of calls are changing. Over the last 15 years, additional mandates and demands have been placed on police through legislation and changes to laws related to Right-to-Know requests, domestic violence, elder abuse, DUI, terrorism, and school violence, resulting in more dispatches for these types of calls. There is abuse of 911 by callers who do not have emergency situations, which result in wasted time and resources. Our more litigious society is placing more

expectations beyond traditional law enforcement on the police – issues that in the past would have been negotiated or worked out between the parties involved are now put in the hands of police officers to resolve. Also, since cell phones became prevalent, reports of road rage incidents are more common.

Another issue facing police departments is the increasing burden of providing pensions for officers. The cost of a pension has become an issue when departments consider hiring additional officers<sup>46</sup>.

Over half of Pennsylvania’s 2,500 municipalities have no police department – cost being the main obstacle.<sup>47</sup>

Source<sup>48</sup>



### Lancaster County Police Departments

**26 departments** serve **43 municipalities** and **85% of the population** including **4 regional departments** serving **10 municipalities** and **8 local departments** providing contract services to **11 municipalities**

**Fire companies have merged to consolidate volunteer forces and reduce costs.**

In 1970, there were about 300,000 volunteer firefighters in Pennsylvania. Volunteer numbers dwindled to about 70,000 in the 1990s. Today, the estimate is approximately 50,000. Lancaster County has seen a similar reduction in the number of volunteers and had about 2,200 in 2014.

In 2000, there were 85 volunteer fire companies in the county. As of July 2015 there

were 70. Companies are merging to maximize volunteer manpower and to reduce costs. While Lancaster City continues to be the only all career fire department, several others are now utilizing part-time career personnel to supplement their volunteer force. Several larger fire stations also provide housing for volunteers who are required to respond to fire calls.

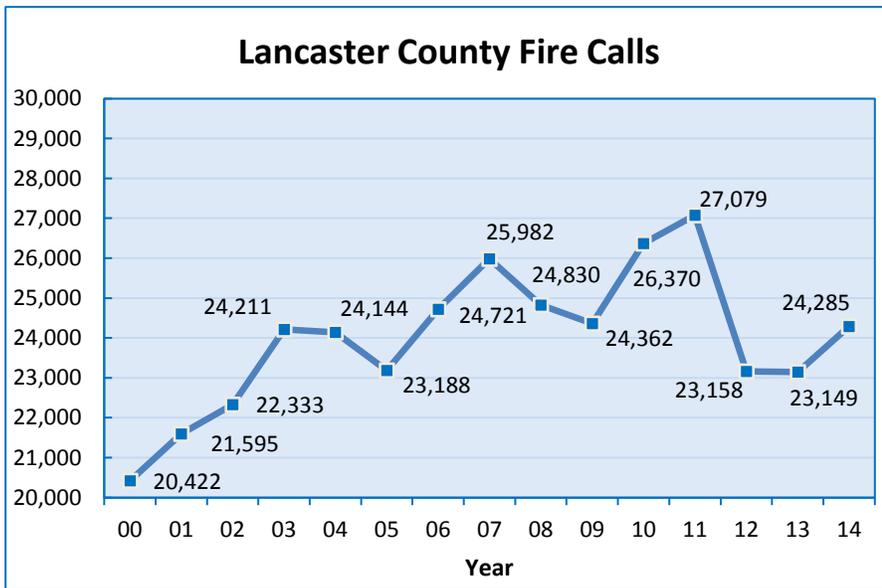
Since volunteer fire companies receive limited financial support from municipalities, they must engage in fundraising activities which are time consuming and take volunteers away from

firefighting. Since fund drives often result in contributions from less than one-third of residences and businesses, several municipalities have enacted a fire tax to fund fire service.

**While the number of fires is decreasing, the number of non-fire calls is increasing.**

Fire departments are seeing a reduction in the number of actual fires, but they continue to see an increase in calls as they respond to non-fire events, such as automatic fire alarms (with most being false), vehicle accidents with injuries, chemical leaks, investigation of storm damage, etc.<sup>50</sup>

From 2000 through 2014, the county’s fire companies averaged 22,000 calls per year with a peak of 27,079 in 2011<sup>51</sup>. The fire company is looked on as the response organization that is expected to handle any type of emergency situation. This mandates that the existing volunteers are required to take many hours of training over and above the 180 minimum hours necessary to be a firefighter.



Sources - Chart & Data below<sup>49</sup>

**73%** of U.S. fire departments are volunteer-based.

**2,400** Pennsylvania volunteer fire departments have a total of about 50,000 firefighters.

**70** volunteer fire departments serve Lancaster County.

**\$6 billion** in PA and local tax savings resulting from volunteer fire service annually.

## Emergency Medical Service organizations have consolidated and shifted largely from volunteer to paid staff.

In 1990, there were 34 Emergency Medical Service (EMS) organizations with most being totally volunteer. Today, there are 17 EMS organizations with all being paid or partially paid, with the exception of one that is totally volunteer. The EMS organizations can bill for service allowing them to recoup their expenses, however, many insurance companies and Medicare limit the costs that they will reimburse. This forces EMS organizations to have very conservative budgets. As with the fire service, having paid personnel in station allows a faster on-scene time than

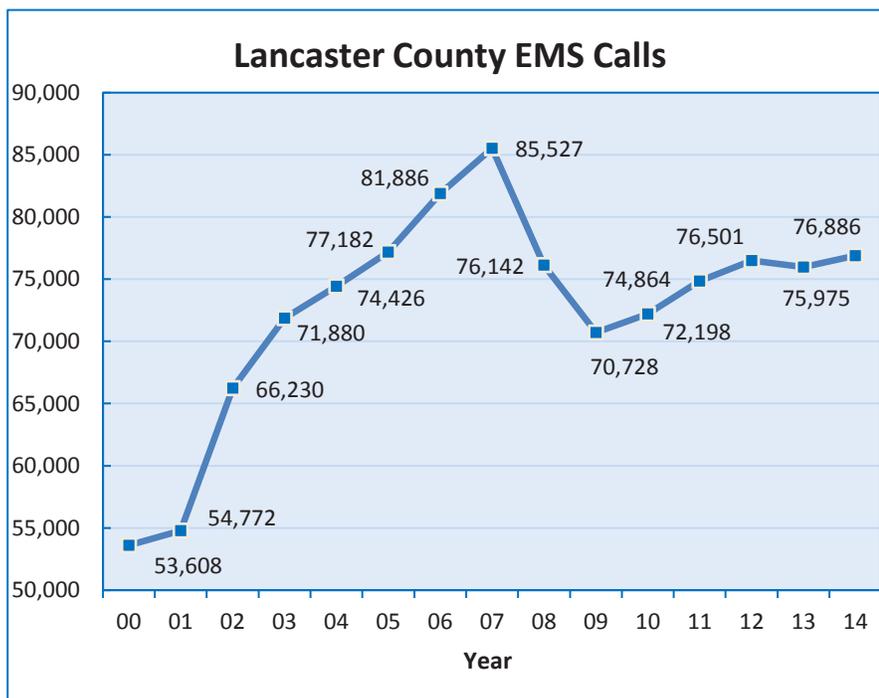
volunteers coming from their home or business.

To be an Emergency Medical Technician (EMT) in the 1980s, the training requirements were 55 hours, and today it is approximately 210 hours. The training and response hours makes it very difficult for a busy citizen to be an emergency volunteer. We are fortunate to have a centralized county-owned Public Safety Training Center to provide the needed training at the local level.<sup>52</sup>

Since 2003, EMS providers in Lancaster County have responded to more than 70,000 calls each year with a peak of 85,500 calls in 2007. EMS dispatches have increased by more than 40% from 2000 to 2014.<sup>53</sup>

Approximately 60,000 EMS personnel and more than 1,000 licensed ground and air ambulance services respond to over one million patients each year in Pennsylvania's EMS delivery system. Currently, licensed ambulance services operate over 3,500 ambulance vehicles and 32 air ambulances.<sup>54</sup>

As with fire service, EMS has experienced the same issues across the state regarding loss of volunteer staff, funding and fundraising issues, and increased educational requirements as demand for service as increased.



## Lancaster County Emergency Medical Service Organizations

**34**

Mostly all volunteer in 1990

**17**

All but one paid or partially paid in 2015

## COMMUNITY AMENITIES

### Demand for public library services has increased dramatically.

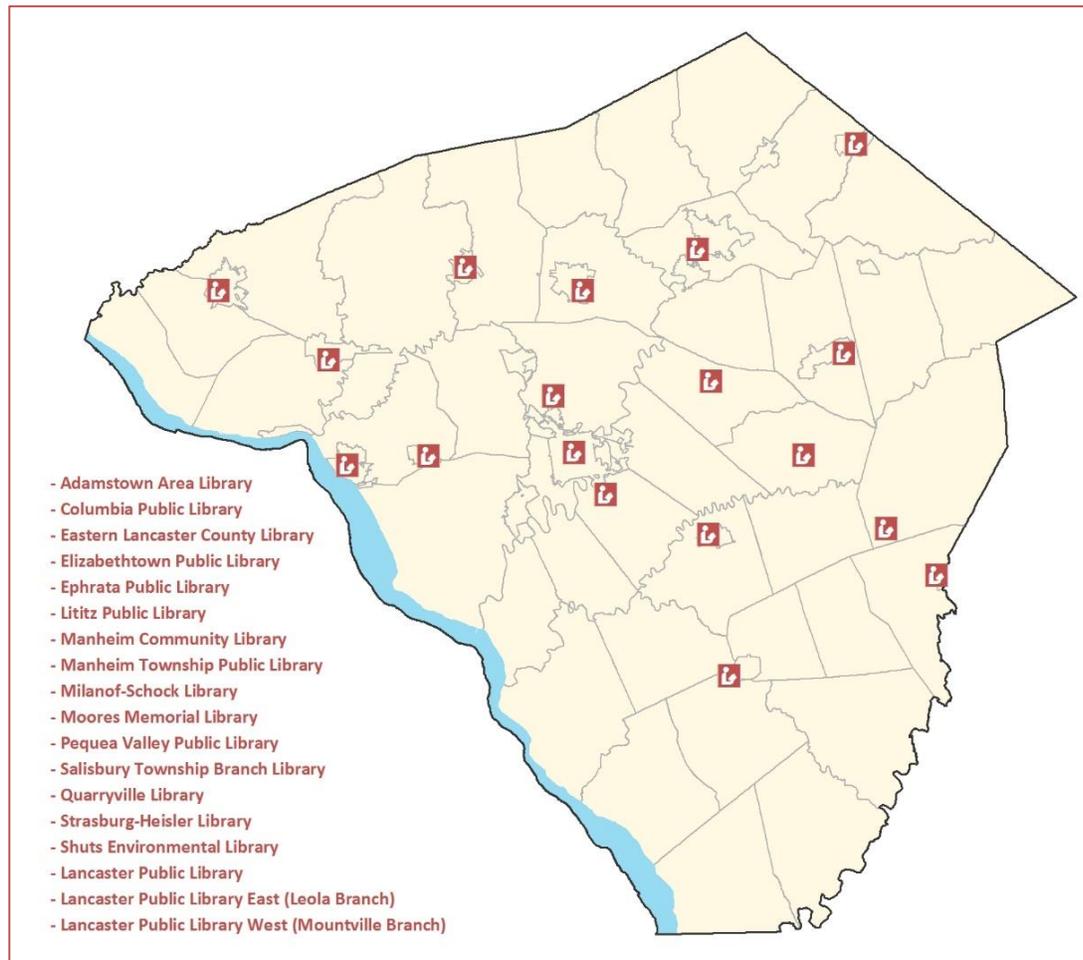
The Library System of Lancaster County includes 18 libraries and a bookmobile which serve all county residents. The Library System provides coordinated countywide services and cooperative programs to assist member libraries in meeting the needs of local residents.

The availability of e-books, computers, and the internet has not reduced demand for library as library visits, circulation of materials, and computer all increased significantly. From 2003 to 2014, annual library visits increased by 58% from 1.2 million to

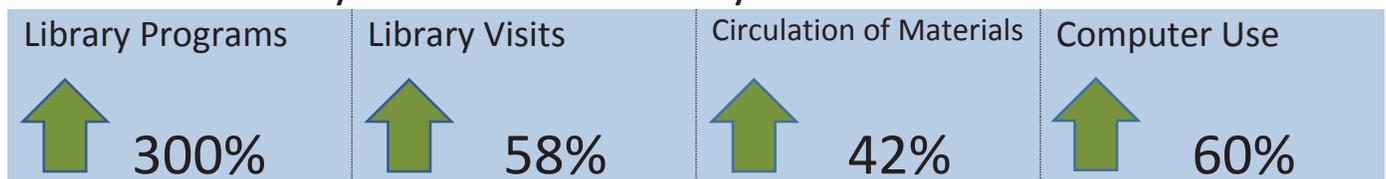
1.9 million visitors, circulation of library materials increased by 42% from 2.8 million to nearly 4.0 million, and computer use increased by more than 60%.

Programs for both adults and juveniles are very popular and attracted over 210,000 visitors in 2014 – 11% of all visitors – a 300% increase.<sup>55</sup>

### Library System of Lancaster County – Public Libraries



### Lancaster County Demand for Library Services 2000 - 2014



## Acres of public parkland increased by 1,787.

Public parks are an important part of a community’s infrastructure and an integral component of a high quality-of-life. A well-rounded park system will include a diversity of active and passive recreation opportunities in the form of playgrounds, neighborhood and community parks, natural areas, and trails.

In 2002, Lancaster County’s 60 municipalities collectively owned 3,258 acres of parkland. Since then, local municipalities have acquired 1,754 acres of additional parkland.

Municipally-owned recreation land now totals 5,011 acres; a 53.8% increase from 2002. The County of Lancaster increased its (county-owned) parkland total by 34 acres or 1.7% over the same time period for a total of 2013 acres. Combining both County and municipal parkland, Lancaster County’s residents now have access to 1,787 more acres of parkland than they did in 2002. That is a 34.1% increase.

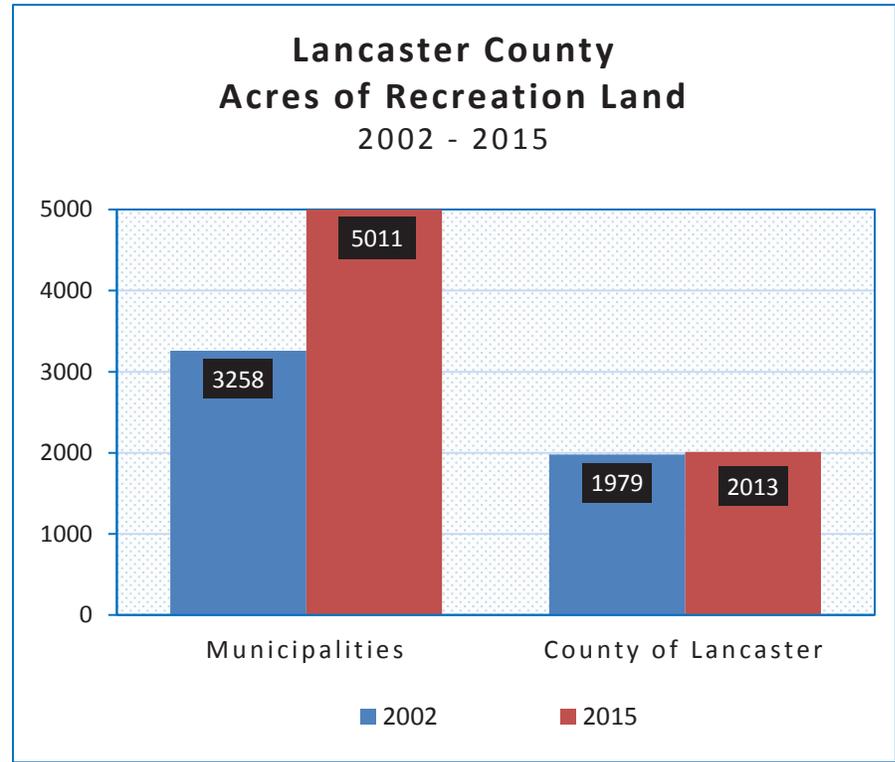
Information on municipal park acreage totals are difficult to obtain due to the sheer number

of local governments in the counties surrounding Lancaster County. However, information on parkland acreages from surrounding county governments is readily available. With 900 acres, Berks County appears to have the lowest total of parkland in the region. Chester County, on the other hand, has the highest amount of parkland with a total of 4,600 acres. Lancaster County, with 2,013 acres, falls squarely within the middle of the pack.<sup>56</sup>

**Lancaster County  
Parkland  
In 2015**

County-Owned  
**2,013 Acres**

Municipal-Owned  
**5,011 Acres**

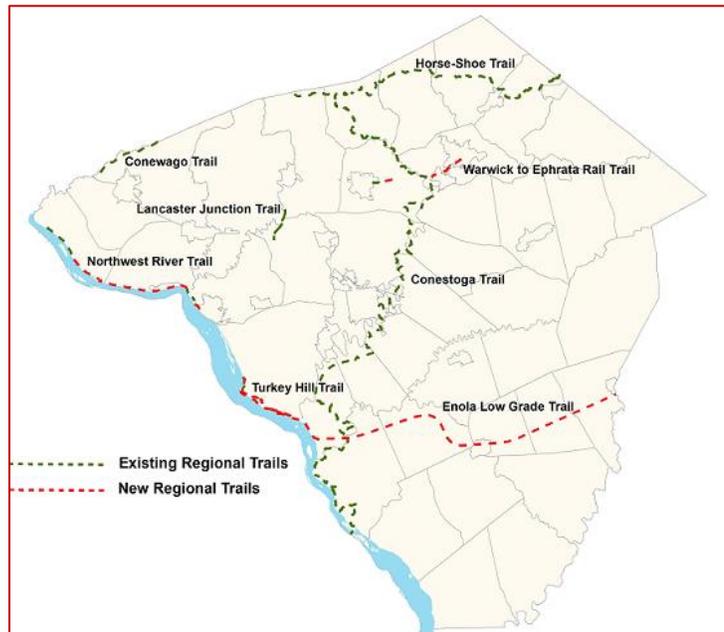


## 47 miles of new regional trails were added in Lancaster County.

Regional (long distance) trails are popular recreation facilities that provide opportunities to safely hike, bike or horseback ride in some of Lancaster County’s most scenic landscapes. Though generally trails are considered “linear parks,” some of these regional trails provide opportunities beyond just fun and exercise. Trails that are being constructed within, or connecting to, urban areas can provide alternative transportation opportunities (biking and walking) for residents to commute to work, shop, school and other daily trips. This can reduce congestion, clean the air and create healthier, livable communities.

Efforts to increase the availability and diversity of regional recreational trails gained traction in Lancaster County over the past 13 years.

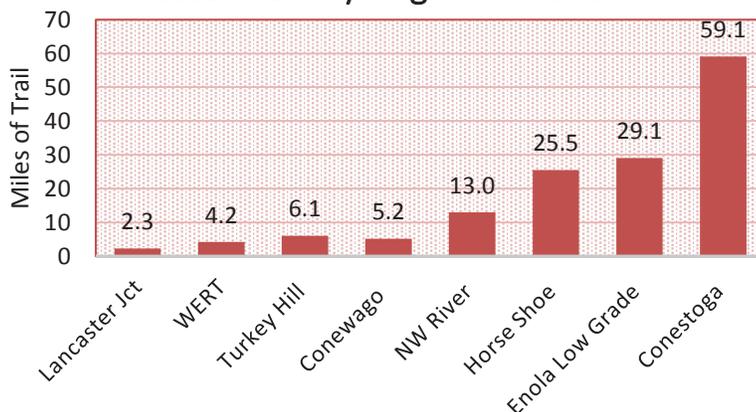
### Lancaster County Regional Trails 2015



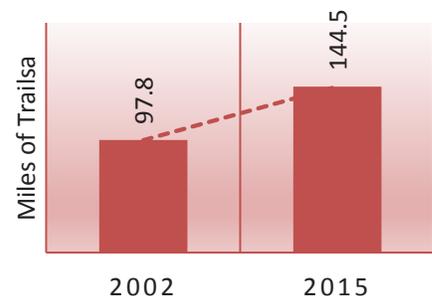
In 2002, Lancaster County had approximately 97.8 miles of regional trails. Today, there are nearly 144.5 miles of regional trails. That means that an additional 46.7 miles of new regional recreation trails were established in Lancaster County between 2002 and 2015. That’s an increase of 32.3% over the past 13 years.

Lancaster County’s regional trail network now offers a wide variety of trail types and experiences. They range from flat, easy-to-ride rail trails that meander through canopied forests and open farmland to difficult, heart-pumping, hiking trails that flank the Susquehanna River valley.<sup>57</sup>

#### Lancaster County Regional Trails 2015



#### Lancaster County Regional Trails 2002-2015



## TECHNOLOGY

### Broadband internet service is changing our way of life.

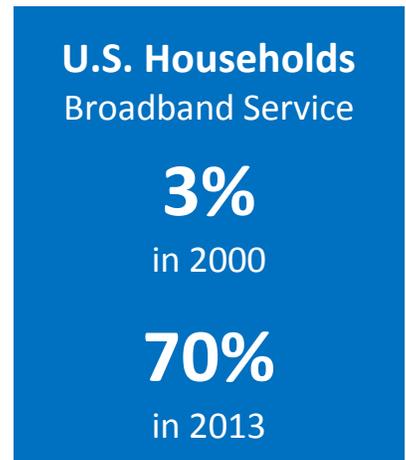
Broadband service is a high-speed, always-on connection to the internet. Broadband provides data transmission to and from the internet at a minimum download speed of 768 kilobits per second and upload speeds of at least 200 kilobit per second. 75% of Lancaster County households have access to 100 megabit per second internet download/upload speed.<sup>58</sup> 100% of households have access to broadband service by at least five service providers. Currently 21 internet providers serve all or part of the county. However, this does not mean that all households are connected to the internet – currently 25% are not connected. Connection varies by income, education level, age, and race<sup>59</sup>. Lancaster City will have free public Wi-Fi and discounted rates for private users by the end of 2015.<sup>60</sup>

Broadband impacts many aspects of our lives as well as business and industry. It provides access to information in many different forms such as

online education and job training. Sectors of our economy that are enhanced by broadband include economic development, healthcare, education, communications, public safety, and energy.

In 2000 only 3% of U.S. households had broadband connections. In 2013 70% of had broadband connections. Lancaster County ranks 15<sup>th</sup> in Pennsylvania for overall broadband service based on the combination of broadband providers, technology, and advertised speeds – behind five Philadelphia metropolitan counties in the top ten, the Pittsburgh area, and several counties in our region – Cumberland, Dauphin, Lebanon, Adams, and Franklin.<sup>61</sup>

In Pennsylvania, the Keystone Initiative for Network Based Education and Research (KINBER), a nonprofit organization that provides broadband internet access to member organizations, built and manages a 1,800-mile high-speed fiber optic network for the state. This network is known as the Pennsylvania Research and Education



Network (PennREN). It was built with 2010 federal stimulus money. The purpose of this network is to promote the innovative use of internet technologies among educational institutions, healthcare systems, public service providers, and similar organizations in Pennsylvania. It provides internet service at speeds up to 10 times faster than the typical 100 megabits per second high-speed access. Benefits of PennREN are connecting to and collaborating with other member organizations; sharing data, best practices, and programs; and accessing technology solutions, professional development opportunities, and regional, national, and global networks.<sup>62</sup>

**15<sup>th</sup>** Lancaster County's rank among PA counties for overall broadband service.

**25%** Lancaster County households not connected to the internet.

## ENERGY

### Generation of renewable and alternative energy is increasing.

Although it is a very small portion of the energy we consume, the county has a variety of renewable and alternative energy systems. Total energy production here from alternative and renewable power projects which generate at least 1 megawatt (MW) is approximately 1,640 MW. This figure includes wind, solar, hydro, waste-to-energy, and land fill gas generation. Other types of alternative energy include small-scale (energy produced primarily for the property owner) manure digesters, outdoor wood-fired

boilers, and geothermal systems.

Hydro power generation accounts for the majority (1,589 MW) of alternative and renewable energy produced in the county<sup>63</sup>. Solar, which was virtually non-existent 15 years ago, is by far the next biggest generator with at least 14 MW generated by the largest facilities. Government, authorities, businesses, farms, and residences are using solar power for some or all of their electricity generation. The Amish have also started to use solar power in addition to wind, propane, and wood.<sup>64</sup> Three of the nine hydroelectric power plants in Pennsylvania are located here. They produce

over 60% of the state's hydroelectric power.

Pennsylvania ranks 12<sup>th</sup> in the U.S. in solar energy production with 247 MW of solar capacity. Keystone Solar has the only commercial solar farm here. Its generation capacity is 6 MW. Solar power provides 20 gigawatts (GW) of power for the U.S. The state's existing wind farms can produce 1335 MW of energy -- enough to power nearly 390,000 homes<sup>65</sup>. Nationally wind power generates approximately 61,000 MW. The Lancaster County Solid Waste Management Authority has the only wind project in the county. It can produce 3.2 MW of electricity.<sup>66</sup>

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## Lancaster County Alternative and Renewable Power Generation

### HYDRO – 1,589 MW/Day

3 of the 9 hydroelectric plants in Pennsylvania are here – producing 60% of the state's hydroelectric power.

### WASTE-TO-ENERGY – 34 MW/Day

Lancaster County Solid Waste Management Authority operates a waste-to-energy facility in Conoy Township.

### SOLAR – 14 MW/Day

A total of 14 MW are generated by the largest facilities in the county. Keystone Solar has the only commercial solar farm here. It generates 6 MW.

### WIND – 3.2 MW/Day

The Lancaster County Solid Waste Management Authority operates the only wind project in the county.

### LANDFILL GAS-TO-ENERGY – 3.2 MW/Day

Lancaster County Solid Waste Management Authority has a landfill gas plant at Creswell Landfill.

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## TAX REVENUE

### Lancaster County's property tax base increased through 2006.

Local tax rates are based on tax base, service needs, and service costs. The tax base determines the tax rates necessary to support the community's desired level of public services, particularly education.

The average assessed value (in dollars per acre) of a property in Lancaster County increased by 57% (about \$7,100) between 2002 and 2014 – an average of about 5% per year. The biggest increase occurred between 2002 and 2006 – 55%. Since then, the total increase was 2%.

The average assessed value per acre in the county is \$19,168. Inside Urban Growth Areas, the

average assessed value is \$65,740 and in rural areas \$9,788. Rural area valuations saw the largest percentage increases from 2002 to 2014 – 118%. Valuations in Urban Growth Areas increased 28%.

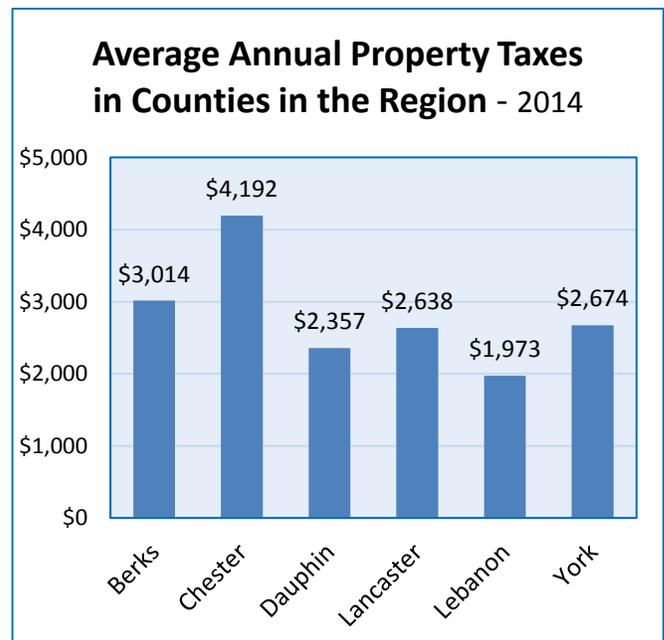
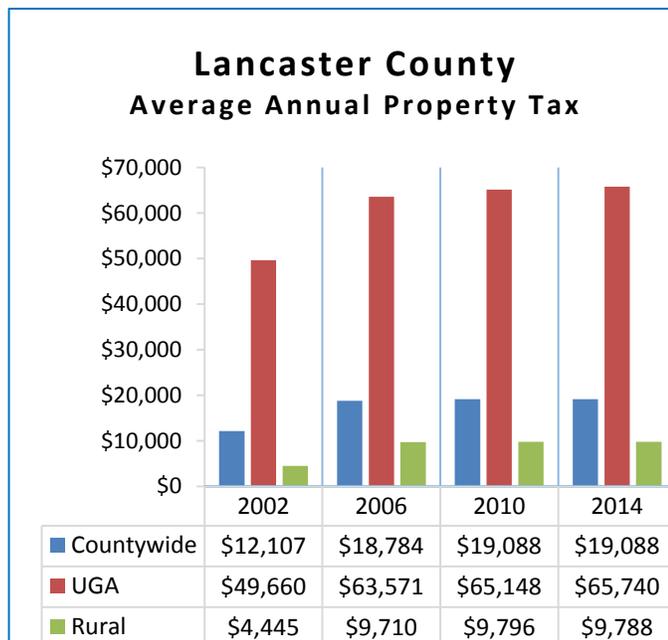
The median property tax in the county is \$2,638 per year for a home worth the median value of \$184,400. The average annual property tax paid by county property owners is about 4% of annual income.<sup>67</sup>

The median property tax in Pennsylvania is \$2,223 per year for a home worth the median value of \$164,700. Average property taxes in Pennsylvania are 3.1% of personal income, close to the national average of 3.3%. In the last three decades, property taxes in the state have

been lower than the national average. Pennsylvania property taxes are lower than New York and New Jersey, the same as Ohio, but higher than West Virginia and Maryland.<sup>68</sup>

### Our median property tax is among the highest in the state.

At \$2,638 per year, Lancaster County has one of the highest median property taxes in the state (11 out of 67 counties) and in the country (244 of 3143 counties). Neighboring Chester County collects the highest property tax in our region as well as in the state – an average of \$4,192. Berks County is second in the region at \$3,014 followed by York (\$2,674), Lancaster (\$2,638), Dauphin (\$2,357), and Lebanon (\$1,973).<sup>69</sup>



## Chapter 5: How We Move People and Goods

People living in Lancaster County depend mostly on their cars to move about, especially for commuting. Alternatives to driving such as bicycling, walking, ridesharing and public transportation together make up 20% of all work trips, a percentage that has decreased slightly over the past decade. Most workers commute less than 30 minutes each way. Commute time increased by one minute since 2000. The Lancaster and Elizabethtown Amtrak stations have been renovated and ridership is up dramatically. There is also more freight moving through Lancaster County. Funding for major road expansions has not been available; therefore, the county has relied on transportation system management strategies such as intersection improvements, traffic signal coordination on congested routes, and other measures to improve the overall road network and keep traffic moving. A commitment to system preservation has resulted in better road quality and safer bridges.

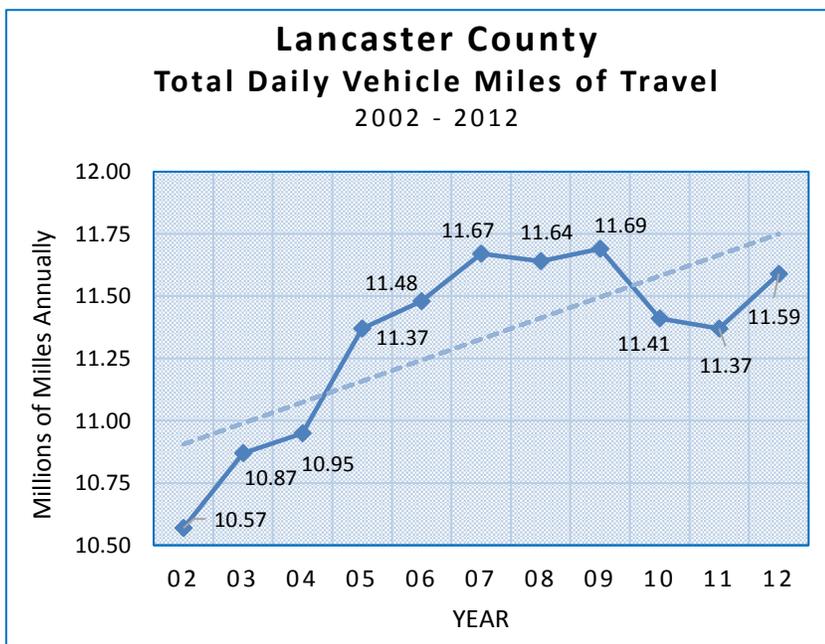
### DRIVING AND COMMUTING

#### Total vehicle miles traveled each day increased.

Between 2002 and 2012, the total daily vehicle miles of travel (DVMT) in Lancaster County increased by

9.7%, from 10.57 million miles to 11.59 million miles — an average annual change of just under 1%. The vast majority of travel — about 79% — is on state roads but local roads have experienced the largest percentage increase (57%) in travel vs. 3.3% on state roads.

Lancaster County’s growth in DVMT between 2000 and 2012 is significantly higher than the state (4%) and the adjacent counties of Berks (6%) and York (4.5%).<sup>70</sup>



#### Lancaster County Driving and Commuting 2002 - 2012

**11.59** million miles –  
average annual traveled

**79%** of travel is on state  
roads

**57%** increase in travel on  
local roads

## How we commute to work has not changed significantly.

The percent of workers who drive alone to work rose slightly between 2000 and 2013, increasing from 78.2% to 79.3%. The percent of workers who carpool, bike, walk, use transit or other modes declined slightly, from 17% in 2000 to 15.7% in 2013. Carpooling (9.0%) and walking (3.7%) were the most common modes of transportation after driving alone. About 4.8% of workers work at home.

Average commute time increased slightly from 21.7 minutes in 2000 to 23.0 minutes in 2013. The vast majority of Lancaster County workers (73%) commute less than 30 minutes each way. Only 5.5% commute one hour or more.

In 2012, 83% of Lancaster County workers were employed at jobs within the County. Of those who commute to jobs outside the county, the largest number work in neighboring Dauphin (5.1%) and Chester (4.5%) counties. [Chapter 3: See “Where We Work” for more information]

A slightly higher percentage of workers in Lancaster County commute alone as compared with the state (76.7%) and nation (76.4%). However, workers in other surrounding counties tend to be more likely to drive alone, with the exception of Berks County.

Transit ridership, on the other hand, is much lower in Lancaster County (1.2%) than in the nation or state, where 5% and 5.4%, respectively, relied on public transportation to get to work.

Lancaster County residents continue to enjoy relatively short commutes and spend less time getting to and from work than people elsewhere in Pennsylvania or the nation, where only 63.8% and 64.1% of workers, respectively, commute 30 minutes or less.

The average length of a Lancaster County worker’s commute was shorter on average than in most other places, at 23 minutes as compared with 25.8 minutes in the nation, 26 minutes in Pennsylvania, or 27 minutes in Chester County. Only Dauphin County had a shorter average commute at 21.2 minutes.<sup>71</sup>

## Commuting in Lancaster County - 2015

**79%** of people drive to work alone.

**21%** of people carpool, vanpool, bike, walk, or use transit.

**4.8%** of residents work at home.

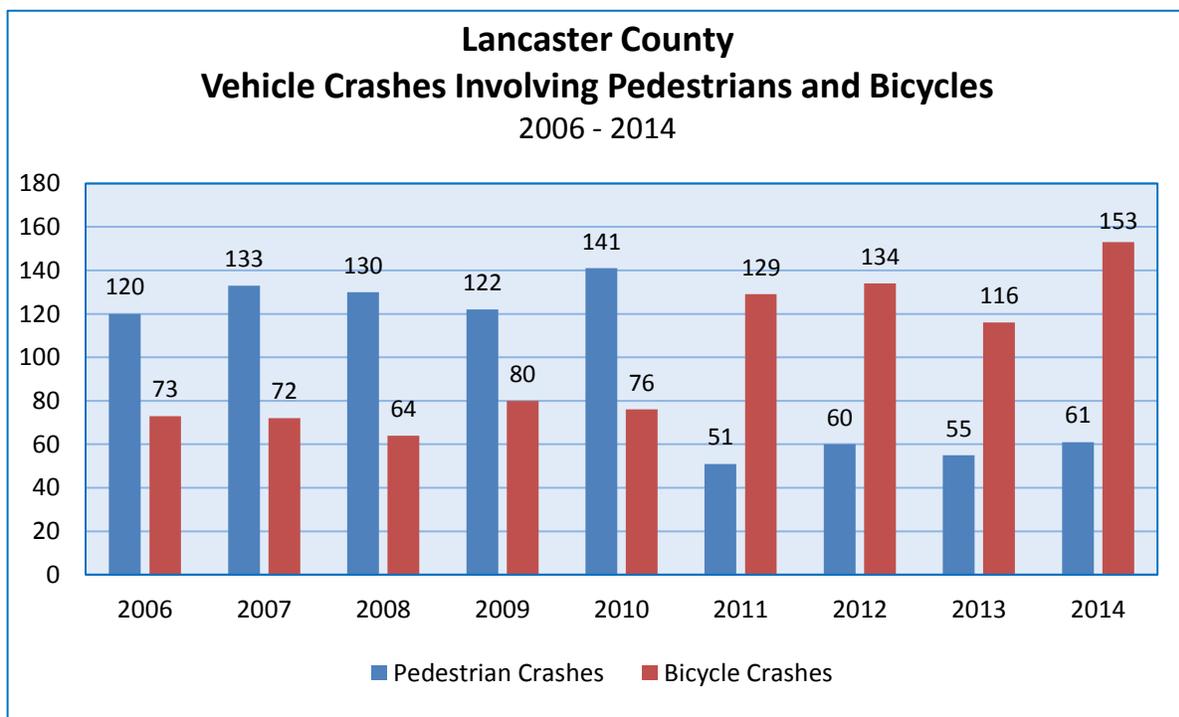
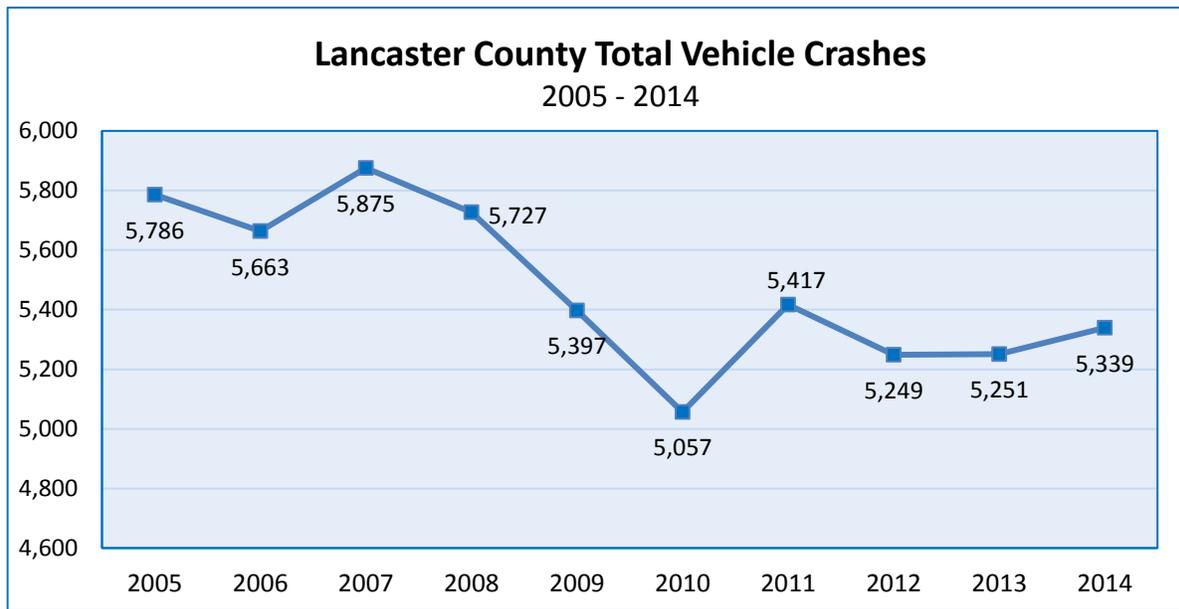
**23 minutes** is the average commute for workers in Lancaster County.

## Driving in Lancaster County is safer since 2005.

Driving on roads in Lancaster County became safer between 2005 and 2014. Total crashes decreased 7% from 5,786 to 5,339.<sup>72</sup> Crashes involving

pedestrians and bicyclists, only 2% of total vehicle crashes in the county, ranged between a total of 180 to 217 crashes per year between 2006 and 2014.<sup>73</sup> Crashes involving trucks increased from 2000 to 2006 but have declined since then.

Lancaster’s 12% decline in crashes has been less than Pennsylvania’s rate of 18%. This lower decline may reflect the larger increase in vehicle miles traveled (VMT) that Lancaster County has experienced.<sup>74</sup>



## **Our roads and bridges are in better condition.**

The condition of Lancaster County's roads and bridges improved between 2006 and 2014. Miles of pavement in good or excellent condition on the National Highway System roads (NHS) improved by 17% while miles of pavement in good or excellent condition on local roads improved by 11% between 2006 and 2014. On the NHS roads, 5% of the miles

of pavement are in poor condition – a decrease of 3% from 2006 – and local roads by in poor condition decreased by 13%. The number of structurally deficient bridges on state roads decreased by 6%, but those on local roads increased by 7%.

The percent of pavement in poor quality on National Highway System (NHS) roads in 2014 was lower in Lancaster County at 5% than the statewide average of 10%.

On local roads, pavement in poor quality in Lancaster County was also lower at 25% than the statewide average of 30%. Lancaster County has 146 state-owned bridges or 20% of its state bridges rated as “structurally deficient” and 78 or 30% of its local bridges. This compares to a statewide averages of 16% for state-owned bridges and 34% for local bridges.<sup>75</sup>

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## **Lancaster County Roads and Bridges 2006 - 2014**

### **Bridge Condition – structurally-deficient bridges**

146 bridges or 20% on the National Highway System

78 bridges or 30% on local roads

17% decrease in structurally deficient bridges on state roads

### **Pavement Condition – miles of pavement in poor condition**

13% decrease on local roads

3% decrease on National Highway System roads

### **Pavement Condition – miles of pavement in good or excellent condition**

11% increase on local roads

17% increase on National Highway System roads

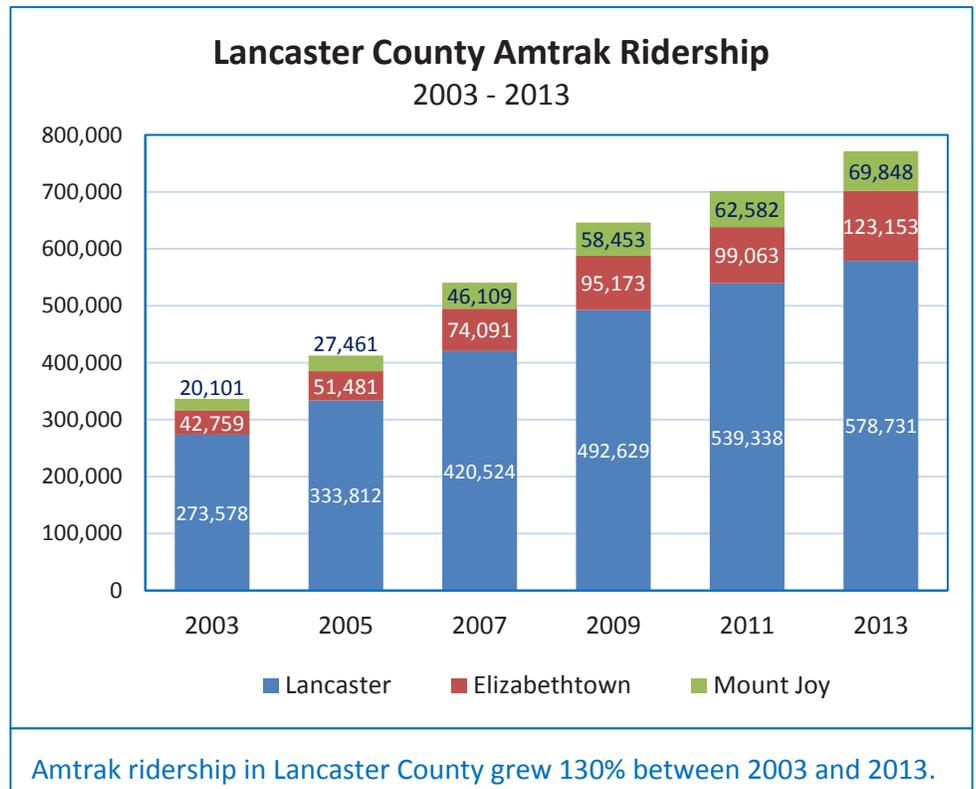
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## TRANSIT, BICYCLES, AND PEDESTRIANS

### Amtrak ridership rose significantly; transit increased less.

Amtrak ridership at the county's three rail stations increased by 130% between 2003 and 2013 to a total of 771,721 riders. During this period the Elizabethtown and Lancaster Amtrak stations were completely renovated and construction began on a new station in Mount Joy. All highway-rail grade crossings were eliminated to effectively "seal" the Keystone Corridor and allow for higher train speeds in the future. South Central Transit Authority (Red Rose Transit Authority), Lancaster County's transit service, provided 2.2 million trips in 2014, a modest increase from 2010 but down from 2.3 million in 2005 and 2006. The economic downturn from 2008-2010 had a large negative impact on ridership but it is growing again.

PennDOT led the effort to renovate train stations in communities along the Keystone Corridor in order to improve the quality of rail travel. The 130% ridership gain at the Lancaster County stations, however, far outpaced other stations along the rail line. Harrisburg ridership



increased by 96%, Philadelphia by 16%, and Ardmore by 7%.<sup>76</sup>

Transit ridership in Lancaster County remains well below the statewide average (1.2% vs. 5.4%). It is consistent with neighboring counties with transit use at 2.1% in Dauphin County, 0.9% in York County and 1.8% in Berks County.

### Bicycle and pedestrian infrastructure improved.

Significant progress was made on building a network of

pedestrian and bicycle trails. Many miles of multi-use trails were constructed with the long-term vision of an interconnected countywide network with connections to transit stops. The 14-mile Northwest River Trail from Columbia Borough to Conoy Township is nearly complete, an Ephrata to Warwick Trail is under construction, and the 22-mile Enola Low Grade Trail is planned and funded with five miles in Manor Township along the Susquehanna River completed.<sup>77</sup>

## FREIGHT

### More freight is moving through the county.

Lancaster County is centrally located in Pennsylvania for the movement and distribution of freight. Over 90% of freight moves by truck. Freight traffic is projected to grow at a faster rate than auto traffic. The remainder of freight moves by rail with Norfolk Southern the only Class I freight railroad in the county.

The Keystone Corridor is the major corridor for rail freight. In 2014, Norfolk Southern completed the relocation and expansion of its Dillerville Rail Yard to handle more freight rail cars.

The county's proximity to major metropolitan areas makes it a good location for warehouses and distribution centers.

Within South Central Pennsylvania, Lancaster County has a higher percent of goods moved by truck than the region as a whole. Over 20% of the region's square feet of warehouse and distribution center space is located in Lancaster County.<sup>78</sup>

Lancaster County's proximity to major metropolitan areas makes it a good location for warehouses and distribution centers.

Over 20% of the south central Pennsylvania region's warehouse and distribution center space is located in the county.

## Chapter 6: How We Protect Our Treasured Resources

Lancaster County has significant natural, cultural, and historic resources which define the character of our communities and rural areas. Almost 3,000 acres of natural lands have been preserved since 2002. Lancaster County leads the nation in acres of farmland which have been permanently preserved. Farmland protected with agricultural zoning has increased significantly. Effective conservation zoning is also being implemented. However, only one-quarter of the county is covered by tree canopy. Our air quality is better, but still not good. Water quality in our streams has been improving, but almost half of the county's streams are designated as impaired. We've identified and protected more of our historic resources, but we are continuing to lose them.

### FARMLAND

#### Farmland protected by effective agricultural zoning has increased.

Several townships rezoned land from another type of zoning to agriculture between 2000 and 2012. This resulted in an additional 5,375 acres in effective agricultural zoning<sup>79</sup> districts in the county. In addition, several townships amended their existing

#### Effective Agricultural Zoning

- Limits residential development on farms to one lot per a certain number of acres – traditionally 20 or 25, but more recently 50 acres.
- Often sets a maximum lot size of 1 or 2 acres or the minimum lot size necessary to accommodate an on-lot septic system.
- Generally sets a minimum farm size of 10 acres.
- Restricts the types of land uses that are not directly related to the agricultural economy.

### Lancaster County Farmland – 2015

**609,181 Acres** - Total Land Area in Lancaster County  
(Excludes the Susquehanna River)

**439,481 Acres (72%)** in Farms  
(identified by USDA 2012 Census of Agriculture)

**350,920 Acres (58%)** in Agricultural Use  
(animal and crop farming operations)

**373,758 Acres (61%)** in Effective Agricultural Zoning  
(includes agricultural and non-agricultural land uses)

agricultural zoning to further strengthen their regulations. This resulted in 65,550 acres of agriculturally-zoned land receiving additional protection for farming operations.

Total acreage zoned for agricultural use in Lancaster County is approximately 373,758 acres. This acreage is not exclusively agricultural land as agricultural zoning districts often encompass other rural land uses.<sup>80</sup>

**5,375 acres** were added to agricultural zoning districts between 2000 and 2012.

**65,550 acres** previously zoned for agriculture received additional protection for farming operations through upgrades to regulations.

## Lancaster County leads the nation in farmland preservation.

Of all counties in the U.S., Lancaster County has preserved the most farmland. From 2000 through 2014, 68,824 acres of farmland on 931 farms were preserved. In 2014 Lancaster County became the first county in the nation to reach 100,000 acres in preserved farmland with a year-end total of 101,075 acres.<sup>81</sup>

Farmland preservation here has been a joint effort between the Lancaster County Agricultural Preserve Board and the Lancaster Farmland Trust with a smaller role played by the Brandywine Conservancy.

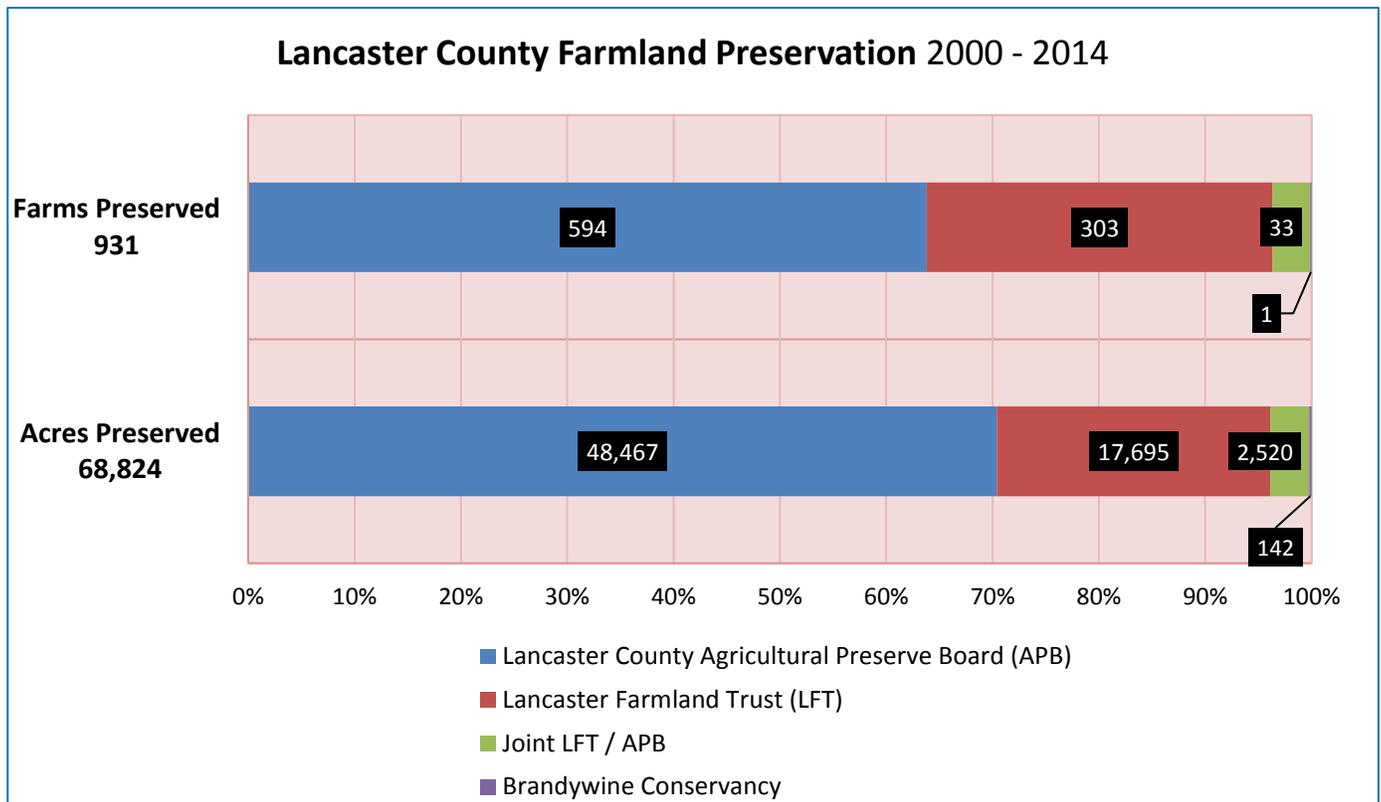
Between 2000 and 2014, Pennsylvania preserved 355,115 acres of farmland through the Pennsylvania Agricultural Easement Purchase Program. To date the state has preserved 502,756 acres.<sup>82</sup> Lancaster, Berks, and York

counties are the top three in the state for acres preserved and also rank in the top 10 across the nation. Farmland preserved throughout the southcentral Pennsylvania region accounts for more than half of all acres preserved in the state.<sup>83</sup>

In the U.S. 2,454,702 acres of farmland were preserved during 2000 through 2014.<sup>84</sup> Pennsylvania has preserved the most farmland of any state in the nation.<sup>85</sup>

Lancaster County became the first county in the nation to preserve 100,000 acres of farmland with a 2014 year-end total of 101,075 acres.

Lancaster, Berks, and York are the top three counties in Pennsylvania for acres preserved and also rank in the top 10 in the nation.



## NATURAL LANDS

### Almost 3,000 acres of natural lands have been preserved since 2002.

Natural areas provide habitat for native plant and animal species, clean our air and water, and provide opportunities for outdoor recreation experiences such as hiking, camping and fishing. The ecological services these areas provide and the value they add to our quality of life are immeasurable.

While most of Lancaster County's landscape was converted from forest to farmland long ago, there are a few remaining pockets of natural lands that harbor rare plant and animal species, clear running streams with wild trout, and scenic views of unbroken forests

Historically, most large landscape conservation initiatives in Lancaster County have been led by public entities such as Pennsylvania State Parks, Bureau of Forestry, the Game Commission, and the Fish & Boat Commission.

Lancaster County government, through its Parks & Recreation Department, has also been involved in the protection of natural areas. Since 2002, these agencies have focused primarily on maintaining and enhancing what they currently own. However, over the past 13 years, the Lancaster County Conservancy, a private nonprofit land trust, has stepped forward to preserve some of the county's most important natural lands.

In 2002, the Conservancy owned approximately 1,223 acres of land. From 2002 through 2015, the Conservancy preserved an additional 2,898 acres of natural lands in Lancaster County – a 237% increase in lands preserved – for a total of 4,121 acres. This is roughly 25% of all the natural lands preserved in Lancaster County. The preservation of these natural lands was a joint effort between the County of Lancaster, the Pennsylvania Department of Conservation and Natural Resources, and the Conservancy. The nature preserves owned by the

Lancaster County  
Natural Lands  
Preserved

16,060

Acres

As of 2015

Conservancy are open to the public free of charge. Overall, the county preserved an additional 2,942 acres of natural lands from 2002 to 2015).<sup>86</sup>

### Conservation zoning is also being implemented to protect privately-owned land.

Since 2002, four municipalities in Lancaster County have adopted effective conservation zoning districts which restrict development to one residential lot per each 20 acres (or more) of conservation land under single ownership.<sup>87</sup>

Since 2002, the Lancaster County Conservancy, working with the county and state, has stepped forward to preserve 2,898 acres of our most important natural lands.

The Conservancy owns a total of 4,121 acres of natural lands.

The Conservancy's nature preserves are open to the public free of charge.

## ENVIRONMENT

### Significant stream miles in the county are designated as impaired.

There are approximately 1,500 miles of streams in Lancaster County. The Pennsylvania Department of Environmental Protection (DEP) assessed these streams, primarily for aquatic life, and found that as of 2012, 673 miles (43%) were impaired. This designation means a stream is no longer able to support one or more of its designated uses: Aquatic Life Use, Fish Consumption Use, Recreational Use, and/or Potable Water Supply Use. This is a slight increase from 42% impaired streams in 2002. The remaining 57% of streams were attaining in 2012, meaning they are unimpaired and they were found to support all of their designated uses.<sup>88</sup>

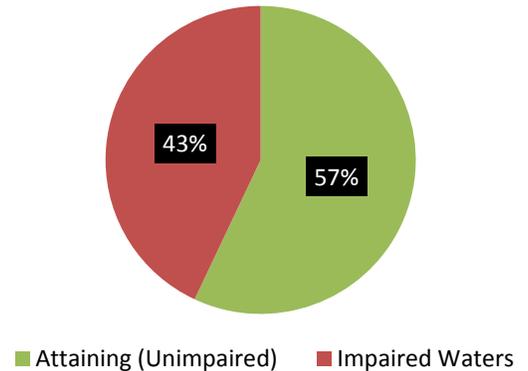
On the other hand, 330 miles (22%) of the county's 1,500 miles of streams were classified as Special Protection Waters (High Quality or Exceptional Value). Special protection is granted by the state to protect the water quality and existing uses of these important and fairly rare water resources.<sup>89</sup> PA DEP data indicates that the predominant source of stream

impairment is from agriculture. However, runoff from urbanized areas is a growing source of contamination. Stormwater containing nutrients, in particular nitrogen and phosphorus, and sediment negatively impacts water quality, stream habitat, and aquatic life. Sources of these pollutants include runoff from fertilized lawns and cropland, livestock operations, and manure storage areas; failing septic systems; and wastewater treatment plants.<sup>90</sup>

### However, overall water quality has improved.

Generally, total nitrogen, total phosphorus, and suspended sediment loads and yields are being reduced in waterways across the county. The Susquehanna River Basin Commission (SRBC) has monitoring stations where the Conestoga River and Pequea Creek discharge into the Susquehanna River. These stations record drainage data from 625 square miles (64%) of the county's watersheds.

**Status of Lancaster County Streams 2012**



SRBC data indicates that all three water quality parameters are trending downward. In particular, suspended sediment load and yield has been greatly reduced since 2005. While there is still much work to be done in our watersheds, this is a very positive trend for water quality here and in the Susquehanna River and the Chesapeake Bay.<sup>91</sup>

There are more than 85,000 miles of streams and rivers in Pennsylvania, more than in any state except Alaska.<sup>92</sup> PA DEP has classified 30% of the state's streams as Special Protection Waters. Of the streams assessed statewide in 2012, 11% are considered impaired, compared to 15% in 2002.<sup>93</sup>

**673 miles (43 %) of Lancaster County's 1,500 miles of streams are considered impaired – meaning they are not fishable, swimmable or drinkable.**

**330 miles (22%) of the county's streams are classified as Special Protection Waters.**

## Only one-quarter of the county is covered by tree canopy.

Tree canopy is the layer of leaves, branches and stems of trees that cover the ground when viewed from above. Trees store water, clean the air, filter and cool water, recycle nutrients, reduce storm and flood damage, and recharge groundwater aquifers.

An analysis of Lancaster County's tree canopy conducted in 2010, based on land cover data derived from high-resolution aerial imagery and LiDAR, found that 149,212 acres of the county are covered by tree canopy, representing only 24.6% of all land in the county. This analysis found that 41.1% of the riparian zone in agricultural areas was covered with tree canopy, while in the county's natural areas, 67.4% of

the riparian zone was covered with tree canopy.

The analysis of individual watersheds in Lancaster County discovered a wide range of conditions. The tree canopy coverage ranges from a low of 8.4% in the Middle Conestoga River Watershed to a high of 65.0% in the Laurel Run-Susquehanna Watershed.<sup>94</sup>

### Lancaster County Watersheds with Greatest Percentage of Tree Canopy 2010

Watershed	Land Area (Acres)	Tree Canopy (Acres)	Tree Canopy (Percent)
Laurel Run-Susquehanna River	1,269	824	65
Conewago Creek	6,239	3,212	51
Muddy Run-Susquehanna River	14,830	7,157	48
Spring Creek	74	35	47
Green Branch-Susquehanna River	2,564	1,156	45
Climbers Run-Pequea Creek	21,579	8,936	41
Upper West Branch Brandywine Creek	1,966	753	38
Muddy Creek	18,500	7,053	38
Little Cocalico Creek-Cocalico Creek	26,090	9,611	37
Conowingo Dam-Susquehanna River	1,194	437	37

### Lancaster County Watersheds with Least Percentage of Tree Canopy 2010

Watershed	Land Area (Acres)	Tree Canopy (Acres)	Tree Canopy (Percent)
Middle Conestoga River	17,401	1,464	8
Donegal Creek	10,960	1,246	11
Lower Chiques Creek	22,150	3,194	14
Muddy Run-Mill Creek	35,928	5,307	15
Little Chiques Creek	26,881	4,453	17
Lititz Run	11,104	1,886	17
Millers Run-Little Conestoga Creek	23,338	4,228	18
Eshelman Run-Pequea Creek	30,892	5,656	18
Headwaters Pequea Creek	27,775	5,187	19
West Branch Little Conestoga Creek-Little Conestoga Creek	18,466	3,526	19

## Our air quality is better, but still not good.

Poor air quality puts those most vulnerable at risk for serious health problems. The groups most at risk include those with pediatric asthma, adult asthma, COPD, cardiovascular disease, diabetes, as well as children under 18, adults 65 and older, and those living in poverty who may be nearer to local pollution sources.

According to the American Lung Association, Lancaster County's air quality is the best it has been in the last 16 years for ozone smog and long-term (year-round) fine particle pollution. However, progress on improving short-term (daily) fine particle pollution since 2002 has been mixed.

The American Lung Association's annual *State of the Air* reports indicate that the number of days Lancaster County has exceeded the current ozone air quality

Air Pollution Grades for Counties in the Region 2011 - 2013 <sup>95</sup>			
County	Ozone	Short-Term Particle (24 Hours)	Long-Term Particle (Annual)
Berks	D	F	Pass
Chester	F	C	Pass
Dauphin	D	F	Pass
Lancaster	F	F	Pass
Lebanon	F	F	Fail
York	F	F	Pass

standard decreased from an annual average of 24.8 during 2000 through 2002 to 7.5 days during 2011 through 2013.

Over the same time period, average long-term fine particle pollution levels went from around 17 micrograms per cubic meter to an average of 12 micrograms per cubic meter – the current standard. Short-term particle pollution trends, in contrast, indicate a continuing problem that has dogged Lancaster County since its best performance of 2 “unhealthy air quality days” during 2007 through 2009 to 5 days during 2011 through 2013. Although the County had

marked improvement between 2000 and 2009, more recent data shows that the problem of daily spikes in fine particle pollution has not been resolved.

Lancaster County experienced modest improvement for smog and year-round soot. This reflects a nationwide trend.

While overall news is good for Lancaster County residents, unfortunately we still rank among the nation's worst 25 metropolitan areas for the two measures of particle pollution. The American Lung Association gives Lancaster County the following grades: ozone: F, particle pollution (24 hours): F, and particle pollution (annual): Pass (barely).

Not all of our air quality problems are locally derived. Emissions from coal-fired power plants in western Pennsylvania and the Ohio Valley are often carry into Lancaster County. We are also in the path of air pollution from the Baltimore and Washington, D.C. metropolitan areas.<sup>96</sup>

## Lancaster County Air Quality Rankings 2015 Nationwide ranking out of 220 Metropolitan Areas

High Ozone Days	24-Hour Particulate Pollution	Annual Particulate Pollution
<b>41st</b>	<b>20th</b>	<b>16th</b>

(1= Worst to 220= Best)<sup>97</sup>

## The recycling rate has significantly increased in Lancaster County.

Approximately 89% of the population is served by either curbside or drop-off recycling programs in 47 municipalities. In addition, businesses, industries and institutions have made significant efforts to develop and maintain efficient recycling programs. As a result of these efforts, Lancaster County achieved a 44% recycling rate in 2014 – a 69% increase from 2002.

Factors contributing to this growth include:

- 553% increase in tons of materials delivered to the Lancaster County Solid Waste Management Authority’s Household Hazardous Waste Facility.
- 185% increase in tons of organic materials collected and composted by municipalities, businesses, industries, and institutions.
- 21% increase in tons of material from residential curbside recycling.

- 12% increase in the number of municipalities with curbside and/or drop-off recycling programs.

In 2014, the amount of resources recycled here was 233,933 tons – 4% of the total amount recycled in the state. Lancaster County also has 4% of Pennsylvania’s population.<sup>98</sup>

Approximately 11.6 million Pennsylvanians, 94% of the state’s population, have access to recycling. About 79% can participate in the recycling program through curb-side pickup. A significant number of rural municipalities provide recycling drop-off programs. About 6 million tons of resources were recycled in Pennsylvania in 2013. This is the equivalent of about 7.5 million tons of carbon dioxide emissions from the air. It is also equivalent to the amount of electricity used in 1 million homes per year or the same as 1.6 million passenger vehicles being taken off the road for one year.<sup>99</sup>

## Lancaster County 2014 Recycling

**44%**

Recycling Rate

**233,933**

Tons Recycled

**44**

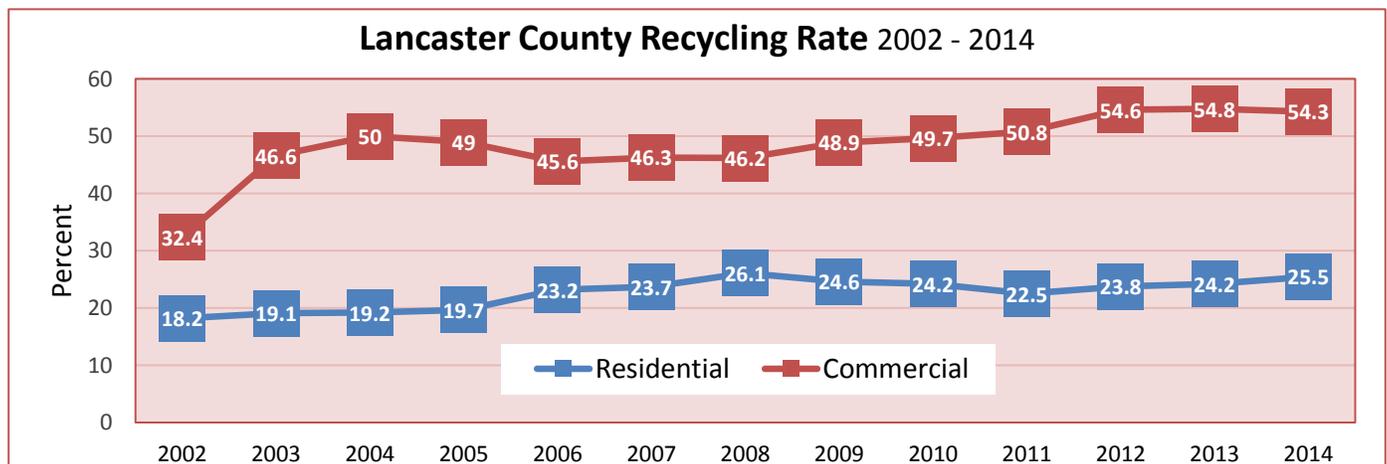
Municipal Curbside Recycling Programs

**3**

Municipal Drop-off Recycling Programs

**89%**

Lancaster County Residents Served



## HISTORIC RESOURCES

### We've identified and protected more historic resources, but continue to lose them.

More municipalities have been comprehensively surveyed. The largest such effort is the Lancaster County Historic Resource Inventory, which includes over 12,000 resources in 14 boroughs: Akron, Columbia, Christiana, Denver, East Petersburg, Elizabethtown, Manheim, Marietta, Mount Joy, Mountville, New Holland, Quarryville, Strasburg, and Terre Hill. Other municipalities including West Hempfield and East Lampeter Townships have undertaken surveys with the assistance of the Historic Preservation Trust of Lancaster County.<sup>100</sup>

A few municipalities have strong ordinance provisions, such as a broadly inclusive definition of historic resources, a review process that allows for denial of demolition, and a designated review body. Municipalities with these provisions include Lancaster City; Columbia, Strasburg, Lititz, and Manheim Boroughs; and Conoy, East Donegal, Mount Joy, Providence, and West Lampeter Townships. Other municipalities have adopted

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### Lancaster County Historic Resource Inventory

A comprehensive survey of 14 boroughs  
Includes over 12,000 historic resources.

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regulations that are less effective, because they apply to a small number of resources or do not allow for denial of demolition. Seven municipalities have no protective measures.

Municipalities have also been reluctant to deny demolition, even when provided for. Demolition has become the preferred course of action in development plans, except when rehabilitation is the primary goal. A positive trend is the adaptive reuse of historic commercial buildings, often in urban settings. State and national studies indicate that these investments have a positive ripple effect.<sup>101</sup>

Historic resource protection is primarily a function of local governments. In Pennsylvania, data on municipal efforts to protect historic resources is not readily available. The only point of comparison is York County, where fewer municipalities have adopted

review procedures for historic resources than in Lancaster County. The effectiveness of these procedures has not been measured, but generally, municipalities with dedicated review bodies are more likely to deny demolition or require mitigation of negative impacts.<sup>102</sup>

State and federal governments play a more limited role. By federal law, each state has a State Historic Preservation Office (SHPO), and in Pennsylvania, that role is a function of the Bureau for Historic Preservation (BHP). The bureau, which is part of the Pennsylvania Historical and Museum Commission (PHMC), administers the state's historic preservation program, the Pennsylvania History Code, the Pennsylvania Historic District Act, the National Historic Preservation Act of 1966, and other federal laws and regulations<sup>103</sup>.

## CONCLUSION

This report is just the beginning of the process to develop places2040, an update to the Lancaster County Comprehensive Plan. It paints a picture of where the county has been in recent years, and identifies some of the issues that will inform our approach to the future. Although some trends might be outside our control, such as demographics, others can be molded to make Lancaster County a better place. The trends we see are not necessarily our destiny. Get involved and help us create the future we want to see!

## GLOSSARY

**Active Recreation** – Recreation activities such as organized sports and playground activities that require extensive facility development. Baseball, soccer, and tennis are examples of active recreation.

**Asthma** – A chronic disease of the lungs in which the airways become blocked or narrowed, causing breathing difficulty.

**Attaining Stream** – A stream is classified as attaining, or unimpaired, by the Pennsylvania Department of Environmental Protection (PA DEP) when it is able to support all of its designated uses. These uses include, Aquatic Life, Fish Consumption, Recreational, and Potable Water Supply.

**Broadband Internet Service** – A high-speed, always-on connection to the internet. Broadband provides data transmission to and from the internet at a minimum download speed of 768 kilobit per second and upload speeds of at least 200 kilobit per second.

**Cardiovascular Disease** – The class of diseases that affect the heart and blood vessels (arteries and veins).

**Community Parks** – A public space generally between 20 and 50 acres in size, typically providing a diversity of active and passive outdoor recreation activities.

**Density** – The number of housing units per unit of land.

**Designated Growth Areas (DGA)** – A region described in a municipal or multi-municipal plan that has the following characteristics:

- It is appropriate for future development and includes Lancaster City, a borough, or village as a core.
- Residential, mixed use, commercial, industrial, and institutional development is permitted or planned for.
- Public infrastructure services are provided or planned for with sufficient capacity to carry the intended density of development.

**Domestic Migration** – Changes of residence including moving into, out of, or within places in the United States.

**Ecological Services** – Benefits arising from the ecological functions of healthy ecosystems. Examples of ecological services include air and water purification, decomposition of wastes, soil generation and renewal, pollination of crops, and groundwater recharge.

**Effective Agricultural Zoning** – Defines a minimum lot size viable for agricultural use, coupled with prohibitions on subdivisions and other development not related to agriculture.

**Family Household** – A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his/her family. A family household may contain people not related to the householder.

**Farmland Preservation** – Placement of a conservation easement on an agricultural landowner’s deed when development rights are sold.

**Food Security** – Access to sufficient, safe, and nutritious food at all times to maintain a healthy and active life.

**Gross Domestic Product (GDP)** – The monetary value of all the finished goods and services produced within a geography’s borders in a specific time frame.

**Gross Rent** – The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

**Hispanic/Latino Origin** – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.

**Historic Resource** – Any structure, object, site, property, or district which has a special historical, archaeological, architectural, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics locally, statewide, or nationally identified (or yet to be identified) and qualify for listing in the local or other historic resources inventory.

**Homeless (as used in PIT counts)** – An individual is deemed to be homeless if he/she is living in a place not meant for human habitation, unsheltered, or in an emergency shelter or transitional housing. *(Individuals who are doubled up living with another family may be considered homeless in other sources, but not for the data cited in this report).*

**Housing Cost Burden** – Paying more than 30% of household incomes towards rent or for mortgage principal and interest, real estate taxes, and insurance.

**Impaired Stream** – A stream is labeled impaired by the Pennsylvania Department of Environmental Protection when it is no longer able to support one or more of its designated uses; Aquatic Life Use, Fish Consumption Use, Recreational Use, and/or Potable Water Supply Use.

**International Migration** – The movement of people across international borders.

**KINBER** – The Keystone Initiative for Network Based Education and Research, is a nonprofit organization that provides broadband access to member organizations.

**Long-term Fine Particle Pollution** – Particle pollution is a mix of very tiny solid and liquid particles in the air. Long Term or "Year-round" particle pollution refers to an annual average level that represents the concentration of particles day-in-and-day-out.

**Multi-Family Dwelling** – Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e. attic, basement, heating plant, plumbing, etc.)

**Natural Increase** – Births minus deaths.

**Natural Lands** – public space generally consisting of areas of undeveloped natural resources such as forests, wetlands, and waterways that provide passive recreation opportunities.

**Neighborhood Park** – A public space generally 1.5 acres or greater in size that provides close-to-home outdoor recreation opportunities and serves as a social and recreational focal point.

**Net Density** – Net density is determined by dividing the aggregate number of residential units within property lines by the total number of acres within the same property lines. Because the land area is measured within residential property lines, all other lands such as streets, common open spaces, and utility rights-of-way are excluded from the acreage count.

**Net Migration** – The total of migrants, that is, the total number of immigrants (people coming to a place) less the number of emigrants (people leaving a place).

**Non-Family Household** – A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he/she is not related (e.g. a roommate).

**Obesity** – Adult obesity occurs when an individual's Body Mass Index (a person's weight in kilograms divided by the square of height in meters) is 30 or greater.

**Over 55/Active Adult** – Developments in which occupancy is restricted by age, with at least one occupant of the dwelling required to be over the age of 55.

**Ozone Smog** – Ozone (O<sub>3</sub>) is a gas molecule composed of three oxygen atoms. Often called “smog,” ozone is harmful to breathe. Ozone at ground level where we can breathe it aggressively attacks lung tissue by reacting chemically with it, causes serious health problems.

**Particle Pollution** – Solid particles or liquid droplets that are suspended in the air. This pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, soil or dust particles, and allergens (such as fragments of pollen or mold spores).

**Passive Recreation** – Recreation activities that are non-consumptive uses such as wildlife observation, walking, hiking, biking, and paddling. They are self-generated, unscheduled, and requires no administration.

**Pennsylvania Research and Education Network (PennREN)** – An 1,800-mile highspeed fiber optic network built and managed for Pennsylvania state by KINBER.

**Poverty** – The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty.

**Private Sewage System** – A privately owned system of piping, tanks, or other facilities for collecting, treating, or disposing of sewage into a soil absorption area or spray field, soil absorption area, or by retention in a retaining tank. This may include private community sewage systems, community on-lot sewage systems, or individual on-lot sewage systems.

**Private Water** – A privately owned well and water system for the provision of water for human consumption to a single or a limited number of users.

**Public Sewage System** – A publicly owned system of piping, tanks, or other facilities serving two or more lots, which uses a method of sewage collection, conveyance, treatment, and disposal other than retention in a soil absorption area, or retention in a retaining tank.

**Public Water** – A publicly owned system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has multiple connections.

**Race** – A self-identified category based on a social definition recognized in the USA. The Census Bureau currently collects data on six racial groups, including:

- White
- Black or African American
- American Indian or Alaska Native
- Asian
- Native Hawaiian or other Pacific Islander
- Some Other Race

Respondents who select only one race may be referred to as “race alone” – so “Some Other Race Alone” indicates that a person selected only one race, and that race was “Some Other Race.” Respondents may select more than one race. Such respondents may be categorized as “Two or More Races.” Race is separate from Hispanic/Latino Origin. A person may be of any race in addition to being of Hispanic/Latino origin.

**Rare Plant and Animal Species** – A group of native organisms that are very uncommon, scarce, or infrequently encountered in the state. This designation may be applied to either a plant or animal taxon, and may be distinct from the term endangered or threatened species.

**Renewable Energy** – Energy generated in a way that does not deplete natural resources, including but not limited to wind, solar, hydro, waste-to-energy, and land fill gas generation.

**Rent** – (See Gross Rent)

**Short-term (daily) Fine Particle Pollution** – Particle pollution is a mix of very tiny solid and liquid particles in the air. Short-term particle pollution levels averaged over a 24-hour period.

**Single-Family Dwelling** – Single-family dwellings include fully detached, semi-detached (semi-attached, side-by-side), row houses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities, such as water supply, power supply, or sewage disposal lines.

**Special Protection Waters** – In Pennsylvania, Special Protection Waters are those waters classified as Exceptional Value (EV) and High Quality (HQ) based at least in part on biological conditions. Exceptional Value streams are defined as “the best” Cold Water Fisheries. High Quality streams are “very good” Cold Water Fisheries and “the best” Trout Stocking and Warm Water Fisheries.

**Tree Canopy** – A layer composed of leaves, branches and stems of trees that cover the ground when viewed from above.

**Unemployed** – All civilians 16 years and over are classified as unemployed if they (1) were neither “at work” nor “with a job but not at work” during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

**Unemployment Rate** – Represents the number of unemployed people as a percentage of the civilian labor force.

**Urban Growth Areas** – An area that is designated as appropriate for future development and includes a city or borough at its center, developed portions of townships, and enough development capacity to meet future land use needs over a 25-year period without constraining the development market. Residential development should occur at an average net density of 7.5 dwelling units per acre. Non-residential development should occur at intensities which maximize the use of land and infrastructure.

**Vacant Housing Unit** – A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

**Village Growth Areas** – An area designated as appropriate for future development and includes a traditional village core, adjacent developed portions of a township, and additional land to absorb a portion of a township’s future land use needs over a 25-year period while maintaining village scale, character, and a defined edge. The target net density for residential development is 2.5 dwelling units per acre, on average. Non-residential development should occur at intensities which are compatible with the character of the village.

**Watershed** – The entire region or area drained by a watercourse.

## END NOTES AND DATA SOURCES

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<sup>1</sup> Data on this page is from 2000 & 2010 U.S. Decennial Census and 2015 Claritas Estimates as of February 2015.

<sup>2</sup> Net migration data was generated by the joint efforts among University of Wisconsin-Madison, Michigan Technological University, and University of New Hampshire.

<sup>3</sup> Data on this page is from 2000 U.S. Decennial Census and 2015 Claritas Estimates as of February 2015.

<sup>4</sup> Data on this page is from 2000 U.S. Decennial Census and 2015 Claritas Estimates as of February 2015.

<sup>5</sup> Data on this page is from 2000 U.S. Decennial Census, 2013 American Community Survey 1-Year Estimates, and 2015 Claritas Estimates as of February 2015.

<sup>6</sup> Data on this page is from the 2000 U.S. Decennial Census (SF3, Table DP-3) and 2015 Claritas Estimates as of February 2015. Also referenced is the U.S. Department of Labor - Bureau of Labor Statistics Consumer Price Index Inflation Calculator, accessed in August of 2015 and available at: [http://www.bls.gov/data/inflation\\_calculator.htm](http://www.bls.gov/data/inflation_calculator.htm). Calculated values may change throughout 2015..

<sup>7</sup> Data on this page is from 2015 Claritas Estimates as of February 2015.

<sup>8</sup> Data on this page is from the 2000 U.S. Decennial Census (SF3, Table DP-3), 2010 American Community Survey 1-Year Estimates, and 2013 American Community Survey 1-Year Estimates.

<sup>9</sup> 2014 data is from the 2014 American Community Survey 1-Year Estimates, and 2015 county data is from the U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics Map <http://data.bls.gov/map/MapToolServlet>

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<sup>12</sup> USDA Food Environment Atlas - Very low food security is defined by “reports of multiple indication of disrupted eating patterns and reduced food intake.”

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<sup>14</sup> Lancaster County Planning Commission Growth Tracking 2015, Lancaster County Assessment data, and Lancaster County GIS.

<sup>15</sup> Lancaster County Planning Commission Growth Tracking 2015, Lancaster County Assessment data, and Lancaster County GIS.

<sup>16</sup> 2000 U.S. Decennial Census, 2010 U.S. Decennial Census (Table QT-H1) and 2015 Claritas Estimates as of February 2015.

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<sup>19</sup> 2015 Claritas Estimates as of February 2015.

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<sup>23</sup> U.S. Census Bureau 2014 Annual Characteristics of New Housing.

<sup>24</sup> Data on this page from 2000 U.S. Decennial Census, 2013 American Community Survey 1-Year Estimates, and 2015 Claritas Estimates as of February 2015.

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- <sup>86</sup> Lancaster County Conservancy, Lancaster County GIS data (2015), and Lancaster County Assessment Office data (2015).
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- <sup>88</sup> Pennsylvania Department of Environmental Protection (PA DEP) 2012 Pennsylvania Integrated Water Quality Monitoring and Assessment Report.
- <sup>89</sup> *Blueprints: An Integrated Water Resources Plan for Lancaster County*. October 2012.
- <sup>90</sup> Susquehanna River Basin Commission (SRBC), Sediment and Nutrient Assessment Program (SNAP)  
<http://www.srbc.net/programs/CBP/nutrientprogram.htm>
- <sup>91</sup> Susquehanna River Basin Commission (SRBC), Sediment and Nutrient Assessment Program (SNAP)  
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- <sup>92</sup> Stroud Water Research Center. John K. Jackson, Senior Research Scientist, *Understanding Stream Conditions: Lessons from an 11 Year Study of Macroinvertebrates in Eastern Pennsylvania's Schuylkill River Watershed with a Focus on Exceptional-Value and High-Quality Streams*.
- <sup>93</sup> Pennsylvania Department of Environmental Protection (PA DEP) 2012 Pennsylvania Integrated Water Quality Monitoring and Assessment Report.
- <sup>94</sup> All Tree Canopy data, including that in the tables on this page, was gathered from a tree canopy analysis conducted by the University of Vermont Spatial Analysis Laboratory (2010), and the Lancaster County GIS Department (2012).

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<sup>95</sup> American Lung Association, State of the Air, 2015 / Report Card: Pennsylvania  
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<sup>98</sup> Barbara A. Baker, Lancaster County Solid Waste Management Authority and Lancaster County Solid Waste Management Authority / Recycling [http://www.lcswma.org/lcswma\\_recycling.cfm](http://www.lcswma.org/lcswma_recycling.cfm) - also includes data in side bar and chart.

<sup>99</sup> Pennsylvania Department of Environmental Protection / Recycling in Pennsylvania  
<http://www.portal.state.pa.us/portal/server.pt/community/recycling/14060>

<sup>100</sup> Lancaster County Historic Resource Inventory: <https://it.co.lancaster.pa.us/hri/>

<sup>101</sup> LCPC staff review of municipal zoning and subdivision & land development ordinances in Lancaster County for provisions affecting historic resources, 2015.

<sup>102</sup> York County Planning Commission staff review of historic preservation regulations in York County townships, 2015

<sup>103</sup> Historic Preservation Magazine / January-February, 2008  
<http://www.preservationnation.org/magazine/2008/january-february/cautionary-tale.html#.VeRR-IVhBc>



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