

PLANNING
OUR FUTURE
LANCASTER

PLANEANDO
NUESTRO FUTURO
LANCASTER

Lancaster City's Comprehensive Plan

DECEMBER 2, 2022

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Agenda

- Project Introduction
- Community Engagement
- Lancaster Today: Existing Conditions
- Policy Implications & Next Steps
- Q&A



Project Introduction



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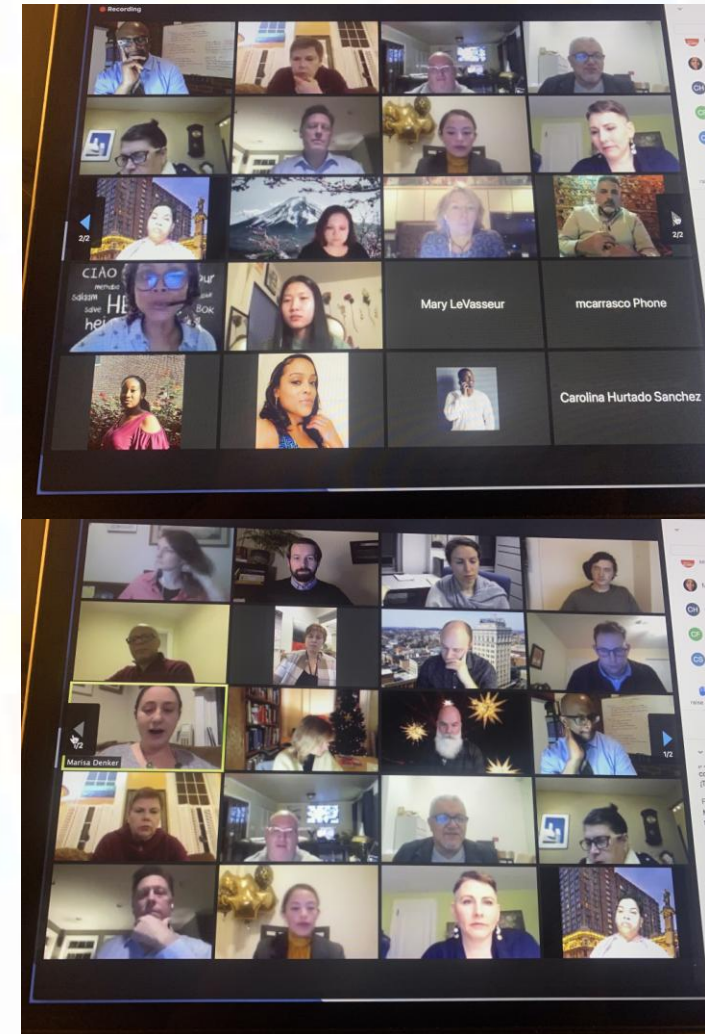
What is a Comprehensive Plan?

- A long-term planning document that guides the growth and development decisions of a community over the next 20 years.
- Utilizes community engagement to identify key values and goals.
- Lays the foundation for City policy, including zoning code, capital improvement projects, investments, partnerships, etc.



Comprehensive Plan Committee (CPC)

- The foundation for outreach strategy
- Formation was a collaboration
 - 19 members, expressing wide diversity
- Two-fold purpose – advise + offer input
- Connect the Dots – facilitation + DEI
- Empower + reduce barriers
- 22 meetings + a lot of work
- Thank you, CPC!



Lead Consultant Team



BERGMANN

ARCHITECTS ENGINEERS PLANNERS

David Rouse



**Connect
the Dots**

Local Consulting Partners

CITY RESIDENTS



Funding Partners



**PARTNERS
FOR PLACES**



**NATIONAL
ENDOWMENT
FOR THE ARTS**



pennsylvania
DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT



**FRANKLIN & MARSHALL
COLLEGE**

USDN

urban sustainability
directors network



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Community Engagement



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Inclusive Public Engagement





4,700+ individuals directly engaged

(includes in-person, virtual meetings, and survey responses)

8 Meeting-In-A-Box Sessions
facilitated with **70+** participants

50+ key individuals and
organization interviews

80+ public events held since June 2021

1 Deliberative Forum

1,000 survey responses

1,900+ visits to ourfuturelancaster.com

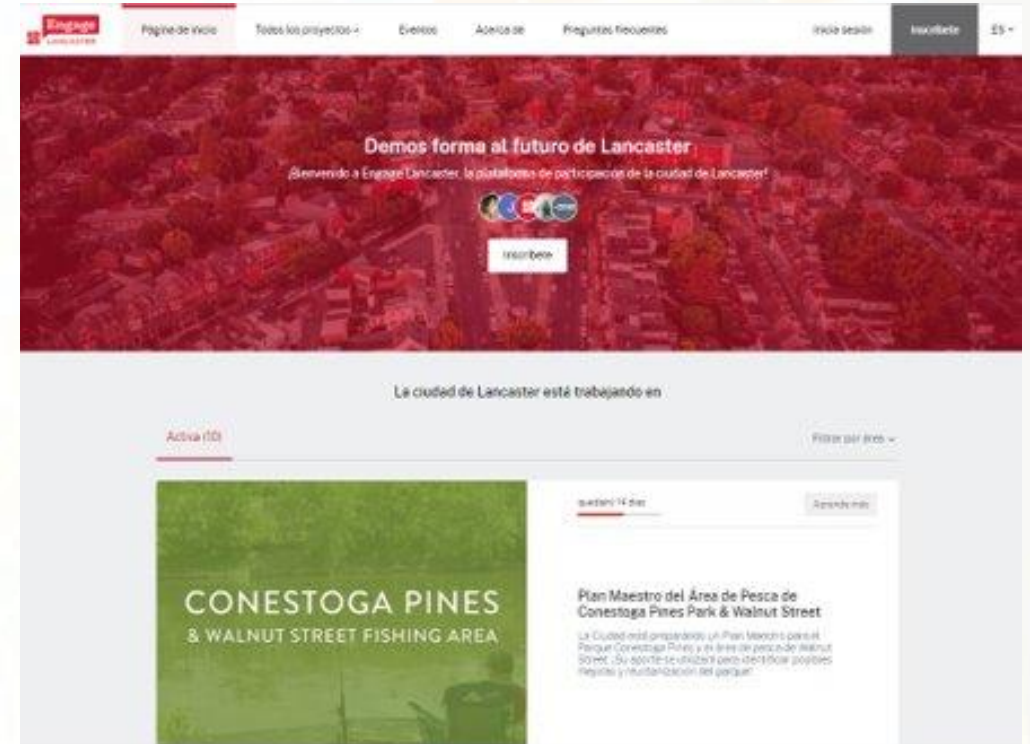
22 Comprehensive Plan
Committee Meetings

Virtual Engagement



Thousands of Social media Interactions

ENGAGE.CITYOFLANCASTERPA.COM/ES



590 Survey Responses

Language Access

REUNIÓN EN UNA CAJA



VISIÓN GENERAL DE LOS PUNTOS DE CONVERSACIÓN

Visión general

La ciudad de Lancaster está en el proceso de actualizar su plan integral, que se preparó por última vez en 1993. El plan integral:

- servirá de base para la toma de decisiones en lo que se refiere al desarrollo futuro, y
- se enfocará en el alcance comunitario para ayudar a comprender qué es lo más importante para la comunidad local.

¿Qué es un plan integral?

En pocas palabras, un plan integral es la base política sobre la que se construyen las ciudades. Los planes integrales establecen la dirección para el futuro de una comunidad e informan la política local, económica y ambiental. Los planes integrales brindan orientación sobre: temas de sostenibilidad; parques y espacios verdes; desarrollo económico; inversiones; asignación de la financiación y la asignación de recursos; y otros temas que importan a la comunidad!

solo ejemplos: ¡hay muchos otros temas sobre los que los planes integrales brindan orientación!

REMISIÓN

Después de su sesión, devuelva las páginas 4 a 9 de este documento a Emma Hamme (Ciudad de Lancaster) antes del 30 de noviembre de 2021.

Correo electrónico:

ourfuturelanaster@cityoflanasterpa.com

En línea: A través de formularios de Google (requiere una cuenta de Google):



Escanee el código QR o ve a <https://bit.ly/3AJAV2k> acceder al formulario de Google.

MÁS INFORMACIÓN!

www.ourfuturelanaster.com

مدينة لانكستر تحديث خاص بالخطة الشاملة



مدينة لانكستر بصدد تحديث خطتها الشاملة. من الآن وحتى نهاية عام 2022، ستعمل المدينة مع المجتمع المحلي لتحديد ما هي الأشياء الأكثر أهمية. سيتم تبني الخطة من قبل مجلس المدينة وستكون بمثابة أساس لصنع القرار الخاص بالتطوير المستقبلي للمدينة في السنوات العشر القادمة.

ستعمل الخطة الشاملة على:

- « تحديد ما هو مهم لمجتمعنا (مثل الإسكان والمنتزهات والمواصلات).
- « توجيه النمو المادي لمدينتنا على مدى السنوات العشر القادمة.
- « مساعدة القادة على اتخاذ القرارات المهمة المتعلقة بالقضايا التي تؤثر على حياة السكان اليومية.
- « تحديد أولويات التمويل والموارد.

التخطيط مهم لأنه:

- « يساعدنا في تحديد أهدافنا وتحقيقها.
- « يشرك صوت المجتمع في الحكومة.
- « يخلق مساحة للنقاش المجتمعي.



Search



#OurFutureLancaster
Reunión Virtual Con El Plan Integral en Español

Example 1 - Deliberative Forum / Mini-Public

- Selected a representative sample or residents
- Provided info about Lancaster and urban planning;
- Facilitated thoughtful dialogue on redevelopment areas

FRANKLIN & MARSHALL
COLLEGE



Example 2 – Spanish-Speaking Climate Call

- Climate change and land use are closely linked
- Lancaster needs local solutions
- Held four listening sessions to explore strategies + impacts
- One session in Spanish only



REGENALL



Communication Essentials LLC
Communication Redefined

Example 3 - Meetings in a Box

- Step-by-step guide to hosting discussion about the comprehensive plan
- Lead resident received cash stipend and guidance from staff
- Information collected by paper or digital submission



Example 4 - Public Art Community Engagement (PACE)

- Partnership with National Endowment for the Arts
- 5 local artists hired to create community-driven public art
- More than 1,000 residents engaged
- Mapped community assets and created visions for City's future

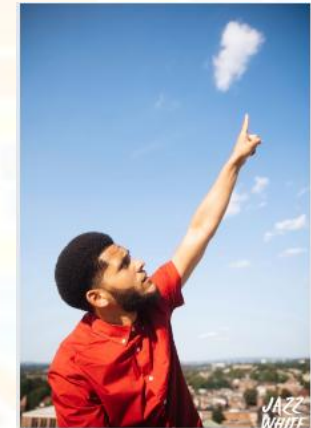


<https://cityoflancasterpa.com/pace/>

Matty Geez



Dominique Miller



Libby Modern



Shauna Yorty



Teatro Paloma



Community Engagement Highlights

What do you **LOVE** about Lancaster? (Top themes represented on the post-it notes below).

Mix of small
businesses and
restaurants

Diversity!

Walkable
and
accessible

Parks, green
spaces and
historic
character

“

I love the variety of people and cultures mixed together.

City resident

“

I love the restaurants, downtown, Central Market, and the neighborhood parks.

City resident

“

I love the compact, walkable nature of the city; the combination of historic and contemporary architecture, the diversity of the residents; small, independent businesses, the eclectic arts and culture, and the commitment to progressive policies.

City resident

“

I love Lancaster's compactness and walkability. It has such a rich mixture of the arts, one-of-a kind shopping, parks/plazas, and restaurants/coffee shops.

City resident

I love the diversity in ages and cultures, walkable, restaurants, small business shopping, the arts, theater, and Central Market.

City resident



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Community Engagement Highlights

What do you want to **IMPROVE** in Lancaster? (Top themes represented on the post-it notes below).

Affordable
and quality
housing
options

Streets that
are safe for
all users

Access to
services
for all
individuals

Infrastructure
systems, such
as clean water
and broadband
internet

“

I want more opportunity for all - from housing to work to cultural embrace.

City resident

“

Lancaster needs investment in infrastructure, such as utilities, roads, sidewalks, and transportation.

City resident

“

I want more opportunities and involvement for the poor and minorities.

City resident

“

We need more small business opportunities for people of color.

City resident

“

The city would benefit from streetscapes that prioritize the pedestrian experience.

City resident



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Lancaster Today: Existing Conditions

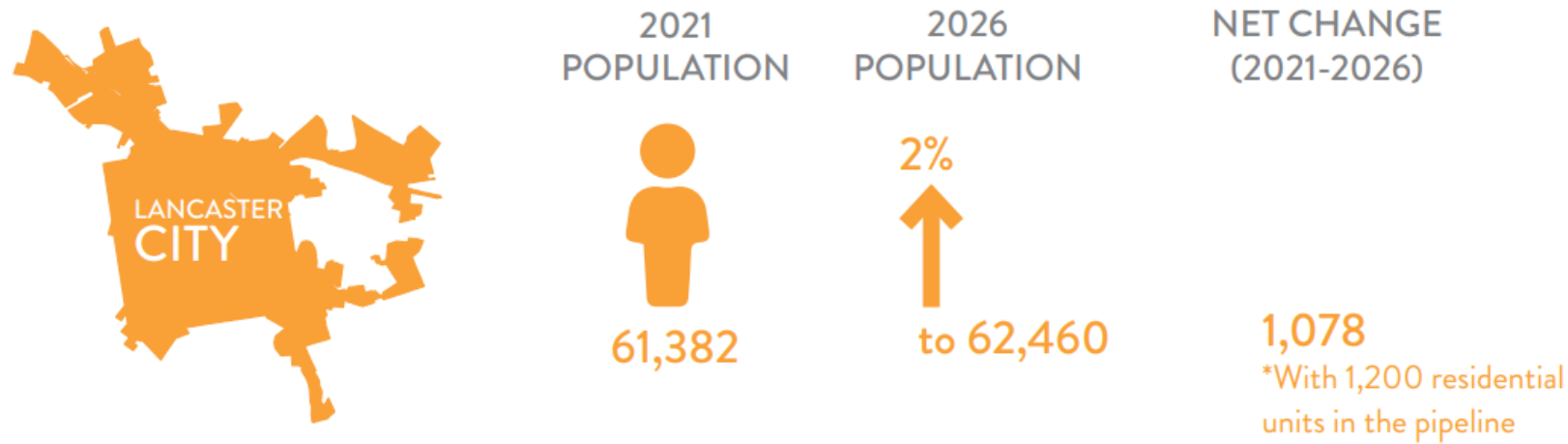


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Demographic Changes

Lancaster has a young population, however, the percentage of population over 65 years of age is expected to increase over the next five years.



CHANGE SINCE 2010

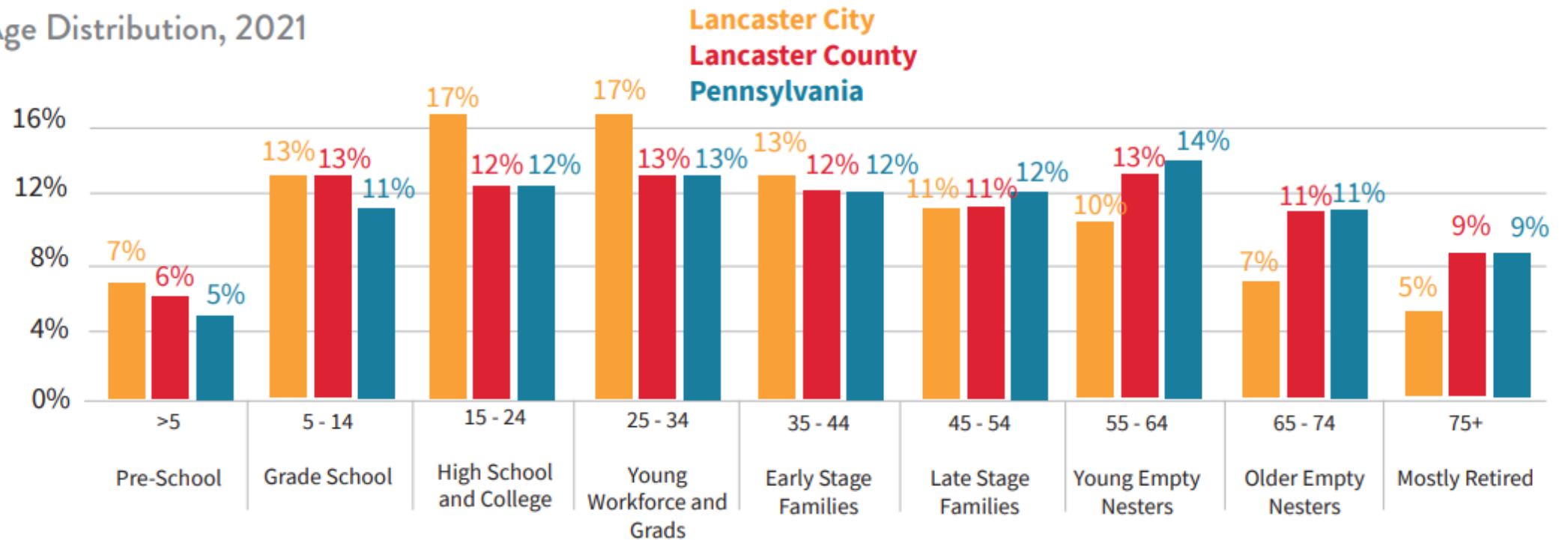
The population in Lancaster has aged, with a 30% increase in those over 55.

Age	% Change
0 - 4	-8
5 - 9	0
10 - 14	0
15 - 24	-8
25 - 34	6
35 - 44	4
45 - 54	-10
55 - 64	17
65 - 74	50
75 - 84	34
85 +	24

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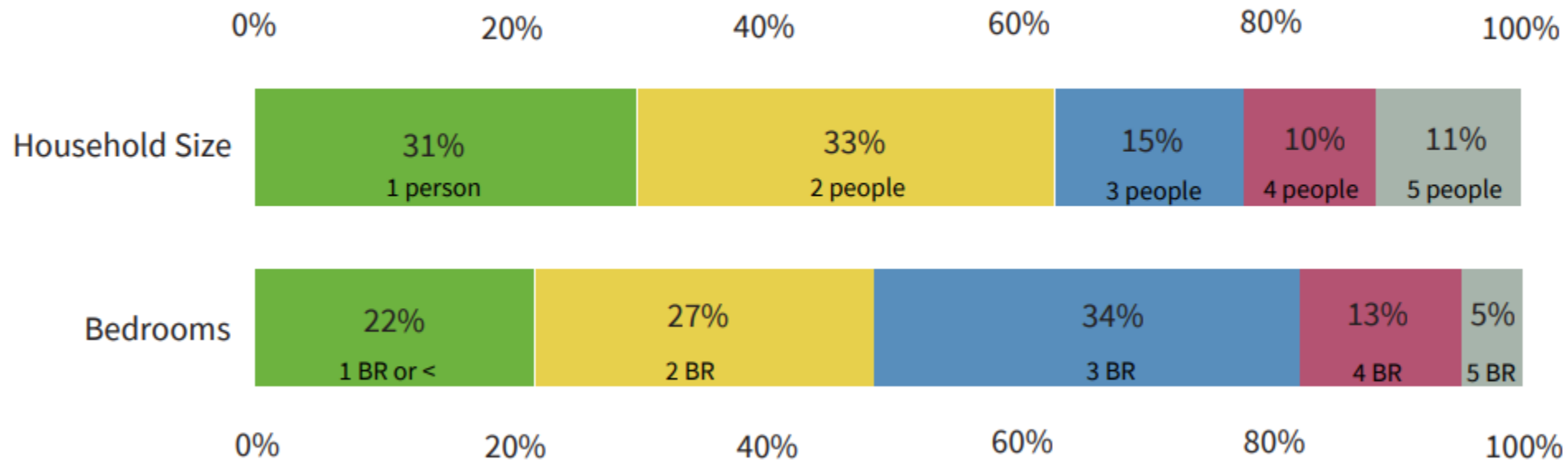
Age Distribution, 2021



Housing Stock

There is a demand for smaller housing units in Lancaster City, particularly among young unmarried professionals, people who are divorced, and college students.

Household Size Vs. Unit Size in Lancaster City, 2019

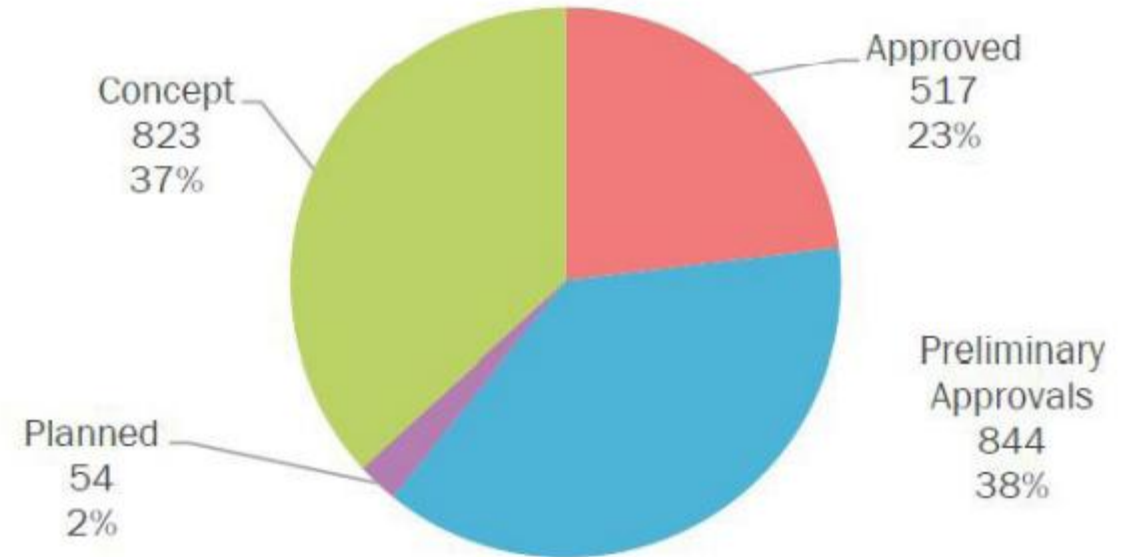


Housing Pipeline

Planned residential projects may help relieve some of the housing mismatch and demand in the city.

There are about 2,240 units in the residential pipeline within the city. About 300 units are affordable at 80% of Area Median Income or AMI.

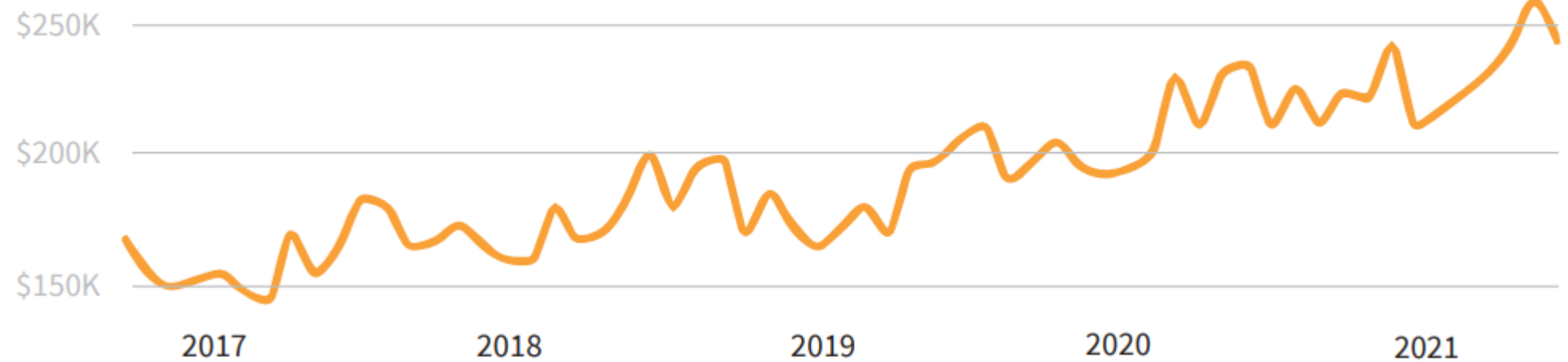
Residential Pipeline in Lancaster City



Housing Market

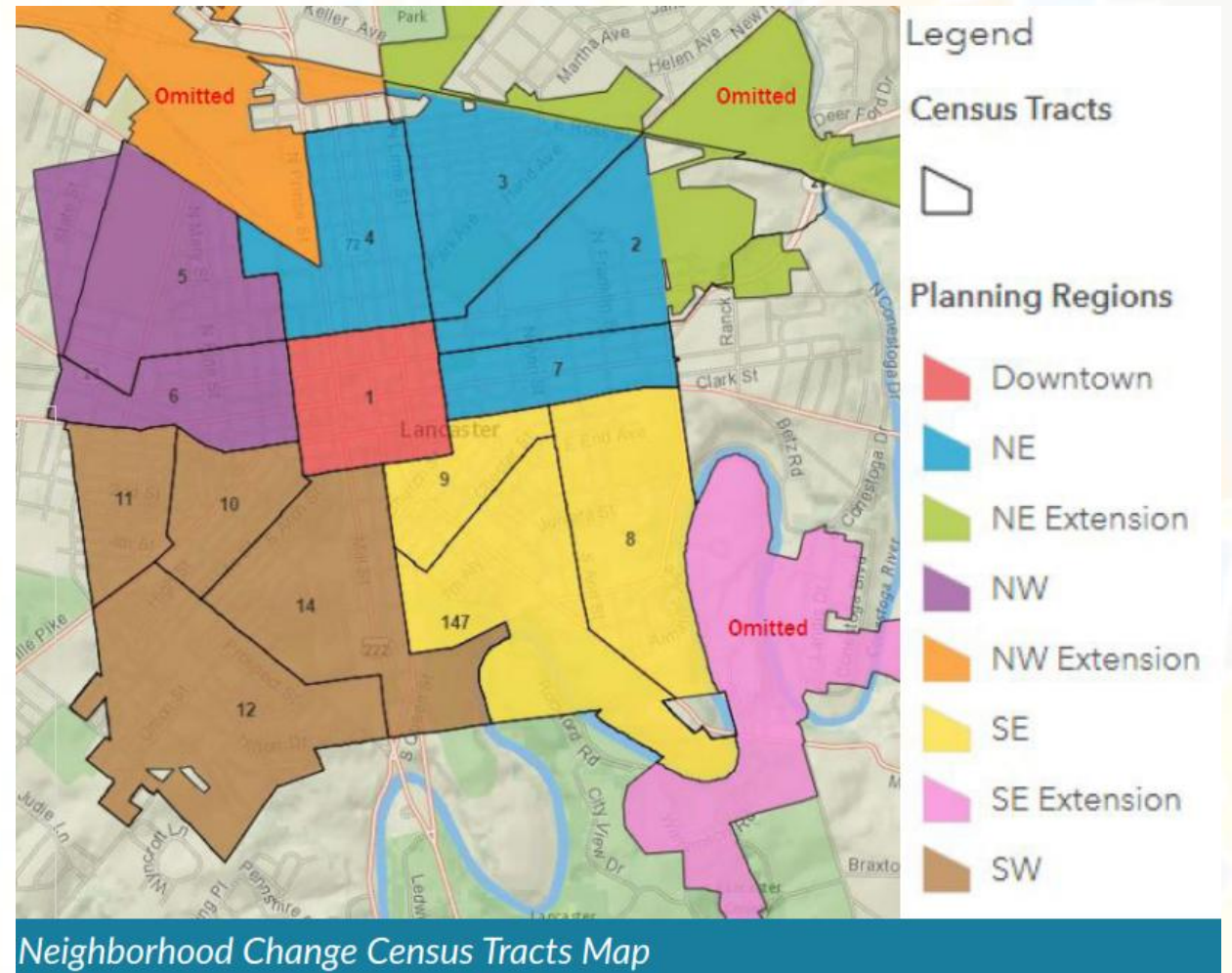
Home prices are rapidly increasing. Maintaining and enhancing lower income housing will be important to support the average city resident.

Median Sale Price Trends, 2021



Neighborhood Change Score

Planning Region Represented	Census Tract 2019	Neighborhood Change Score	
		Number of Indicators	Potential Risk
Downtown	1	3	Moderate-High
Northeast	2	2	Moderate-Low
	3	3	Moderate-High
	4	4	High
	7	3	Moderate-High
Northwest	5	3	Moderate-High
	6	3	Moderate-High
Southeast	8	3	Moderate-High
	9	2	Moderate-Low
	147	3	Moderate-High
Southwest	10	3	Moderate-High
	11	2	Moderate-Low
	12	0	Low
	14	0	Low



Policy Implications & Next Steps



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Community Development Objectives



Land Use



Urban Design



Housing



Transportation



Economic Development



Parks & Public Spaces



Infrastructure



Historic Preservation

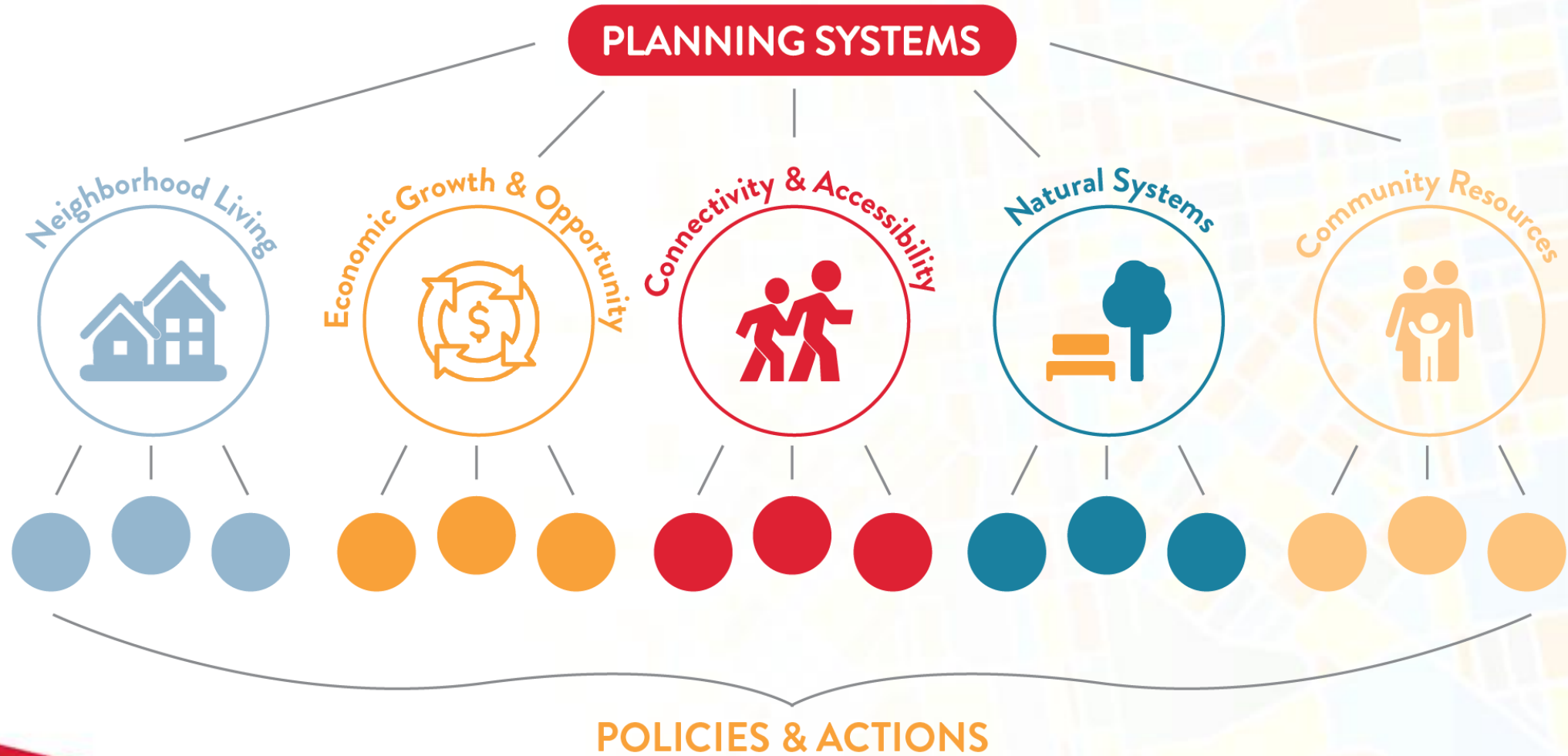


Arts & Culture



Community Facilities & Services

Draft Planning Framework



Policy Directions

- Conestoga River as hidden asset – can be driver of recreation, environmental and community health, and economic identity.
- The development and activation of commercial gateways at the Trans Station and Engleside Areas
- The design and integration of key infill areas, such as the Northwest Gateway and County Prison site

Policy Directions

- Strengthening our competitive advantages as the nature of work and community changes (small city with high quality life and proximity to regional economic centers)
- Expanding transportation options and access, while creating safe and comfortable walkable environments.

Policy Directions

- Doing what we can to address complex, evolving challenges and opportunities, like climate change, mental and physical health, racism and inequity (e.g., redlining), and changing demographics and Age-Friendly Planning.

Next Steps



Key Comp Plan Project Deliverables

VISIT WWW.OURFUTURELANCASTER.COM

- Engagement Report ☒
- Existing Conditions Report ☒
(i.e., Lancaster Today)
- Community Development Objectives (MPC) ☒
- Future Land Use Map
- Narrative Policies
- Official Map
- Focus Areas Map (e.g. Economic Development, Riverfront)



Timeline

Core Values & Priorities

Establish the guiding values and future community vision.

Summer 2021 –
Winter 2022

**Policy Development
+ Future Land Use Map**
Create an actionable policy plan and identify areas for development.

Winter 2022 –
Fall 2022

Fall 2022 –
Spring 2023

Spring 2023 –
Summer 2023

Public Input & Technical Analysis

Understand the City's key assets, opportunities, and challenges.

Plan Presentation & Adoption

Present draft to Planning Commission, refine as needed, and adopt at City Council.

Thank you!

