

# GROWING TOGETHER

A COMPREHENSIVE PLAN FOR CENTRAL LANCASTER COUNTY, PENNSYLVANIA

PLANNING THE FUTURE • PRESERVING THE PAST

## 5. Goals and Objectives

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### **GROWING TOGETHER** A COMPREHENSIVE PLAN FOR CENTRAL LANCASTER COUNTY, PENNSYLVANIA PLANNING THE FUTURE • PRESERVING THE PAST

**Above:**

Participants at the Community Vision Summit, September 2004, review the objectives and strategies of *Growing Together*.

This chapter lists all of the goals and objectives that will be addressed in further detail in the remaining chapters of the *Growing Together* Plan. It addresses the following topics and includes all the elements of the plan.

- Land Use – Agricultural Preservation
- Land Use – Growth Management
- Land Use – Redevelopment and Infill
- Land Use – Development Patterns
- Land Use – Urban Core
- Land Use – Community Character
- Housing
- Vehicular Transportation
- Public Transportation
- Alternative Transportation
- Community Facilities
- Park and Open Space
- Natural Resource Protection
- Historic Resource Protection
- Utilities: Water and Sewer
- Implementation – General
- Implementation – Intergovernmental Cooperation
- Implementation – Techniques

**Land Use – Agricultural Preservation (LU-AP)**

*Goal: Growth management tools will be used to preserve contiguous agricultural land, to enable farming of that land, and to focus development within designated growth areas.*

Objective LU-AP.1 - Continue and expand farmland preservation.

Objective LU-AP.2 - Allow and facilitate accessory farm businesses and responsible nontraditional farming techniques.

Objective LU-AP.3 - Remove local barriers to farm profitability.

**Land Use – Growth Management (LU-GM)**

*Goal: Development of land will be managed effectively to plan and locate communities with compatible land uses and densities within designated growth areas, while preserving and maintaining valuable open space.*

Objective LU-GM.1 - Plan growth cooperatively through the Lancaster Inter-Municipal Committee.

Objective LU-GM.2 - Promote the full implementation of Designated Growth Areas.

Objective L-GM.3 - Adopt regional land use policies.

Objective LU-GM.4 - Strengthen and revitalize existing developed areas to enhance their livability and economic viability.

Objective LU-GM.5 - Preserve and link prime open spaces and places of character within the DGA.

Objective LU-GM.6 - Ensure that an adequate supply of land in appropriate locations is available to accommodate economic growth, emphasizing the county's gold collar and priority industry clusters.

**Land Use – Redevelopment and Infill (LU-RI)**

*Goal: Vacant and underutilized land and buildings will be developed and reused to attract residents, encourage commerce and the arts, and reduce development pressure on farmland.*

Objective LU-RI.1 - Develop flexible zoning tools to allow for compatible mixed uses.

Objective LU-RI.2 - Expedite the reuse of brownfields.

Objective LU-RI.3 - Develop methods to reduce costs and increase profits of infill development.

Objective LU-RI.4 - Develop financing methods to facilitate the reuse of underutilized or vacant buildings.

Objective LU-RI.5 - Reverse mothballing of commercial and industrial facilities.

Objective LU-RI.6 - Attract economic activity to underutilized areas and facilities.

**Land Use – Development Patterns (LU-DP)**

*Goal: Livable, diverse-income neighborhoods will be developed to include housing choices and a mix of uses and to promote walking and alternative transportation.*

Objective LU-DP.1 - Provide zoning districts and flexible regulations to encourage densities and a mix of uses found in traditional older neighborhoods.

Objective LU-DP.2 - Develop architectural guidelines for new construction that promote architectural diversity, quality materials, and workmanship in a scale that complements the built environment of attractive older neighborhoods.

**Land Use – Urban Core (LU-UC)**

*Goal: The urban core will be revitalized and promoted with the support of the whole region to offer clean, safe, and attractive opportunities for business and culture, and to maintain its historic character.*

Objective LU-UC.1 - Revitalize and energize downtown Lancaster City.

Objective LU-UC.2 - Change the perception of safety in Lancaster City.

Objective LU-UC.3 - Improve the physical appearance of Lancaster City and make the city cleaner.

Objective LU-UC.4 - Create a mechanism to enable Lancaster City and the other LIMC municipalities to partner on urban revitalization.

Objective LU-UC.5 - Support the boroughs as core business, cultural, and civic centers.

Objective LU-UC.6 - Improve opportunities for employment and economic development in Lancaster City.

Objective LU-UC.7 - Improve Lancaster City’s role as a destination venue.

Objective LU-UC.8 - Improve Lancaster City neighborhoods.

Objective LU-UC.9 - Create affordable parking opportunities in downtown Lancaster City.

Objective LU-UC.10 - Improve the diversity of stores in downtown Lancaster City.

**Land Use – Community Character (LU-CC)**

*Goal: Attractive, safe, walkable neighborhoods will be developed and existing communities will be protected and strengthened to enhance the unique character and strong sense of place of Central Lancaster County and to promote positive interaction among residents of all ages and backgrounds.*

Objective LU-CC.1 - Develop incentives to revitalize neighborhoods and to make them safe, affordable, attractive places to live.

Objective LU-CC.2 - Encourage mixed use zoning to allow a variety of residential types and socio-economic groups to coexist in new development.

Objective LU-CC.3 - Promote neighborhood centers with small businesses and services to meet local needs.

Objective LU-CC.4 - Encourage the creation of places and events in neighborhoods that foster community interaction.

Objective LU-CC.5 - Promote uniform land use regulations and code enforcement.

**Housing (H)**

*Goal: Affordable, diverse housing choices across all income ranges will be made available to encourage homeownership, rental properties, and to further smart growth.*

Objective H.1 - Create a regional program of economic and development incentives to encourage a balanced supply of housing of diverse prices in all communities.

Objective H.2 - Expand funding sources and develop joint funding strategies among public, private, and philanthropic entities to increase the supply of fair share and affordable housing.

Objective H.3 - Use zoning and other regulatory tools to encourage the creation of mixed use, mixed type housing.

Objective H.4 - Use zoning and other regulatory tools to encourage adaptive reuse and infill development.

Objective H.5 - Encourage mixed income housing.

Objective H.6 - Encourage homeownership.

Objective H.7 - Ensure accessible and affordable housing options.

Objective H.8 - Encourage provision of safe, decent, and sound rental housing for a broad range of price and occupants.

Objective H.9 - Improve the perception of subsidized housing.

Objective H.10 - Ensure proximity between housing and employment opportunities.

**Vehicular Transportation (VT)**

*Goal: A well-maintained and efficient road network will be established to promote continuous traffic flow and reduce congestion, with an emphasis on truck traffic control.*

Objective VT.1 - Maintain and improve the existing regional road system.

Objective VT.2 - Coordinate traffic signals and improve intersections throughout the region to improve traffic flow.

Objective VT.3 - Develop a sound and coordinated roadway functional classification system and common design criteria.

Objective VT.4 - Utilize capital improvement programming and Official Maps as tools for road improvements in the region.

Objective VT.5 - Address increasing volumes of truck traffic.

Objective VT.6 - Enhance parking availability and park-and-ride facilities in the region.

Objective VT.7 - Provide alternative safe routes for horse drawn and other non-motorized vehicles.

Objective VT.8 - Enhance street signage and wayfinding.

Objective VT.9 - Connect streets between existing and new communities.

Objective VT.10 - Improve signalization throughout the LIMC area.

**Public Transportation (PT)**

*Goal: An easily accessible, efficient, and affordable public transportation system will be available to improve access to homes, jobs, shopping, attractions, and recreation.*

Objective PT.1 - Create a regional public transportation system that provides safe, efficient, and affordable service to new and existing development throughout the region.

Objective PT.2 - Evaluate and remedy the location and schedules of existing public transportation routes and stops to maximize their convenience and accessibility.

Objective PT.3 - Plan appropriate short-term and long-term investment strategies for public transportation, including park and ride, train, light rail, and bus.

Objective PT.4 - Identify population, employment, and commercial centers as connection points for public transportation routes.

Objective PT.5 - Improve public transportation options within Lancaster City for residents and visitors to reduce vehicular congestion and parking demands.

Objective PT.6 - Ensure public transportation stops and stations are well lit, clean, comfortable, and staffed when feasible.

Objective PT.7 - Encourage the use of public transportation by educating people of all ages of its benefits.

Objective PT.8 - Provide incentives to increase use of public transportation.

Objective PT.9 - Encourage land use and development patterns that support the use of public transportation and reduce vehicular traffic.

Objective PT.10 - Require access to public transportation in new residential developments.

### **Alternative Transportation (AT)**

*Goal: A planned, interconnected, and safe network of alternative transportation options will be developed to move people and goods.*

Objective AT.1 - Modify and maintain existing facilities to be pedestrian and bicycle friendly.

Objective AT.2 - Create a primary transportation network of streets with shoulders and paths to facilitate non-motorized transportation.

Objective AT.3 - Require sidewalks, bicycle paths, and walking trails within developments and to connect subdivisions and land developments.

Objective AT.4 - Connect recreation, commercial, residential, and employment centers and public transportation with bicycle paths and walking trails.

Objective AT.5 - Educate the public to encourage road sharing among drivers, cyclists, and pedestrians.

### **Community Facilities (CF)**

*Goal: A full range of efficient community facilities and services will be provided to serve the educational, recreational, safety and health needs of all residents.*

Objective CF.1 - Engage in multimunicipal cooperative efforts to share quality services in a cost effective manner.

Objective CF.2 - Maintain and enhance existing facilities.

Objective CF.3 - Identify regional sites for the location of community facilities, assessing both their feasibility and their regional impacts.

Objective CF.4 - Cooperate with school districts as they address population changes to locate new schools so that they function as centers of education, recreation and community activities.

Objective CF.5 - Improve the public library system.

Objective CF.6 - Coordinate the delivery of regional emergency services, including fire, police, emergency medical services, and homeland security.

Objective CF.7 - Support an affordable and accessible health care system.

Objective CF.8 - Jointly support the expansion of recreational, athletic, and cultural programs.

**Park and Open Space (POS)**

*Goal: A well-maintained, intermunicipal park system will be developed, with due regard for private property rights, and will include parks in all areas, clean facilities, and recreation along and in the waterways, all connected by greenways for biking, walking, and non-motorized use.*

Objective POS.1 - Provide support so that the LIMC’s Greenway and Park Advisory Board can cooperatively plan and coordinate the region’s park and open space system.

Objective POS.2 - Facilitate and coordinate the development of regional, intermunicipal, and local greenways in the LIMC area.

Objective POS.3 - Identify and reserve land for future parks and greenways in all LIMC municipalities through tools such as official maps.

Objective POS.4 - Establish and enhance opportunities for hiking, walking, jogging, bicycling, non-motorized boating, horseback riding, fitness education, and handicapped-accessible recreational facilities.

Objective POS.5 - Develop mechanisms within Central Lancaster County to maintain, develop, and acquire parks, open space, and greenways.

Objective POS.6 - Encourage community involvement in the construction and maintenance of recreational facilities such as pavilions, playground equipment, ball fields, pools, skating rinks, community centers, walkways, and benches in parks.

Objective POS.7 - Ensure access to all types of parks.

Objective POS.8 - Encourage local residents, volunteer groups, and developers to participate in the oversight, maintenance, and event programming of parks and greenways.

Objective POS.9 - Encourage public and private local recreation providers to coordinate recreation opportunities for the region.

Objective POS.10 - Generate support for greenways through public education.

**Natural Resource Protection (NR)**

*Goal: Air, water, and soil quality will be improved and protected, and natural areas, waterways, and riparian buffers will be protected and preserved in order to provide a healthy living environment.*

Objective NR.1 - Improve air quality as mandated by federal and state standards, bringing the region to ozone attainment.

Objective NR.2 - Maintain and improve water quality by protecting aquifers and aquifer recharge areas from contamination.

Objective NR.3 - Improve and preserve the quality of waterways.

Objective NR.4 - Improve soil quality and stability through administration and enforcement of erosion control programs, cleanup activities, best management practices, and effective education.

Objective NR.5 - Preserve natural areas and corridors through land use controls, transfer of development rights, land acquisition, and adherence to the Designated Growth Area program.

Objective NR.6 - Establish riparian buffers and restore disturbed areas along the Susquehanna river, Conestoga River, and smaller waterways.

Objective NR.7 - Provide public education about natural resources for students and the public at large.

### **Historic Resource Protection (HR)**

*Goal: Historic resources will be preserved, maintained, and reused to recognize and reinforce the historic character of both urban and rural areas.*

Objective HR.1 - Develop regional strategies to protect historic resources and cultural heritage.

Objective HR.2 - Promote reuse and rehabilitation of historic structures.

Objective HR.3 - Build public awareness and secure public support for historic resource preservation efforts.

Objective HR.4 - Develop incentives to encourage private involvement and investment in preserving and maintaining historic resources.

Objective HR.5 - Maintain the diverse cultural heritage of the region.

### **Utilities: Water and Sewer (U)**

*Goal: A cost-effective, sufficient, well maintained, and environmentally sound public utility system will provide water that meets acceptable standards and effective solid waste, sewage, and stormwater management to protect public health and manage growth in the region.*

Objective U.1 - Carefully maintain existing sewer and water utilities within the DGA.

Objective U.2 - Coordinate regional utility planning and extension of future development areas within the DGA.

Objective U.3 - Require adequate stormwater management measures that prevent adverse impact to surrounding properties and watercourses.

Objective U.4 - Identify and promote energy-saving and more efficient utility technologies to promote environmental conservation and protection.

Objective U.5 - Provide facilities and services for proper disposal of refuse.

Objective U.6 - Increase the quantity of recyclable materials that are removed from the solid waste stream.

Objective U.7 - Ensure that properties outside the DGA access safe water sources and appropriately manage their septic systems and stormwater.

Objective U.8 - Discourage extension of public water and sewer service outside the DGA except in special needs areas, as defined by Act 537 plans.

### **Implementation – General (I)**

*Goal: “Growing Together” will result in measurable positive change in Central Lancaster County that is consistent with the vision set forth by residents and is accompanied by a renewed spirit of regional cooperation.*

Objective I.1 - Incorporate increased community participation in planning and other government programs.

Objective I.2 - Encourage expanded cooperative efforts among municipalities in all areas of government activity.

Objective I.3 - Review and update the visions, goals, objectives, and strategies set forth in Growing Together on a regular basis.

### **Implementation – Intergovernmental Cooperation (I-IC)**

*Goal: Coordinated, responsive, energetic intermunicipal leadership will promote cooperation, efficient provision of services, regional infrastructure planning, cooperative funding strategies, information sharing, community participation in decision making, and reduction in local bureaucracies.*

Objective I-IC.1 - Stress the value of intergovernmental cooperation among the municipalities of Central Lancaster County.

Objective I-IC.2 - Plan for infrastructure needs on a regional basis.

Objective I-IC.3 - Encourage cooperative funding strategies to pursue initiatives with regional impacts.

Objective I-IC.4 - Share information among municipalities so that all may benefit from the experiences of others.

**Implementation – Techniques (I-T)**

*Goal: Appropriate and enforceable regional ordinances, regulations, and techniques will be adopted to address issues such as mixed-use development, traditional neighborhoods, compact residential areas, and agricultural preservation.*

Objective I-T.1 - Seek more effective and creative regulatory techniques to deal with the critical issues facing the region.

Objective I-T.2 - Develop sample zoning provisions and other land use regulations that promote consistency among municipalities.

Objective I-T.3 - Administer all regulatory techniques thoroughly and consistently.