



Session 3a (Lancaster)

Scott Standish

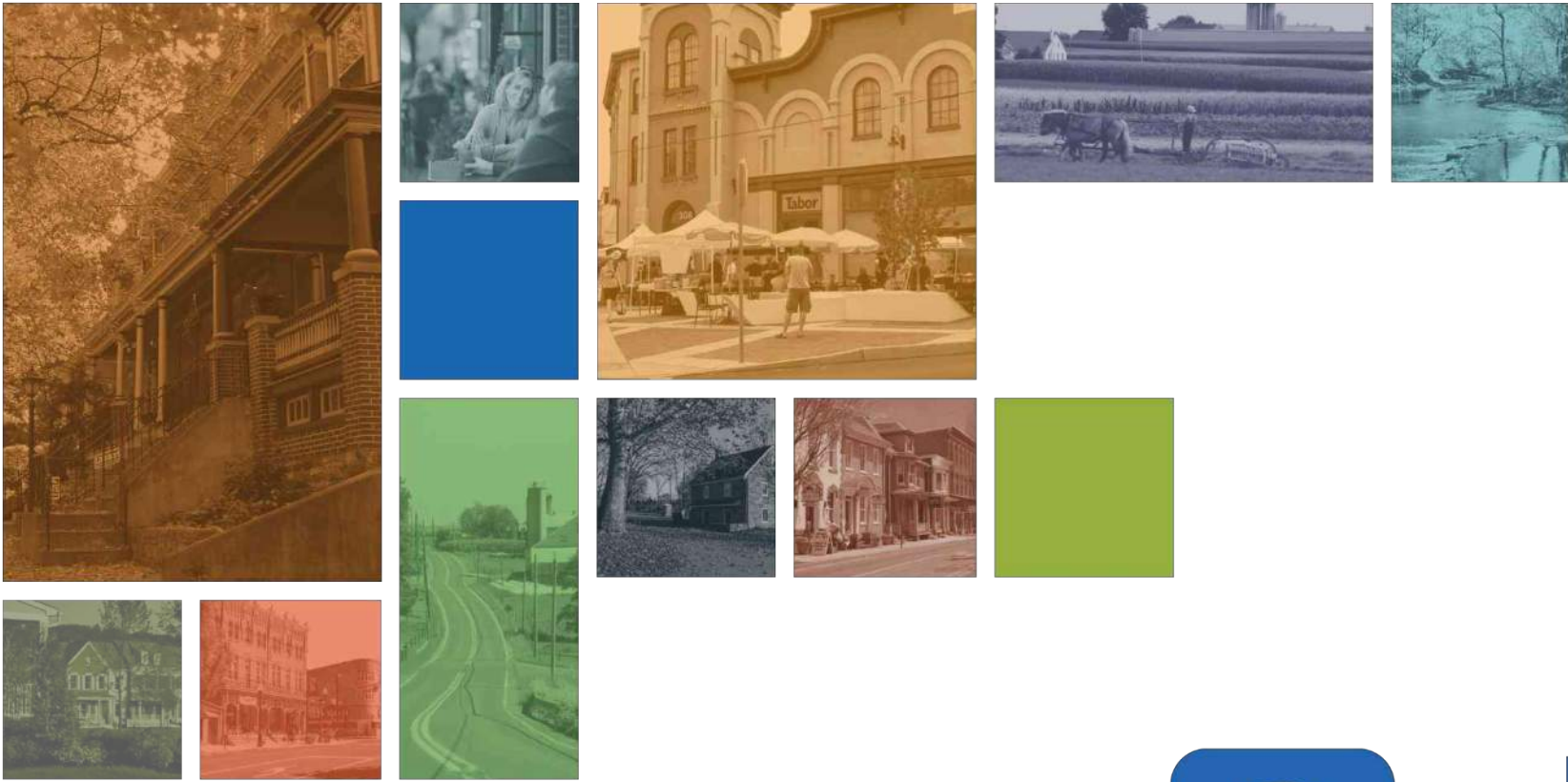
Interim Executive Director
Lancaster County
Planning Commission

Friday, September 27, 2019



thinking beyond boundaries





places2040
a plan for lancaster county pa

thinking beyond boundaries

OUR JOURNEY

A scenic view of a winding asphalt road with double yellow lines, leading through a rural landscape. On the left, there are lush green trees and a utility pole. On the right, there is a large white barn with a silo, a smaller silo, and a field of corn. The sky is clear and blue.



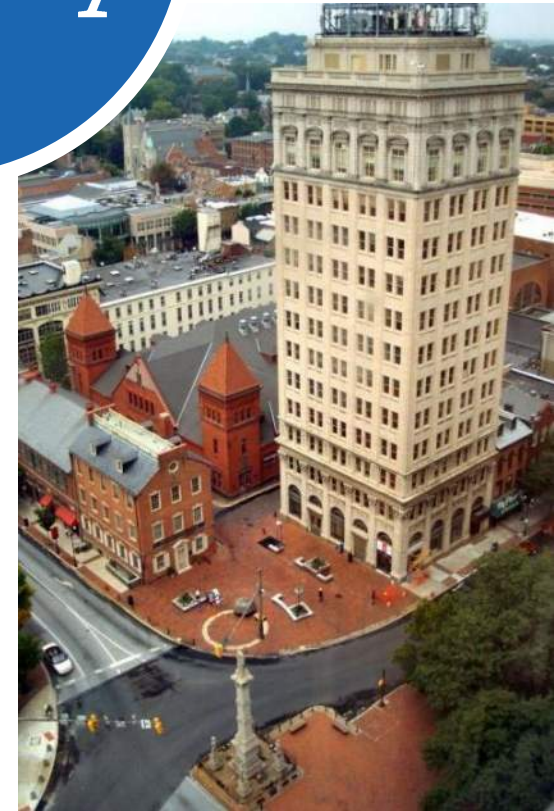
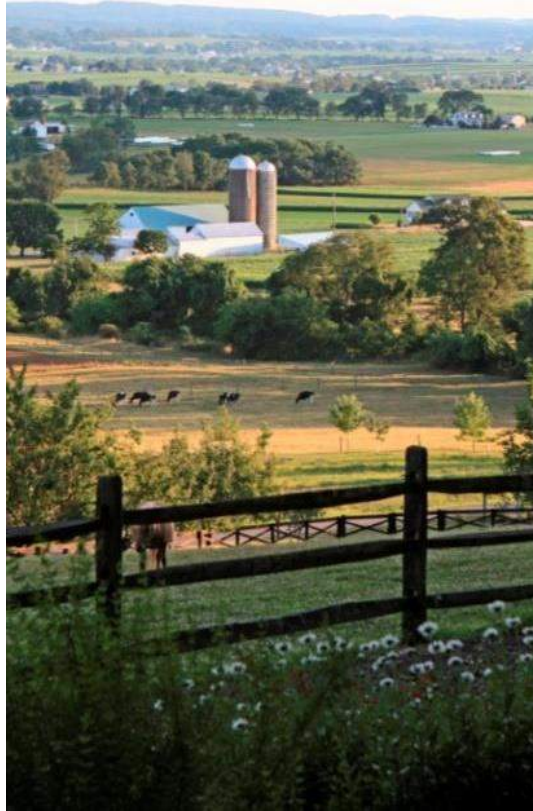
Dan Marschka / LNP



People & Place

We prepared this new plan because we want to keep Lancaster County special – to protect the unique identity of our people & place.

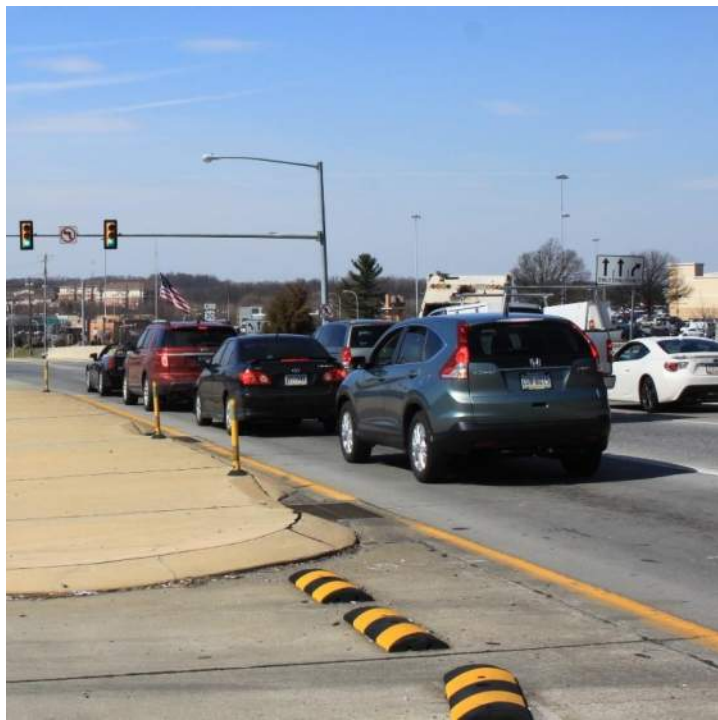
Our
Identity





But we heard a lot of concerns about the county's future. Things are changing, and people are worried we'll lose our character as a community.





There's a new sense of urgency, because there seems to be a disconnect between what we want and what we're doing.

The good news is, **trend is not destiny.**

We can do things differently.



Civic Engagement

Over the course of 3 years, we asked residents **what they love** and **what they want to make better.**



8 Priorities for the Future



Managing growth



Transportation



Urban places



Parks, trails, and natural areas



Housing choice



Agriculture and farmland



Employment

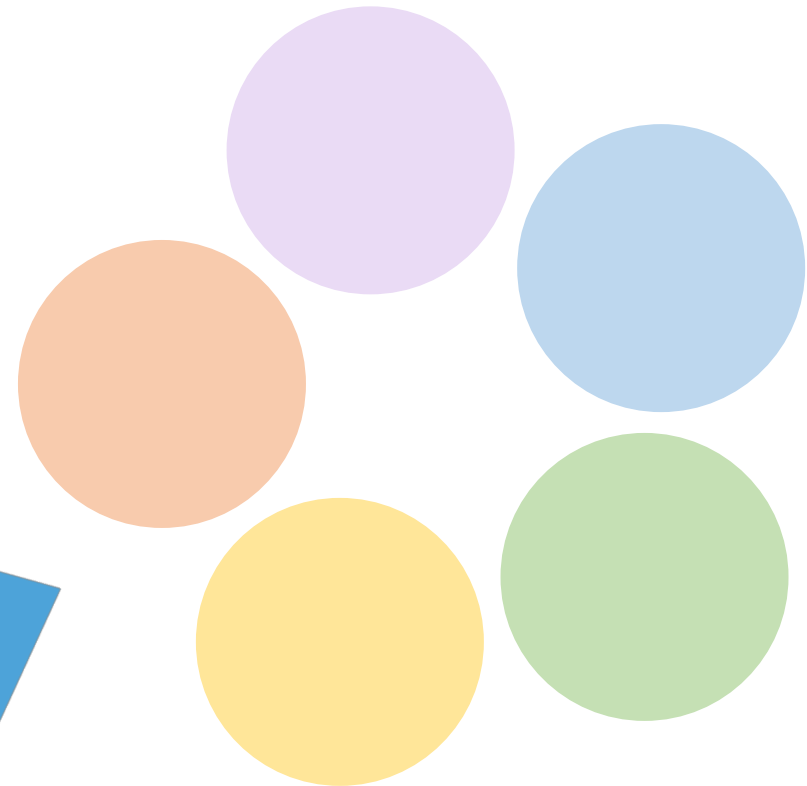


Thinking beyond boundaries

8 Priorities (traditional silos)



5 Big Ideas (integrated)



The Big Ideas



*Creating
Great Places*


Create places where we're proud to live, work, learn, play, and visit. By creating these places, we'll make it easier to achieve our other goals.





*Creating
Great Places*

Policies

- Make downtowns more vibrant & attractive.
 - Design communities that put people first.
 - Create a mix of uses in communities & corridors.
 - Provide a greater diversity of housing types.
 - Find new ways to reduce congestion.
- 

*Connecting
People, Place,
& Opportunity*

Connect people with each other and with schools, jobs, and housing – because it helps us leverage our community’s assets to their fullest potential.



*Connecting
People, Place,
& Opportunity*

Policies

- Make downtowns into regional hubs.
- Create more places to hike, bike, enjoy nature.
- Make it easier to get around.
- Connect housing, jobs, schools, transportation.
- Cultivate, retain, and expand industry.
- Train a skilled workforce that can earn a competitive wage.
- Facilitate business partnerships.

*Taking Care of
What We Have*


Make stewardship a priority, because our sense of place makes Lancaster County different from other places – and more attractive to investment.





*Taking Care of
What We Have*

Policies

- Preserve large, contiguous areas of ag & natural land.
 - Preserve the farmer as well as the farm.
 - Improve water quality & work together on stormwater.
 - Use existing buildings and public infrastructure.
 - Encourage entrepreneurs and help businesses grow.
- 

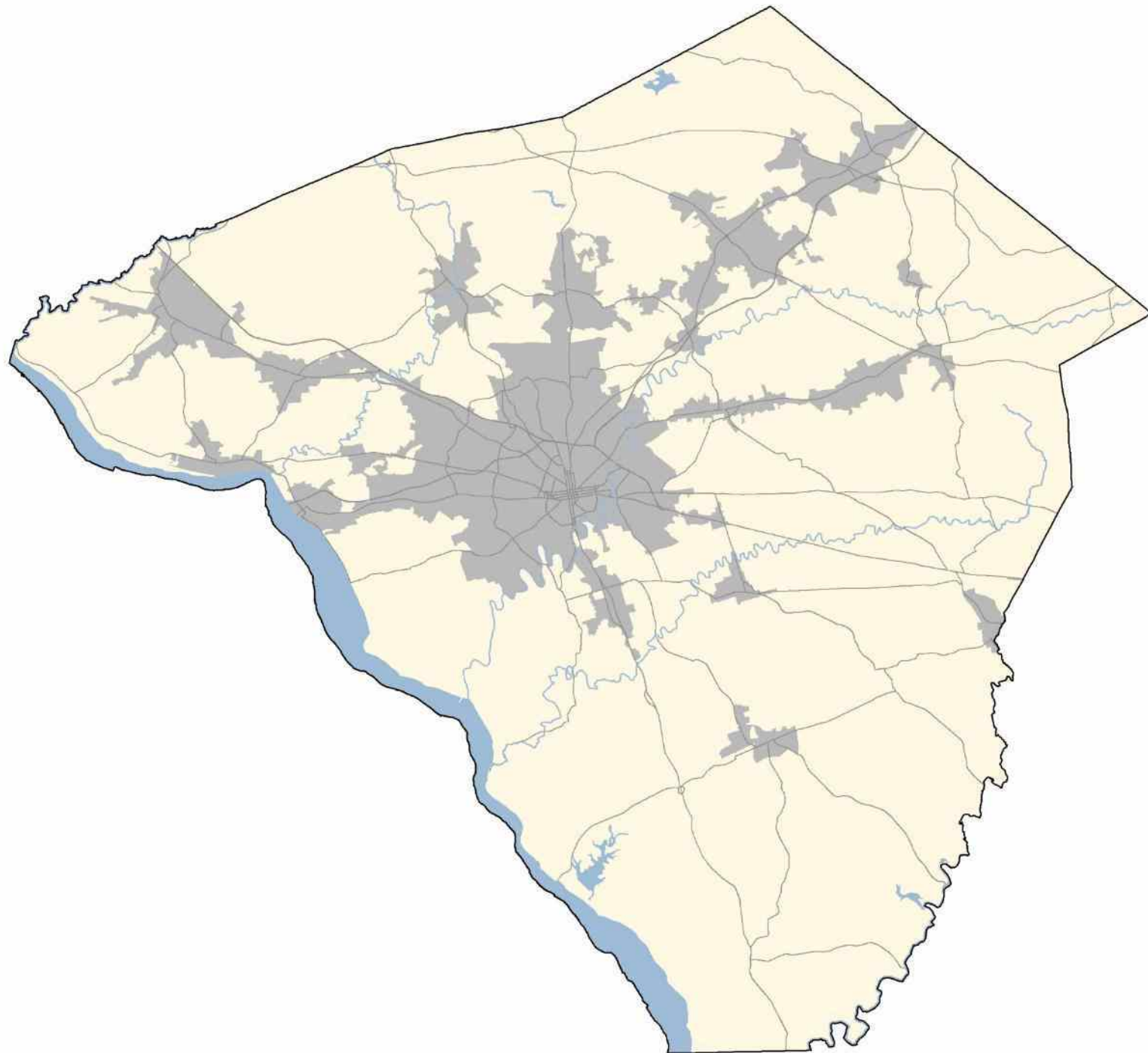
*Growing
Responsibly*

Manage the location, pattern, and timing of growth – where development happens, what it looks like, and when it happens.



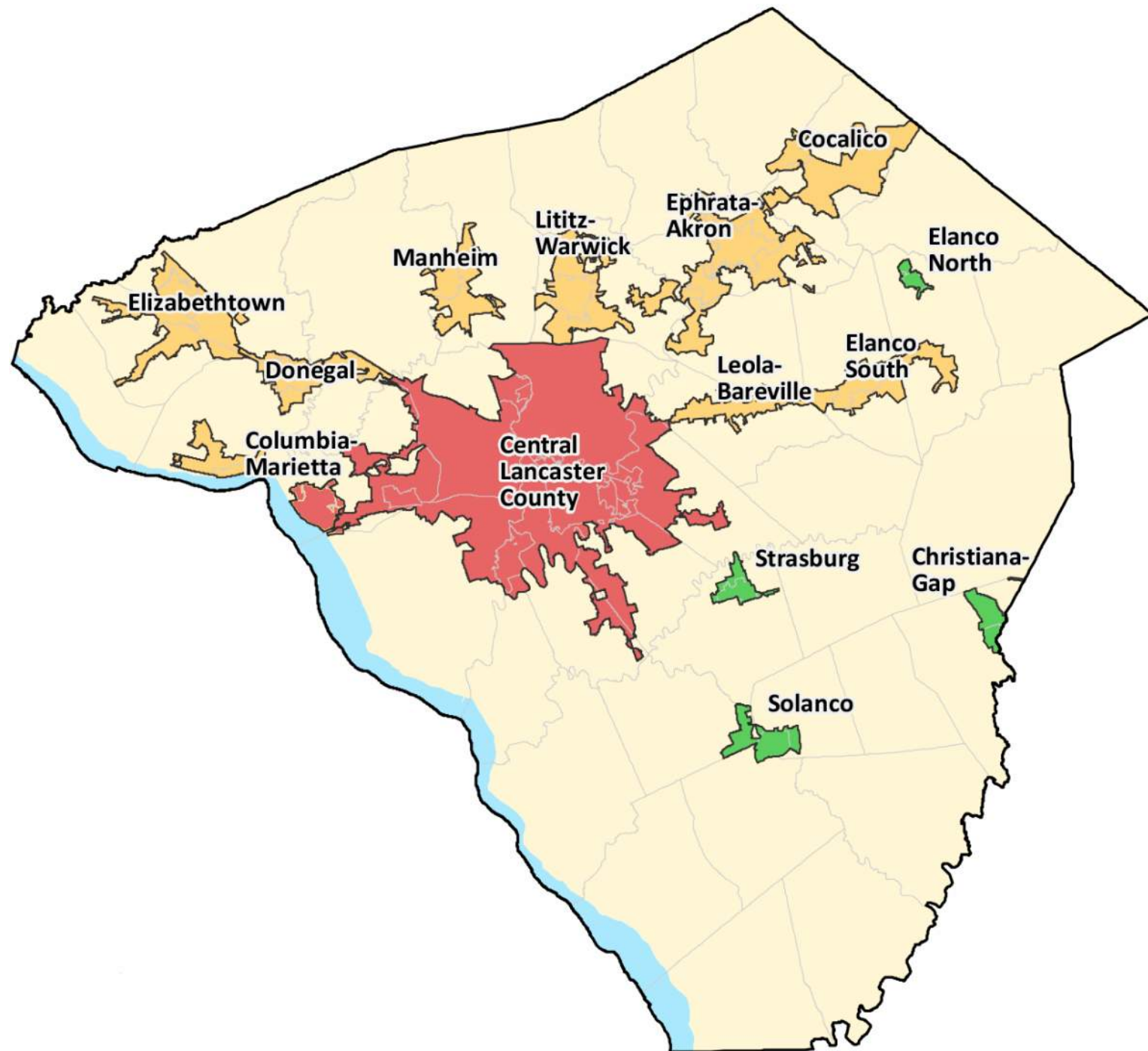
Location

Growth areas have been successful in guiding the **location** of growth, but . . .



Pattern

... We've been less successful with the **pattern** of growth. We need to increase residential density.



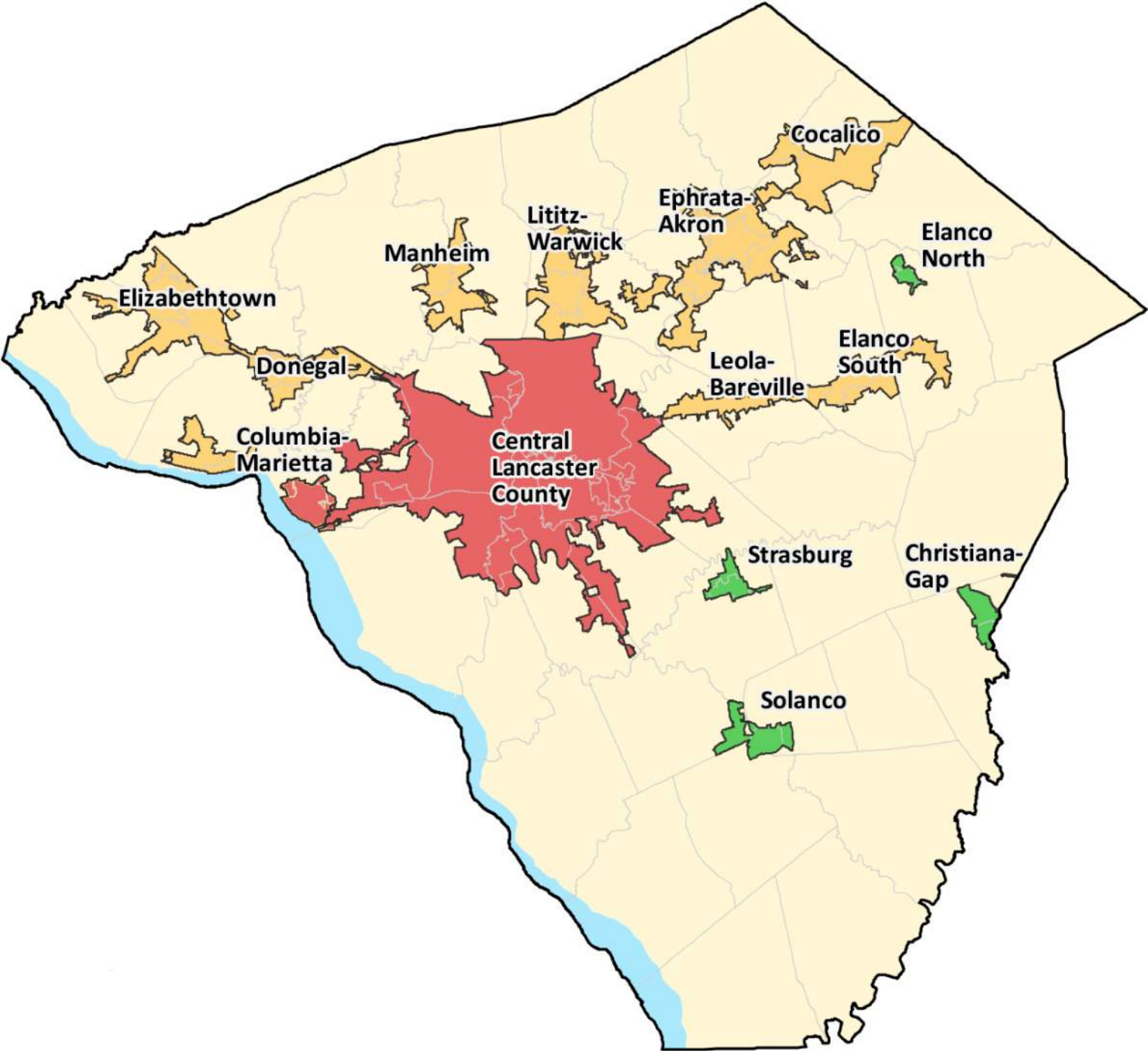
Target Densities for Urban Growth Areas

Goal:

Average density of 7.5 Dwellings/Acre inside all UGAs as a whole

Each UGA falls into 1 of 3 tiers:


- 5.5 Dwellings/Acre
- 6.5 Dwellings/Acre
- 9.0+ Dwellings/Acre



A large yellow circle on the left side of the slide, containing the text "Growing Responsibly" in a dark grey, italicized font.

*Growing
Responsibly*


Policies

- Grow where we're already growing.
 - Redevelop & fill in gaps before using vacant land.
 - Manage the use of large tracts of vacant land.
 - Limit large-lot development in rural areas.
 - Build more compactly and efficiently.
- 
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*Thinking
Beyond
Boundaries*


Think and act differently. See places as they are, rather than dividing them up in traditional ways. Approach things more collaboratively.



A large orange circle on the left side of the slide, containing the text 'Thinking Beyond Boundaries' in a dark grey, italicized font.

*Thinking
Beyond
Boundaries*

Policies

- Integrate place-based thinking into all future planning initiatives
 - Break down the traditional silos that limit our effectiveness
 - Make planning and regulation more efficient, consistent, and regional
 - Keep ourselves accountable for the goals we've set
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Our Challenge

We have:

60 municipalities . . .



Our Challenge

We have:

60 municipalities ...

17 school districts ...



Our Challenge

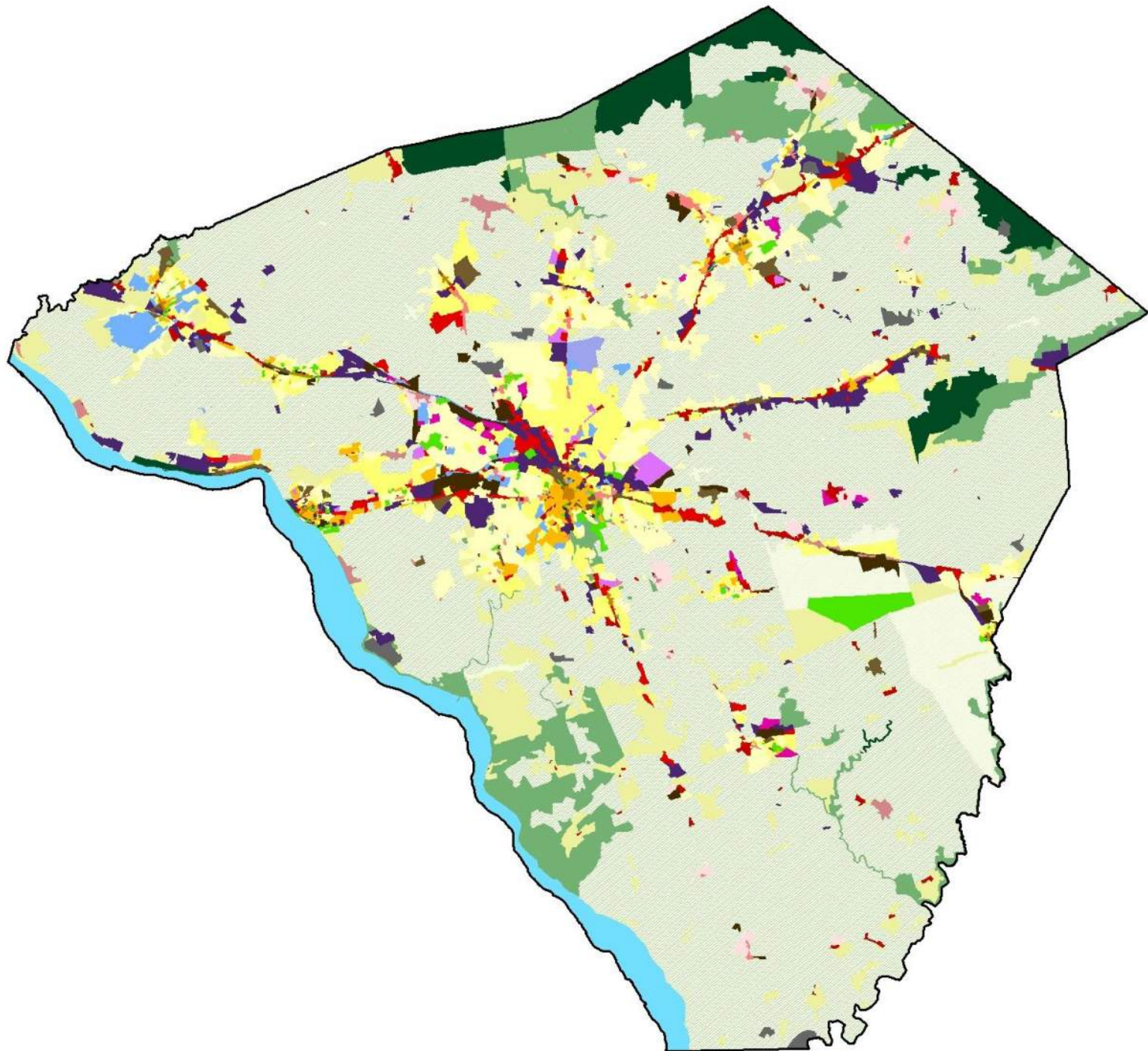
We have:

60 municipalities . . .

17 school districts . . .

and over

500 zoning districts.





Place-Based Thinking

Two new ways of looking at place:

- **Communities, corridors, and landscapes**
- **Character zones**

Communities

As small as a neighborhood, as big as a UGA



Corridors

Linear places: trails, roads, railroads, streams



Landscapes

Large places with natural, historic, cultural character

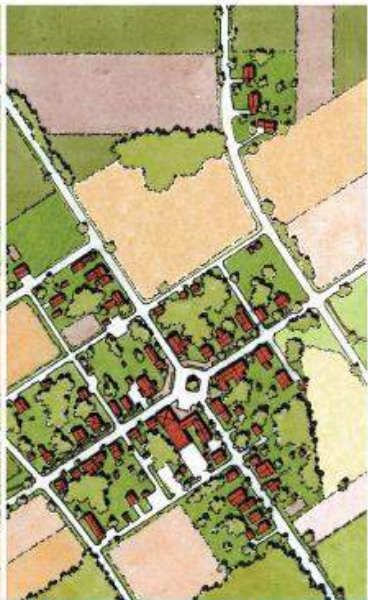
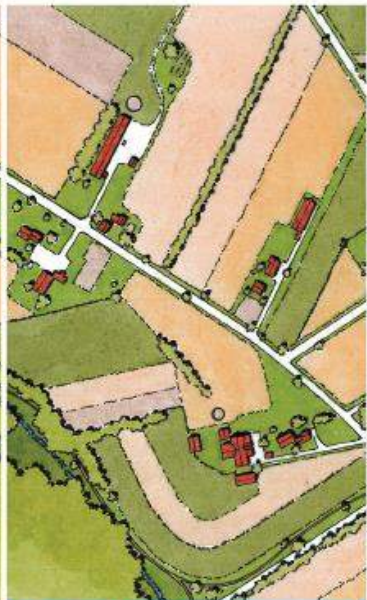


Character Zones

COMMUNITIES

CORRIDORS

LANDSCAPES



Natural

Agriculture

Rural Community

Suburban

Urban

Urban Core

Special District

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

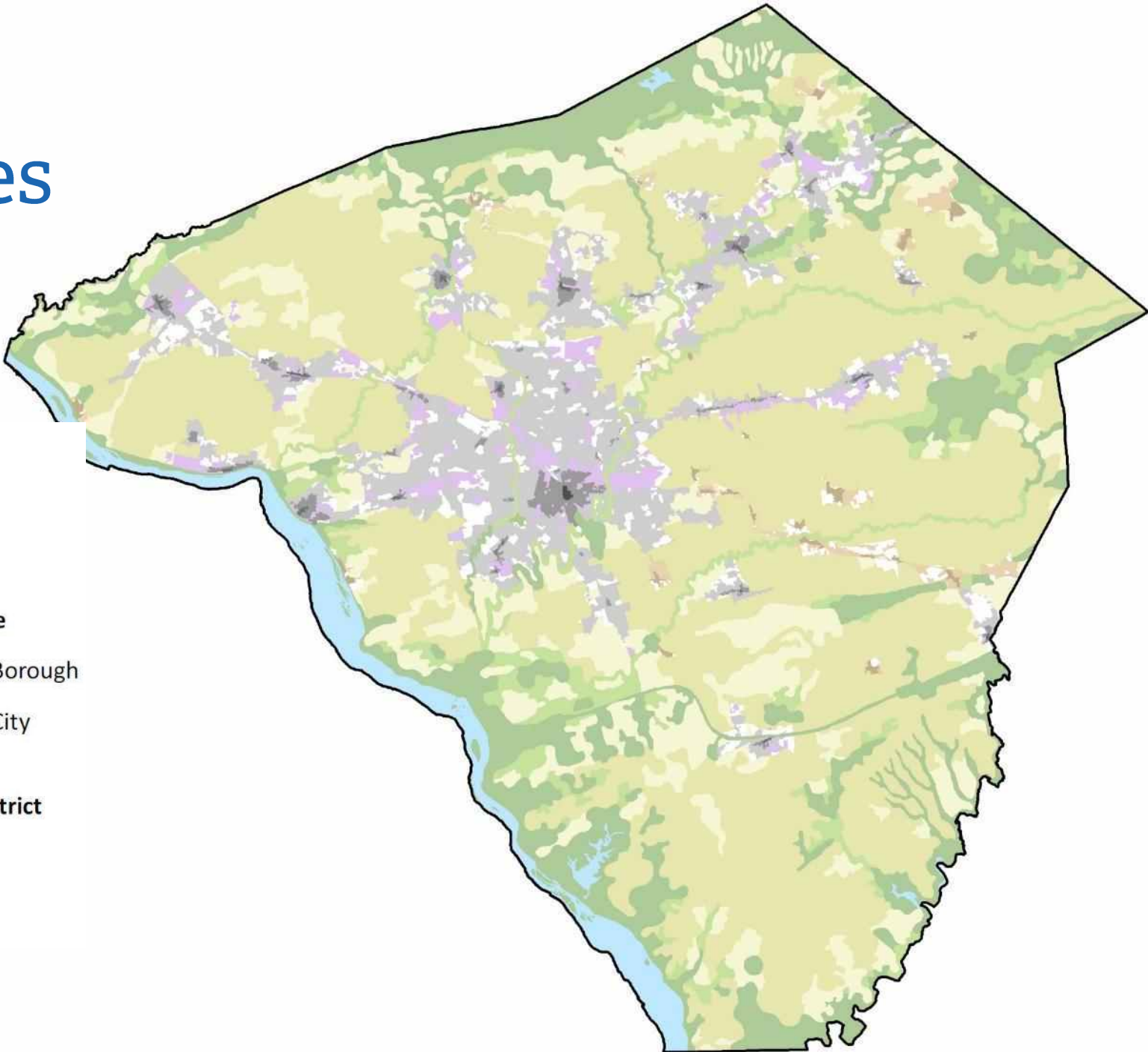
Suburban

Urban

Urban Core

- Borough
- City

Special District



Future Land Use and Transportation Map

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

Suburban

Urban

Urban Core

- Borough
- City

Special District

Priority Places

Communities

- Growth Area

Corridors

- Road
- Proposed Trail
- Existing Trail

Landscapes

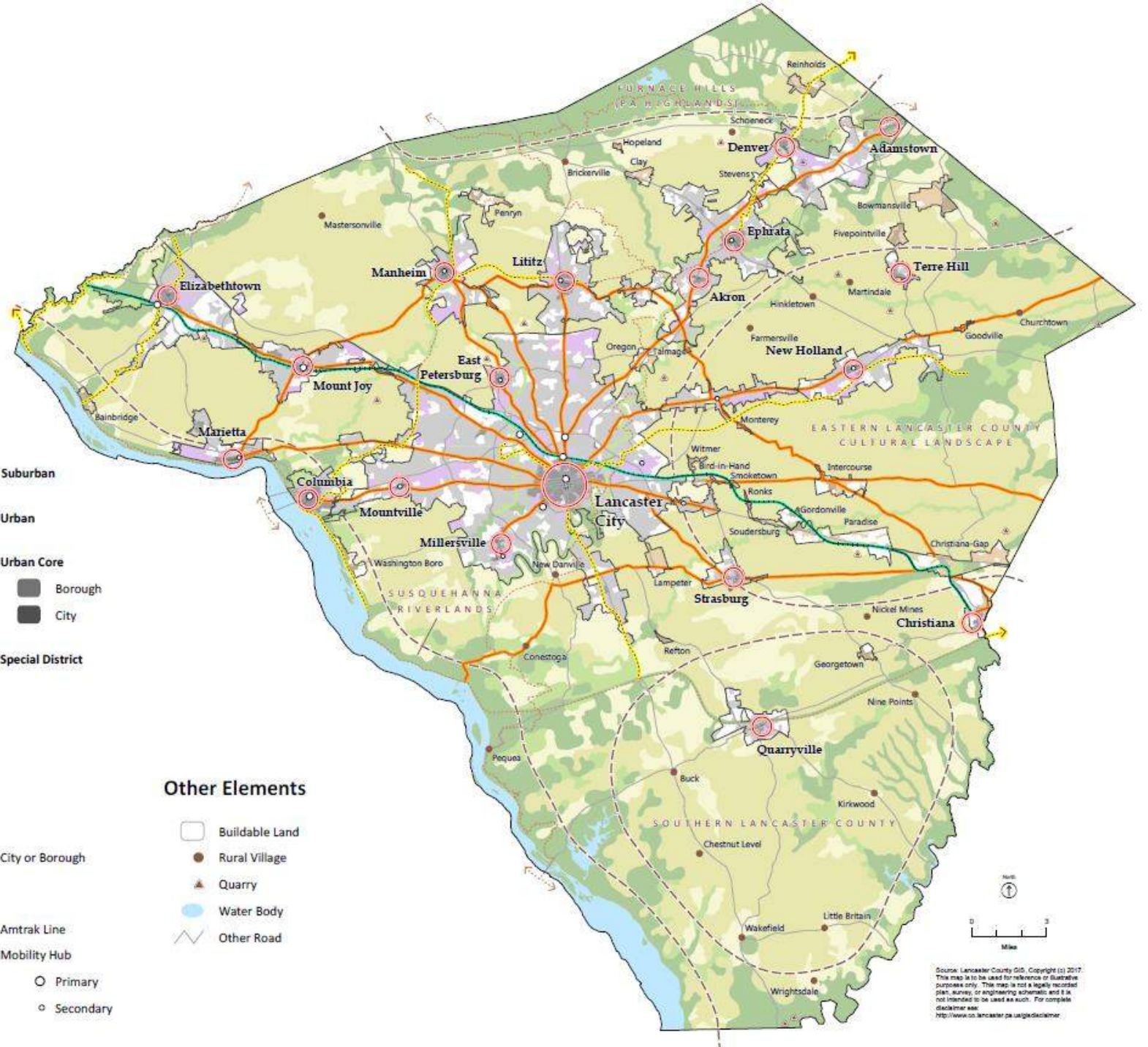
City or Borough

- City or Borough
- Amtrak Line
- Mobility Hub

- Primary
- Secondary

Other Elements

- Buildable Land
- Rural Village
- Quarry
- Water Body
- Other Road



Source: Lancaster County GIS. Copyright (c) 2017.
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**WHAT'S
NEXT?**

Catalytic Tools & Strategies

- Place-based planning
- Simplify zoning
- Official maps
- Complete streets
- Infrastructure
- Collaborate
- Align resources


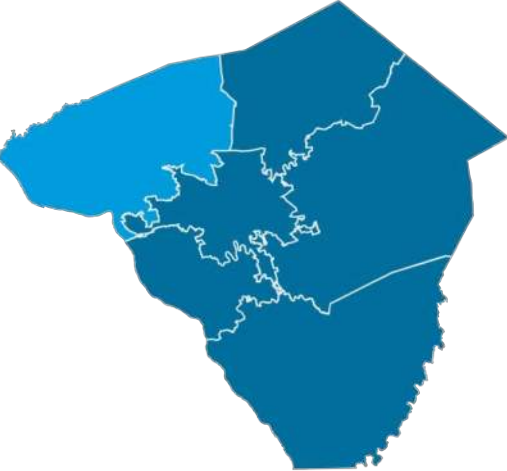
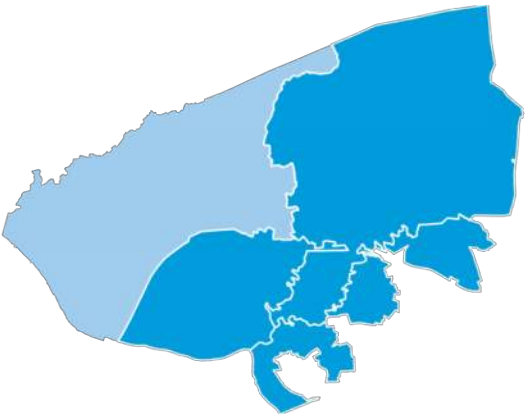
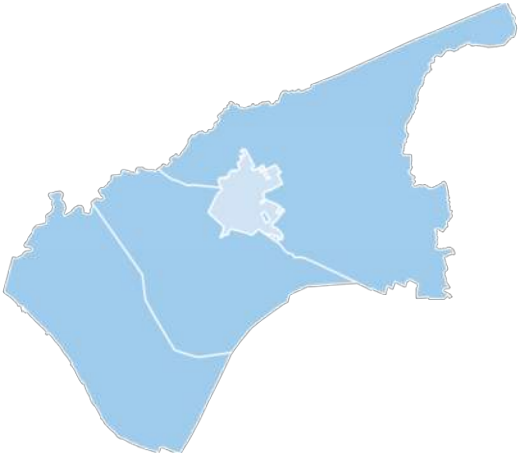


Place-Based Planning Areas

1. Metro
2. Northwest
3. Northeast
4. East
5. South
6. West



Planning at Different Scales

Countywide	Planning Area	Regional	Local
 A solid dark blue silhouette of a county, representing a countywide scale of planning.	 A dark blue silhouette of a county divided into several smaller, irregularly shaped regions, representing a planning area scale.	 A light blue silhouette of a county divided into several smaller, irregularly shaped regions, representing a regional scale.	 A light blue silhouette of a county divided into several smaller, irregularly shaped regions, representing a local scale.

7

Catalytic Tools
& Strategies

5

Big Ideas

26

Policies



Place shapes us.

Place defines us.

Place forms our identities, attitudes,
and relationships.

Place matters.



thinking beyond boundaries

