

APPENDIX

SURVEY RESULTS

As with any comprehensive planning process, public input was an important part of the effort to create the Northwestern Lancaster County Comprehensive Plan. We gathered input from three main sources: 1) a committee made up of members of the local municipal governments (Elizabethtown Borough, Conoy Township, Mount Joy Borough, and West Donegal Township), 2) our Partners for Place (regional, countywide, and city organizations and agencies whose work touches on land-use planning (listed on p. 10), and 3) residents of the region as contacted through surveys.

From June 2021 to June 2023, the municipal committee met 17 times to guide the plan's direction. The meetings followed the five big ideas in places2040, the Lancaster County comprehensive plan. The countywide plan was the model for this regional plan, so discussions centered around priorities in the plan that best fit this region.

While input from that group was central to the process, the ideas and concerns of other stakeholders are also represented in this plan. These participants included county planning staff as well as the Partners for Place.

To give the general public an opportunity to comment, the Lancaster County Planning Department (LCPD) partnered with the committee to create two online surveys. County planning staff drafted the survey and asked local officials for their review and comment.

After the initial survey was finalized, it was posted on the Lancaster County Planning website in mid-February 2022 and highlighted on its social media platforms. The initial survey ran from February 17, 2022 to March 23, 2022 and garnered 59 responses. While the initial survey was underway, Lancaster Newspapers (LNP) published an article entitled, "County planners seek public input for 'regional plans' in northwest, south and Cocalico areas." This article appeared on March 15, 2022, and directed readers to the survey for the Northwestern Region and to surveys for two other regional plans.

Hoping for a greater response, the committee decided to create a second survey with more coordinated web and social media promotion. The committee also made changes to the survey to better reflect Northwestern Region. The second survey ran from March 3, 2023 to May 3, 2023 and garnered 360 responses. The second survey also included an open comment section which received 92 unique responses. To ensure that the surveys focused on residents of the region, it also asked participants to share (voluntarily) some limited demographic information.

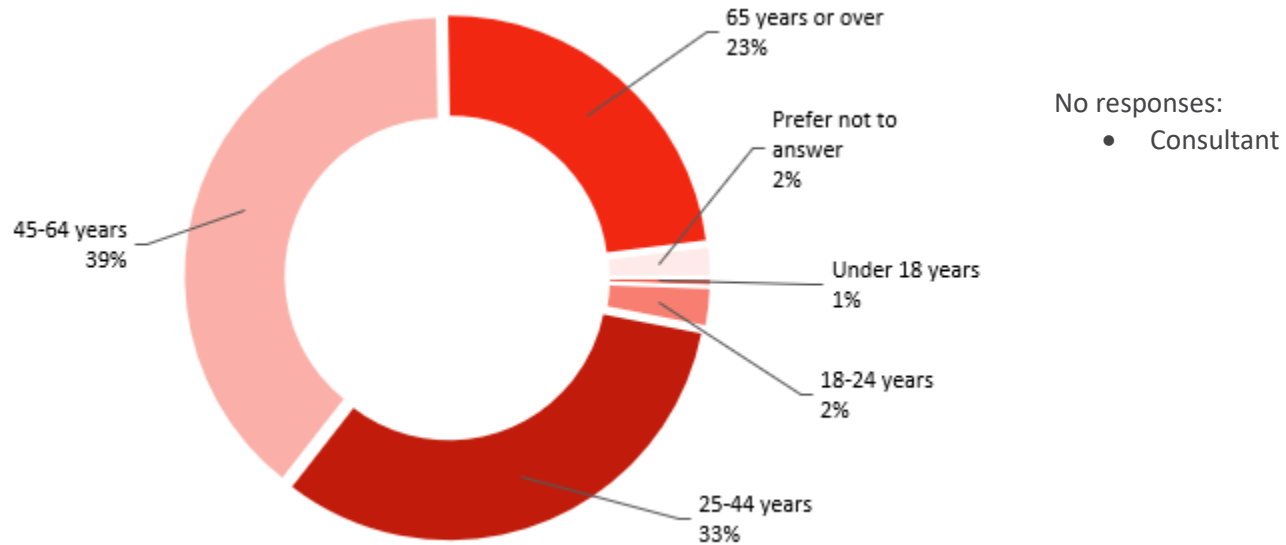
Accounting for differences in the questions asked in the two versions, the results were similar. Given the possible overlap of participants and greater response number in the second survey, we treated the second survey as our primary source of input from residents of the region. The raw results of the second survey are included here along with some observations about what we learned from survey participants.

Demographics

For the first three questions, we asked participants to tell us about themselves.

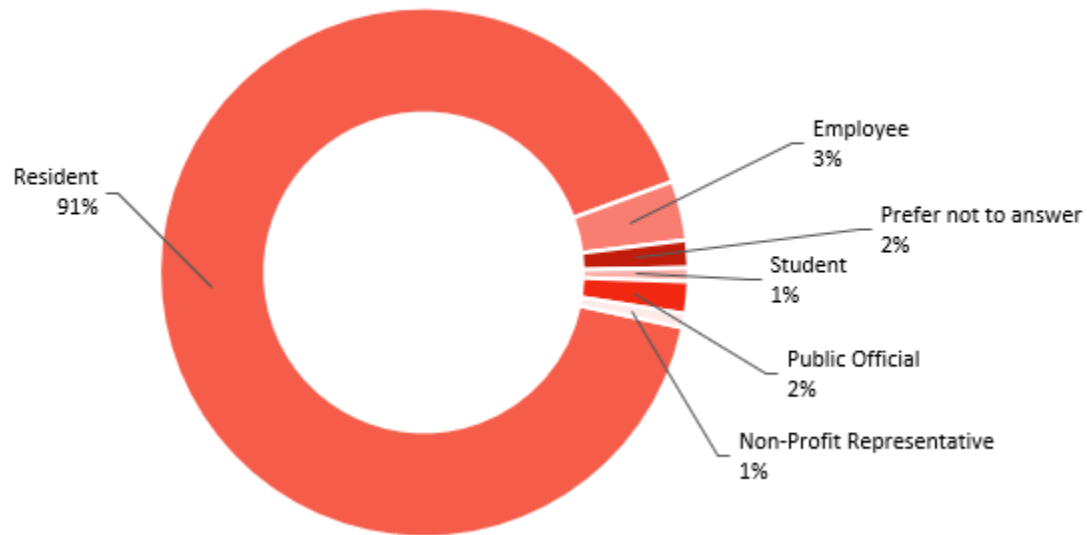
Question 1

What is your age?



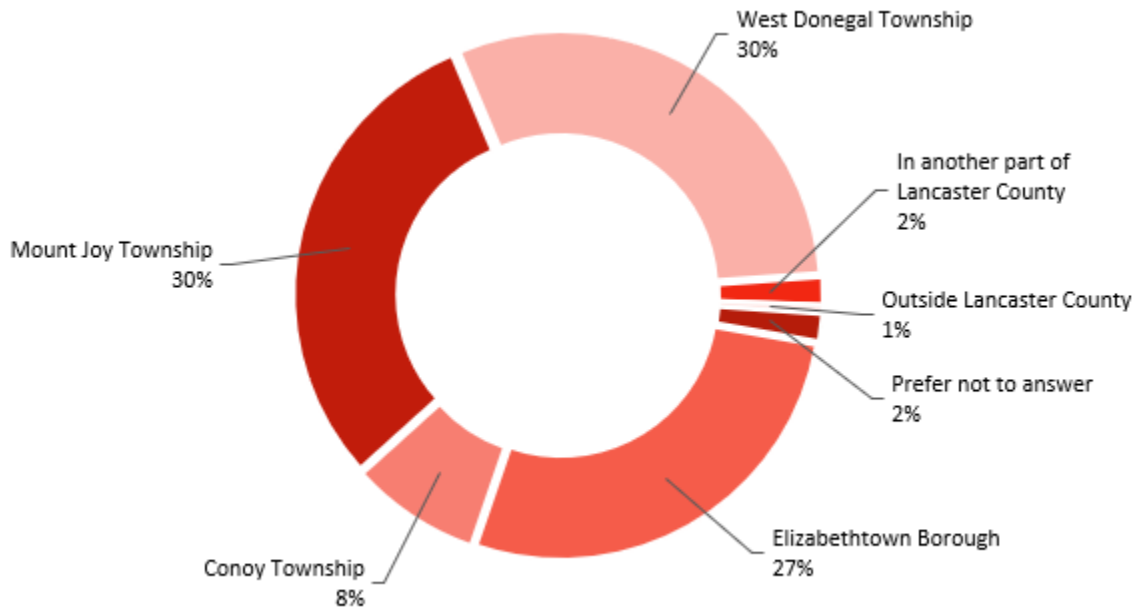
Question 2

How would you describe yourself?



Question 3

What is your location?

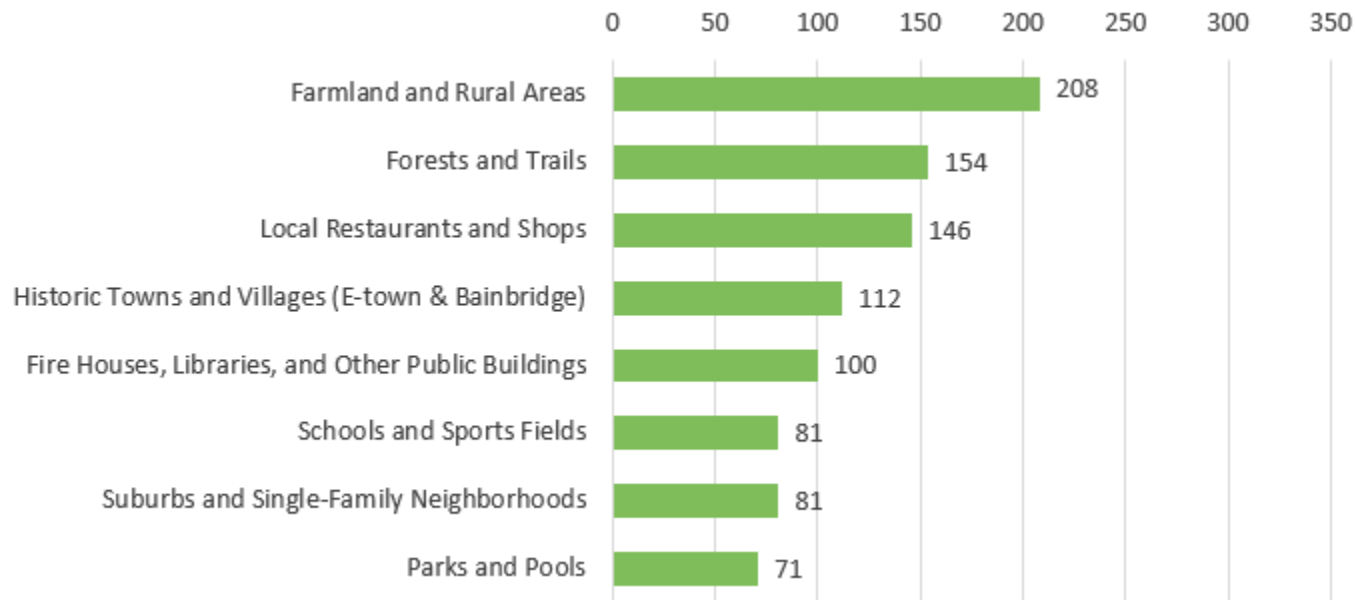


Taking Care of What We Have

In questions 4 and 5, we asked participants to identify the places they want to protect.

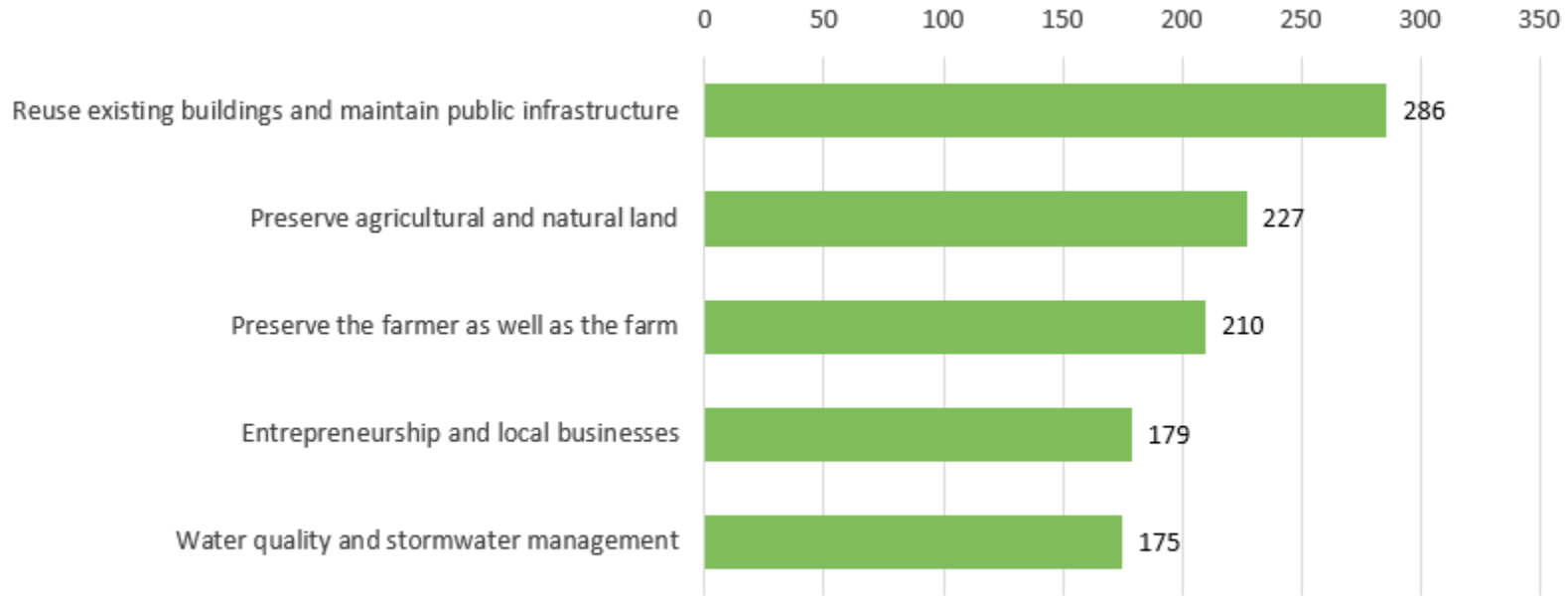
Question 4

Pick three places in Northwestern Lancaster County that are the most important to you.



Question 5

Select the three places 2040 policies under Taking Care of What We Have that you think are the most important for Northwestern Lancaster County.



Takeaways

Most survey participants want to see agricultural and natural land protected.

Question 4

- Participants said that farmland and rural areas, forests and trails, and local restaurants and shops are the most important to them.

Question 5

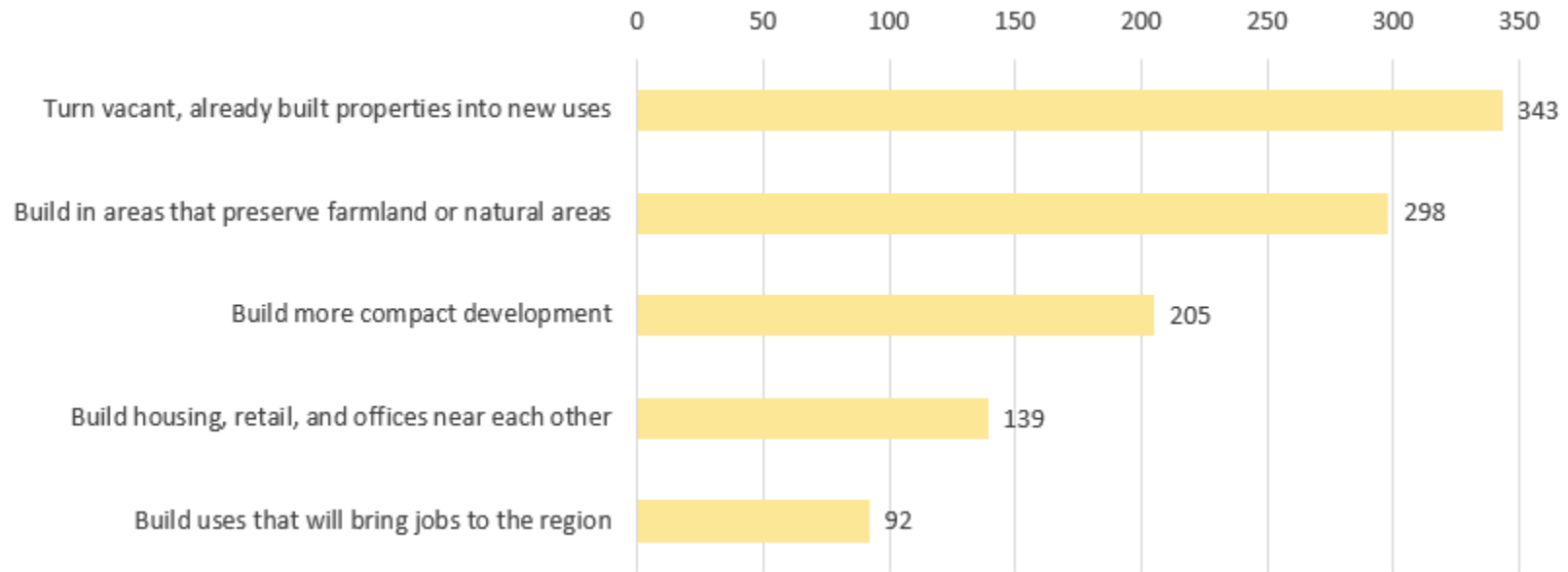
- Most participants felt that “Reusing existing building and maintaining public infrastructure” is the best method to take care of the region.

Growing Responsibly

Questions 6 and 7 focused on where the community should build and develop.

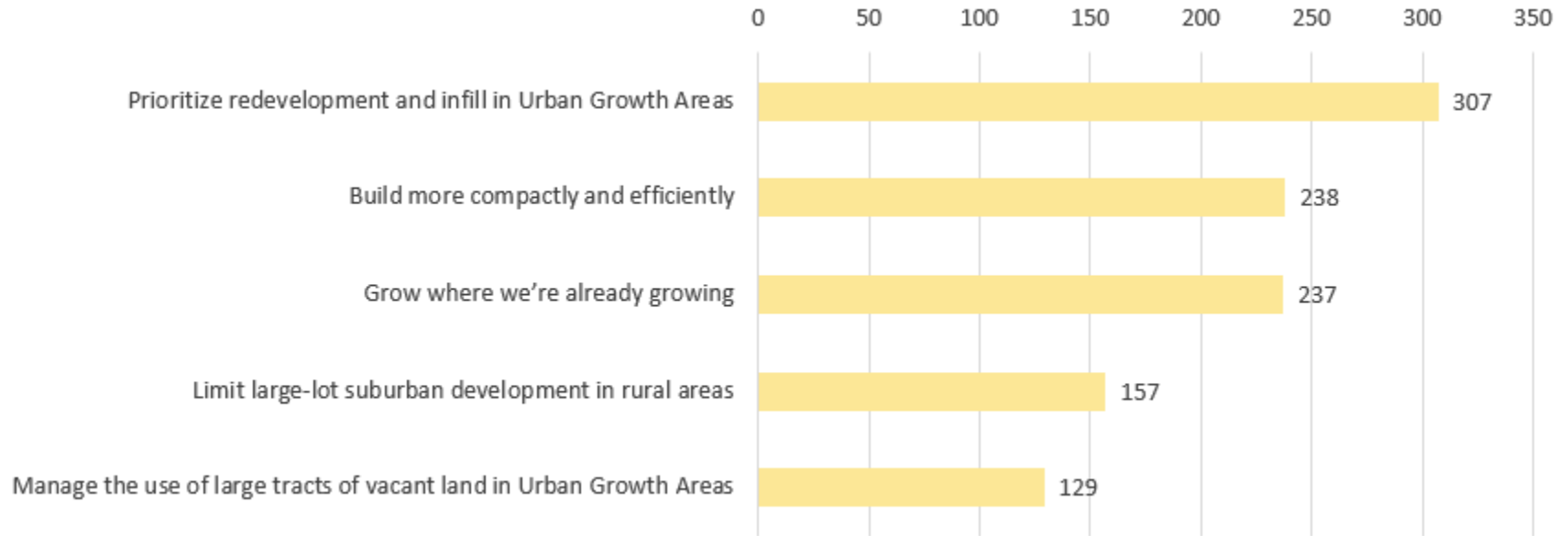
Question 6

Building places for new residents to live, work, and play can take many different forms. Check all of the following that you think are the best fit for the area.



Question 7

Select the three places2040 policies under Growing Responsibly that you think are the most important for Northwestern Lancaster County.



Takeaways

The majority of survey participants want to see an emphasis on redevelopment and infill.

Question 6

- 95% agreed that we should “Turn vacant, already built properties into new residential or commercial uses.”

Question 7

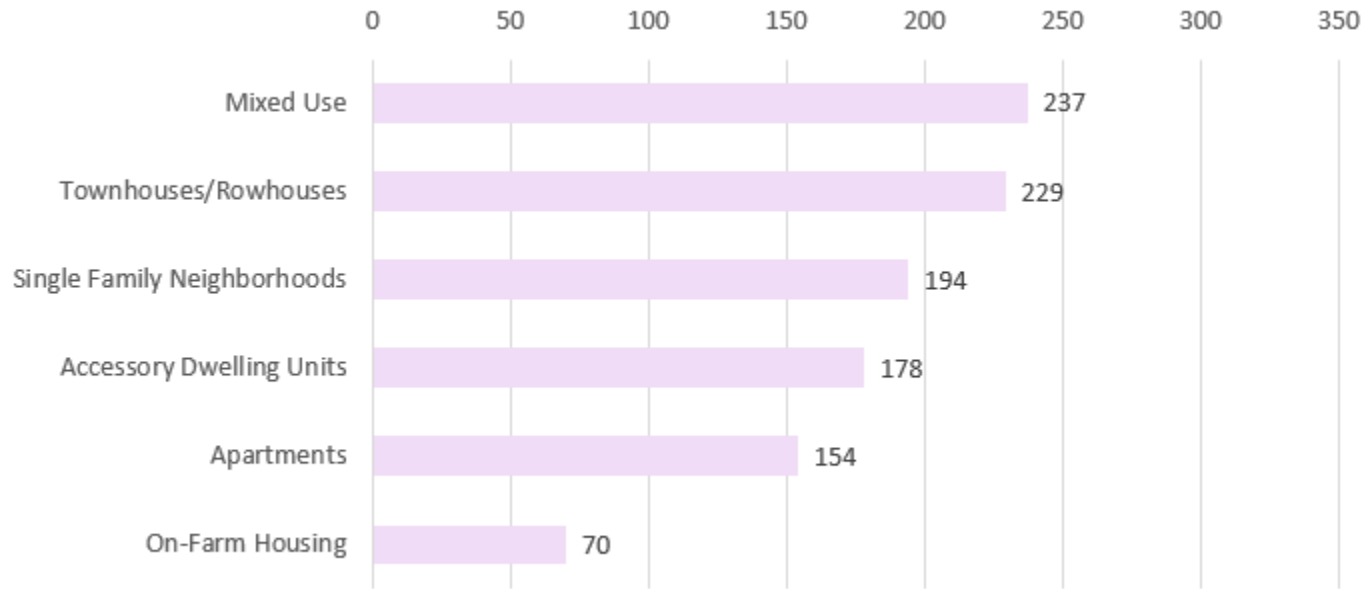
- 85% said we should “Prioritize redevelopment and infill in Urban Growth Areas.”

Creating Great Places

In questions 8 and 9, we asked what it will take to create better places to live, work, and play.

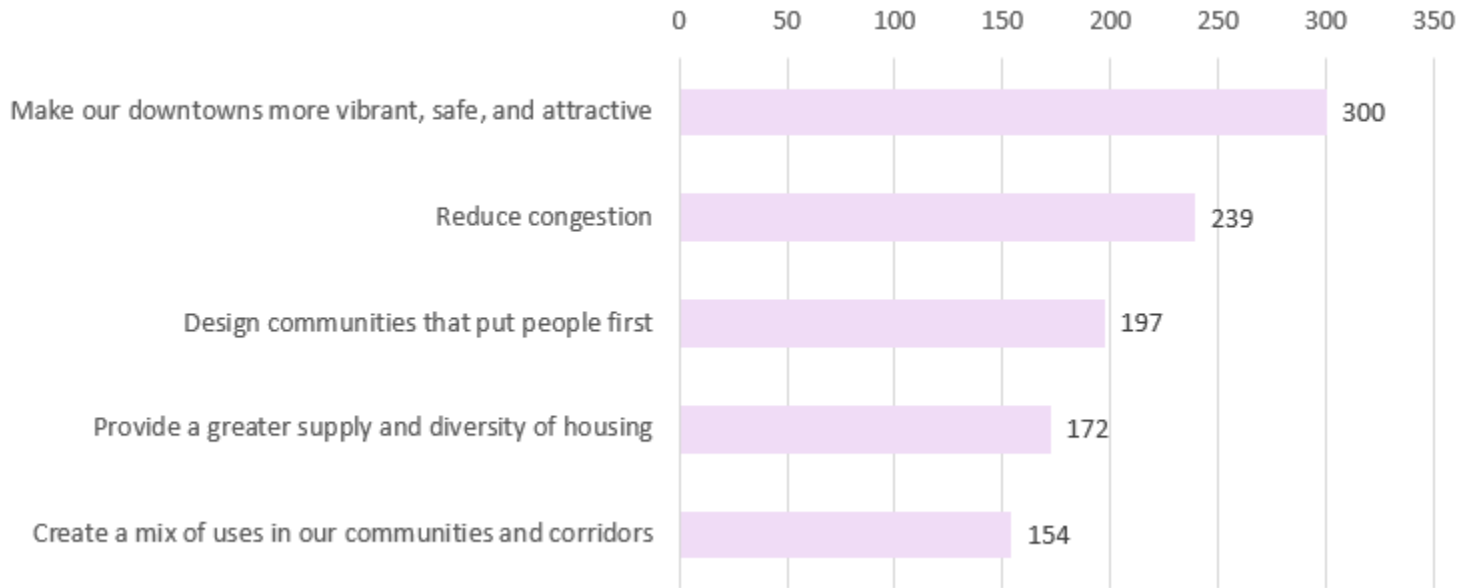
Question 8

Building places for new residents to live, work, and play can take many different forms. Check all of the following that you think are the best fit for the area.



Question 9

Select the three places2040 policies under Creating Great Places that you think are the most important for Northwestern Lancaster County.



Takeaways

Survey participants want to improve our downtowns and viewed mixed use favorably.

Question 8

- Most participants viewed mixed-use development and townhouses or rowhouses as the most appropriate housing options for the region.

Question 9

- 83% of participants felt that the best way to improve the region is to “Make our downtowns more vibrant, safe, and attractive.”

Connecting People, Place, & Opportunity

Questions 10 through 12 (on pages XX and XX) asked participants about the connections between destinations in the community. Some of these questions focused on alternative forms of transportation – walking, bicycling, carpooling, etc.

Takeaways

Participants broadly supported trails as a method of transportation, and there is agreement about the places in need of better connections.

Question 10

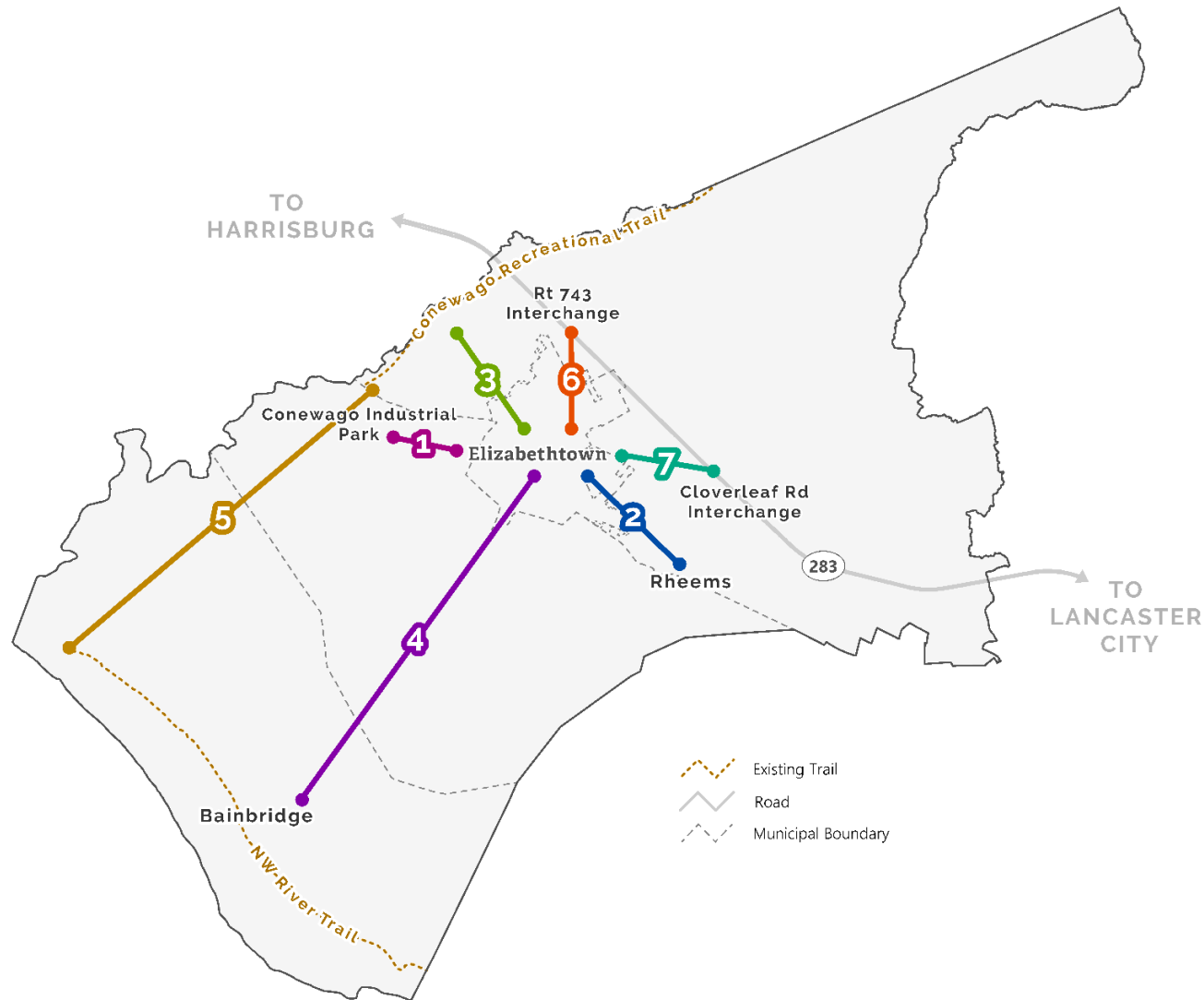
- Connecting E-town to Lancaster City, Harrisburg, and Rheems was a priority for most participants.
- In general, participants felt that PA 283 was in need of improvements.

Question 11

- Most participants felt that investing in roads and making walking safer and more convenient were the best way to create better connections.

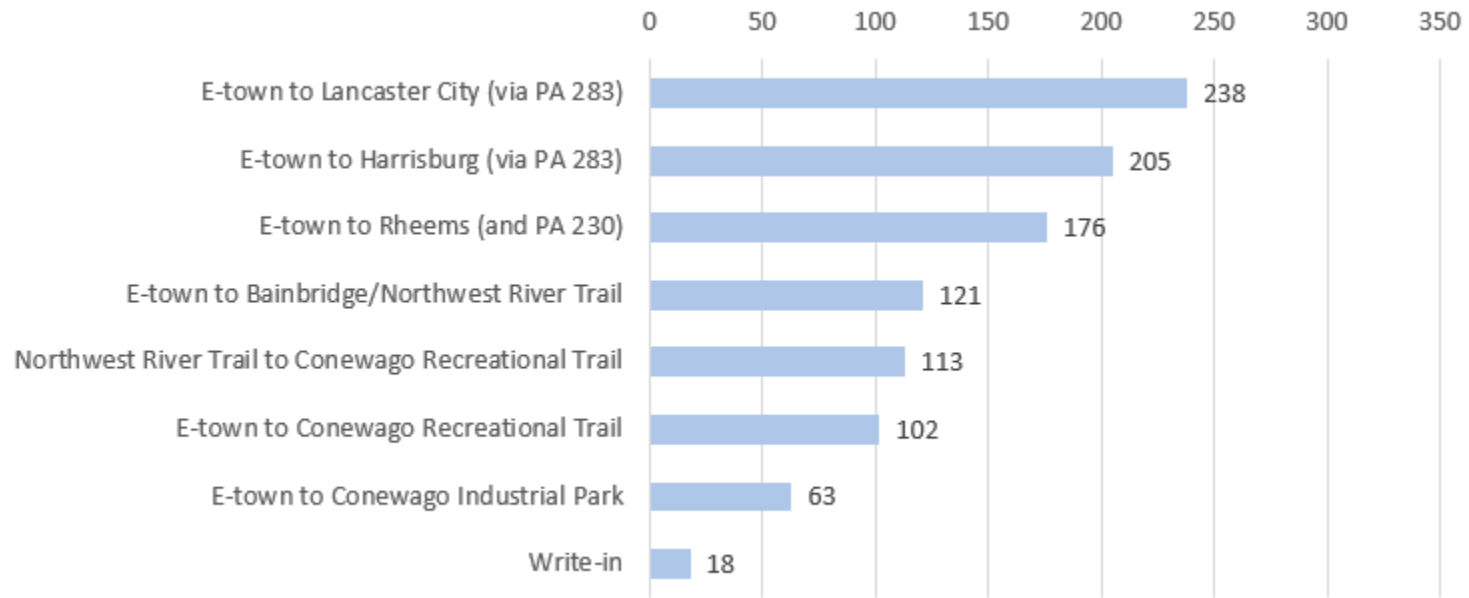
Question 12

- Participants were the least supportive of expanding industry as a method to build connections.



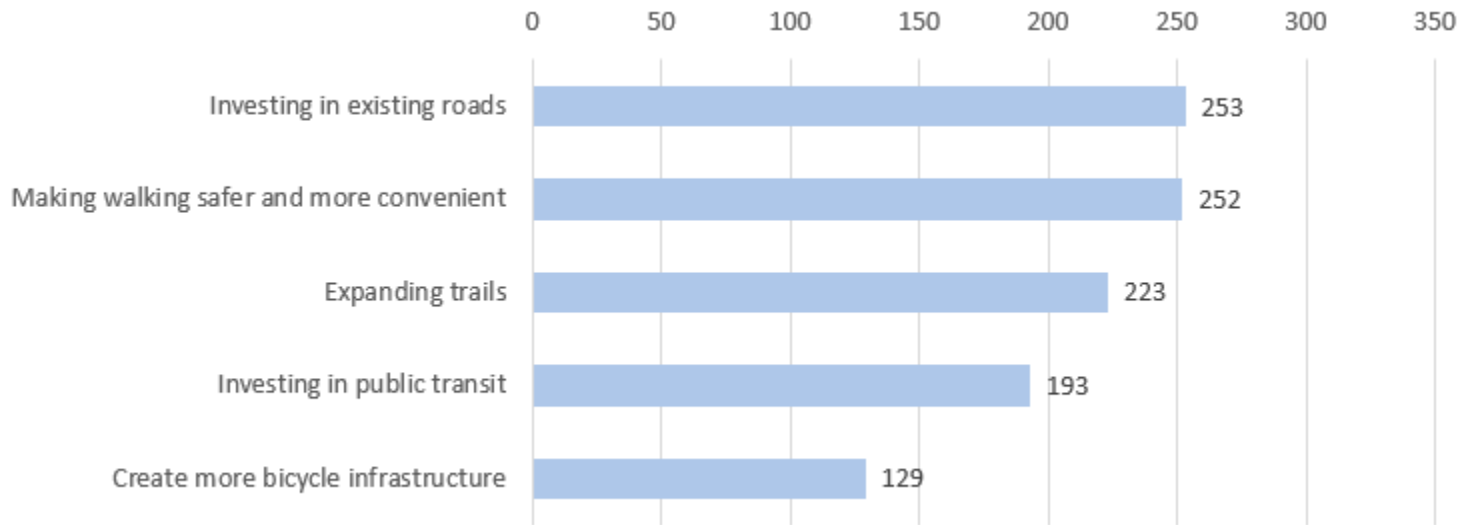
Question 10

On this map of Northwestern Lancaster County, check all pairs of destinations that need more safe and accessible connections.



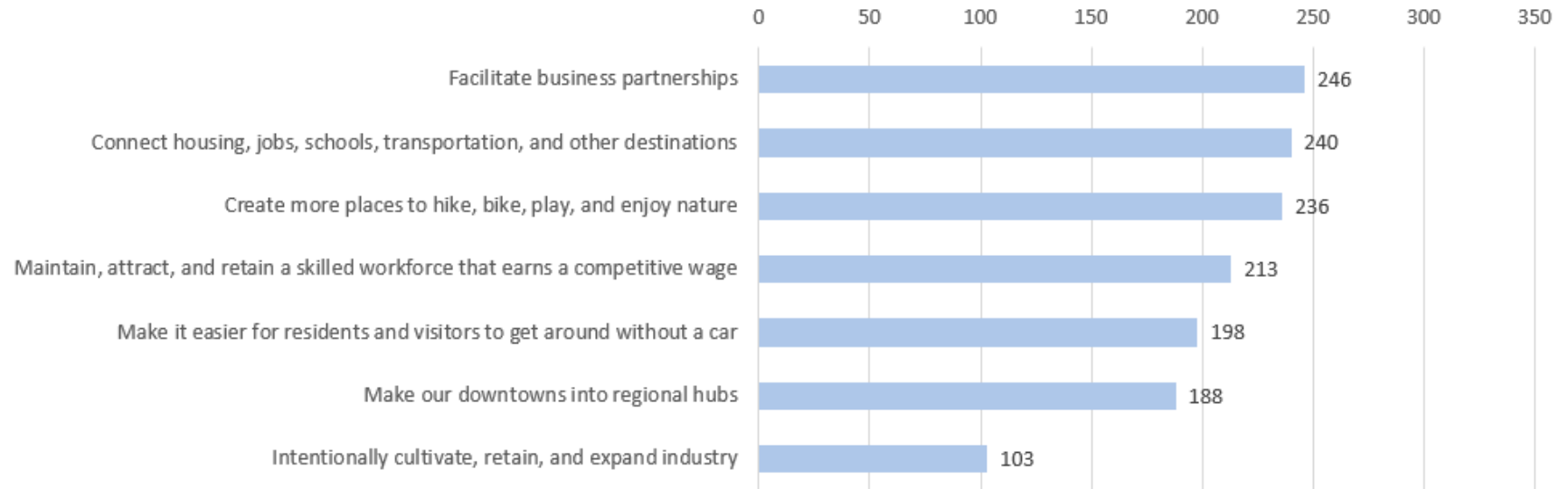
Question 11

There are a lot of options for making better connections in Northwestern Lancaster County. Check all of the issues that are important to you.



Question 12

Select the three places2040 policies under Connecting People, Place, & Opportunity that you think are the most important for Northwestern Lancaster County.

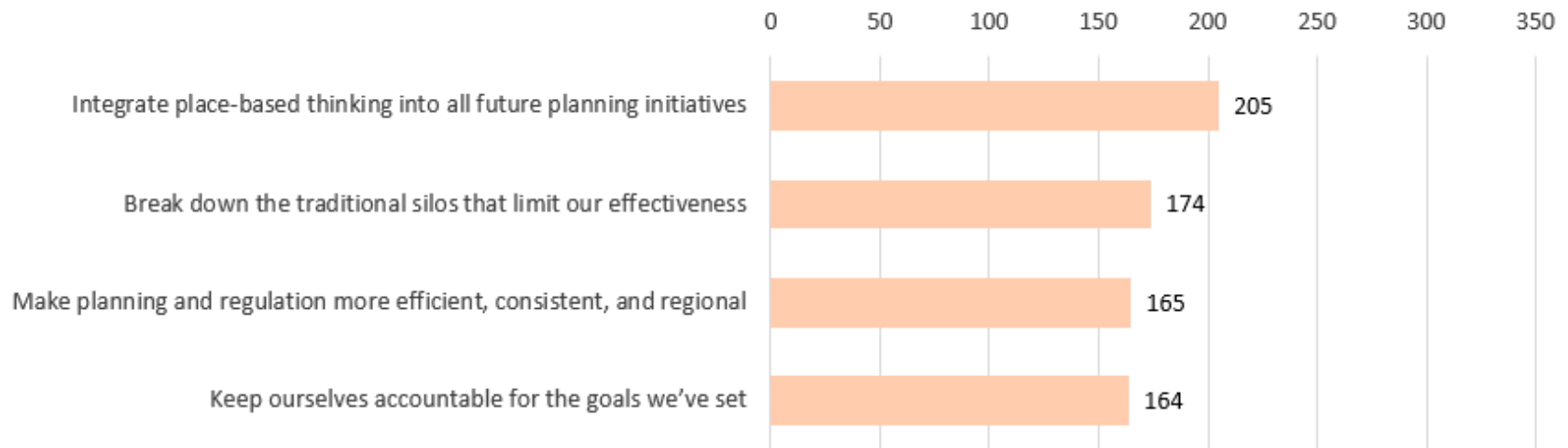


Thinking Beyond Boundaries

The final question in the survey highlighted opportunities to work together in new ways.

Question 13

Select the two places2040 policies under Thinking Beyond Boundaries that you think are the most important for Northwestern Lancaster County.



Open Comment Section

Survey participants were also able to share their thoughts in an open comment section of the second online survey, which received 92 unique responses. The “word cloud” below highlights some of the comments that participants submitted in the survey.

In general, participants:

- Are proud of Elizabethtown and would like to see more amenities, restaurants, and public spaces.
- Feel that the Northwestern Region is in need of more local connections and ways to get around without a vehicle.
- Support regional cooperation as a way to provide better fire, police, and EMS services.
- Want PA 283, especially around Cloverleaf Road and PA 230, to be more accessible and safe.
- Identified trails, farmland, nature, water, and green space as important resources to preserve.
- Were critical of using industrial land for warehouses and other uses that could increase traffic.
- Value local businesses and want to continue attracting new businesses to the area.



Here's a sample of the comments from Northwestern Lancaster County residents, quoted as submitted:

- *"Focus on downtown Elizabethtown as it is the heart and soul of the region. If the downtown is thriving, the larger region can and will also be healthy over the long term."*
- *"The most important thing in our area is protecting farmland and nature. Once they are gone we can never get them back. Any additional growth should be concentrated in existing urban areas."*
- *"As new business is attracted the infrastructure to support becomes vital. As an example, current expansion of warehousing on route 230 brings need for direct routes to and from route 283 for the additional heavy traffic."*
- *"Keep our town the farming and small town community it has always been."*
- *"Please place value on continued trail development and connection. The trail systems are a major asset to the community. It would be wonderful if they connected into the Borough."*
- *"I care a lot about conserving the natural lands that we have and having greenspaces and natural areas in our communities. I'm also concerned about the number of warehouses that are being built."*
- *"Our parks and the downtown area in Etown are important - need to invest in them to make sure they are great for future generations"*
- *"Non individual automobile transportation is a HUGE concern, especially as so many work across county lines. We also need to be able to walk and bike safely to more businesses from residences."*
- *"We need to have much deeper integration and eventual merger of our four small separate municipal governments to better tackle our challenges, build on our strengths, and contain costs from duplication of services and efforts."*

NATIONAL NIGHT OUT

To be completed after August 1 event

SNAPSHOT OF THE REGION

Demographics

Population by Municipality

	<i>2000</i>	<i>2022</i>	<i>% Change 2000-2022</i>	<i>% of Region's 2022 Population</i>
Conoy	3,067	3,347	9.1	9.5
Mount Joy Twp	7,944	10,823	36.2	30.7
West Donegal	6,539	9,157	40.0	25.9
Elizabethtown	11,887	11,978	0.8	33.9
Region	29,437	35,305	19.9	—

Source: 2000 Decennial Census, 2022 Business Analyst, ESRI

Educational Attainment

<i>High School or Equivalent</i>		<i>Some College, No Degree</i>		<i>Associate's Degree</i>		<i>Bachelor's Degree</i>		<i>Graduate or Professional Degree</i>	
<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
8,644	38.2	3,965	17.5	2,155	9.5	4,977	22.0	2,909	12.8

Source: 2021 American Community Survey 5-Year Estimates

Race

<i>American Indian & Alaska Native</i>		<i>Asian</i>		<i>Black or African American</i>		<i>Hispanic or Latino</i>		<i>Native Hawaiian & Pacific Islander</i>		<i>Other Race</i>		<i>Two or More Races</i>		<i>White</i>		<i>Not Hispanic or Latino</i>	
<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
44	0.1	451	0.7	596	0.9	1,598	2.4	9	0.0	30,952	46.0	616	0.9	1,564	2.3	31,385	46.7

Source: 2020 Decennial Census

Internet Access/Computer Usage

Has a Computer						No Computer	
With Dial-Up Internet Subscription Alone		With a Broadband Internet Subscription		Without an Internet Subscription			
Number	%	Number	%	Number	%	Number	%
52	0.4	11,799	81.3	1,616	11.1	1,043	7.2

Source: 2021 American Community Survey 5-Year Estimates

Median Household Income

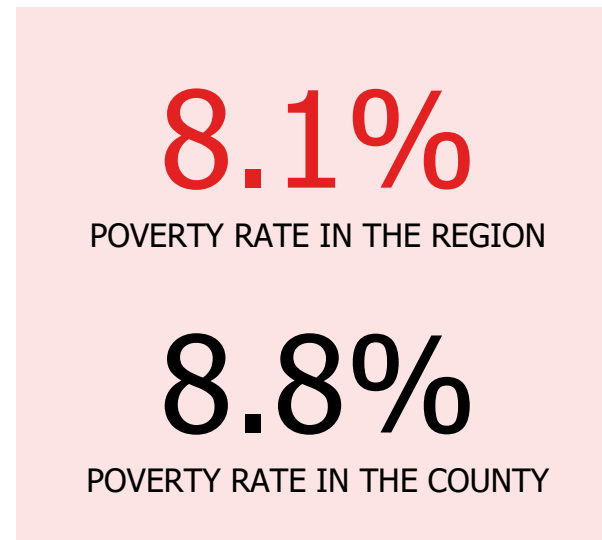
Municipality	Income
Conoy	\$87,212
Mount Joy Twp	\$87,394
West Donegal	\$94,556
Elizabethtown	\$61,803
Region Average	\$82,741
County Average	\$75,688

Source: 2021 American Community Survey 5-Year Estimates

Average Household Size

Type of Tenure	Persons per Household
Renter	2.2
Homeowner	2.6

Source: 2021 American Community Survey 5-Year Estimates



Source: 2021 American Community Survey 5-Year Estimates

Housing

Dwelling Units by Type

<i>Dwelling Type</i>	<i>Number of Units</i>	<i>% of Total</i>
Single-Family Detached	7,422	57.5
Apartments - Complex	1,355	10.5
Senior Living	1,124	8.7
Single-Family Attached (Townhouse)	1,065	8.2
Single-Family Semi-Detached	852	6.6
Farm Residences	364	2.8
Mobile/Manufactured Home	287	2.2
Condominium	270	2.1
Apartments - Mixed	180	1.4
Total	12,919	—

Source: Fall 2021 Workshops

Housing Units Built Prior to 1980

<i>Municipality</i>	<i>Number of Units</i>	<i>% of Region's Total Units</i>
Elizabethtown	3,309	52.8
Mount Joy Twp	1,252	20.0
West Donegal	1,197	19.1
Conoy	512	8.2

Source: 2021 American Community Survey 5-Year Estimates

**Percent of Median Household
Income Spent on Housing**

<i>Municipality</i>	<i>%</i>
Mount Joy Twp	35
West Donegal	34
Conoy	32
Elizabethtown	30
Region Average	33

Source: Claritas, Environics Analytics

Percent of Housing-Cost-Burdened Residents

<i>Municipality</i>	<i>Type of Tenure</i>	<i>%</i>
Conoy	Renter	63
	Homeowner	18
Elizabethtown	Renter	40
	Homeowner	12
Mount Joy Twp	Renter	26
	Homeowner	18
West Donegal	Renter	65
	Homeowner	15

Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Comprehensive Housing Affordability Strategy, 2014–2018

Owner- vs. Renter-Occupied Households

<i>Owner-Occupied</i>		<i>Renter-Occupied</i>	
<i>Number</i>	<i>% of Region</i>	<i>Number</i>	<i>% of Region</i>
8,956	66.5	4,511	33.5

Source: 2021 American Community Survey 5-Year Estimates

Median Value of Owner-Occupied Housing

<i>Municipality</i>	<i>Housing Value</i>
West Donegal	\$258,900
Mount Joy Twp	\$243,200
Conoy	\$195,400
Elizabethtown	\$190,700
Region Average	\$222,050
County Average	\$256,500

Source: 2021 American Community Survey 5-Year Estimates

Median Gross Rent Per Month

<i>Municipality</i>	<i>Gross Rent</i>
West Donegal	\$2,255
Mount Joy Twp	\$1,299
Elizabethtown	\$1,011
Conoy	\$918
Region Average	\$1,371
County Average	\$1,139

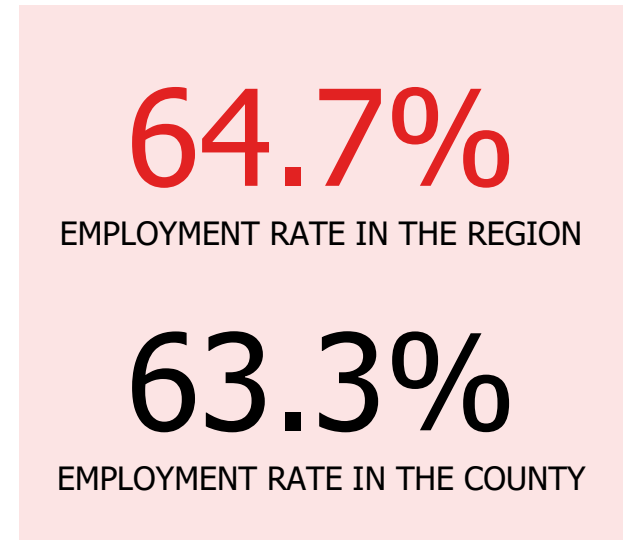
Source: 2021 American Community Survey 5-Year Estimates

Employment

Industry Mix

<i>Industry</i>	<i>Number of People Employed</i>	<i>% of Region's Total Employment</i>
Health Care/Social Assistance	1,938	15.0
Manufacturing	1,873	14.5
Educational Services	1,448	11.2
Construction	1,220	9.4
Retail Trade	1,197	9.3
Transportation/Warehousing/Utilities	887	6.9
Finance/Insurance/Real Estate/Lease	765	5.9
Professional/Scientific/Technical Services	734	5.7
Public Administration	580	4.5
Other Services Except Public Administration	563	4.4
Accommodation/Food Services	477	3.7
Administrative/Support/Waste Management	424	3.3
Wholesale Trade	380	2.9
Agriculture/Forestry/Fishing/Hunting/Mining	181	1.4
Information	165	1.3
Arts/Entertainment/Recreation	80	0.6
Management of Companies and Enterprises	0	0.0
Region	12,912	—

Source: 2021 American Community Survey 5-Year Estimates



Source: 2021 American Community Survey 5-Year Estimates

Transportation

25 MINUTES

AVERAGE COMMUTE
IN THE REGION

Source: 2021 American Community Survey 5-Year Estimates

Number of Pedestrian & Bicycle Collisions

<i>Year</i>	<i>Collision Type</i>	
	<i>Pedestrian</i>	<i>Bicycle</i>
2015	8	2
2016	0	5
2017	2	3
2018	5	1
2019	6	1
2020	8	1
Total	29	13

Source: Pennsylvania Crash Information Tool (PCIT), PennDOT

Bicycle Level of Traffic Stress (LTS)

<i>Level of Stress</i>	<i>Mileage</i>	<i>% of Total</i>
LTS 1	4.3	6.3
LTS 2	3.5	5.2
LTS 3	1.3	1.9
LTS 4	59.1	86.7
Total	68.2	—

Source: Lancaster ATP, 2019

Note: LTS describes the comfort level for bicyclists on major roadways. Inputs for LTS include posted speed limit, presence and width of bikeways, traffic volumes, and number of travel lanes. LTS 1 represents the lowest stress and LTS 4 represents highest stress.

Pedestrian Level of Services (PLOS)

<i>Level of Stress</i>	<i>Mileage</i>	<i>% of Total</i>
PLOS 1	14.4	15.0
PLOS 2	51.4	53.5
PLOS 3	3.2	3.3
PLOS 4	0.7	0.7
PLOS 5	26.4	27.5
Total	96.0	—

Source: Lancaster ATP, 2019

Note: PLOS assesses roadway comfort for pedestrians in growth areas and rural villages. Inputs for PLOS include posted speed limit, presence of sidewalks or shoulders, and width of roadways. PLOS 1 represents the lowest stress and PLOS 5 the highest stress.

Agriculture & Natural

Park Land to Population

Acres of Park Land	Population	Ratio	
		Goal	Actual
177	35,305	10 acres/1,000 people	5.0 acres/1,000 people

Source: Lancaster County GIS

Note: Includes only municipally-owned park land; excludes trail acreage.

10,417
ACRES OF PRESERVED FARMS

25.1%
OF THE REGION'S TOTAL LAND AREA

1.7%
OF THE COUNTY'S TOTAL LAND AREA

Source: Lancaster County GIS

25,025
ACRES IN EFFECTIVE AGRICULTURAL ZONING

60.4%
OF THE REGION'S TOTAL LAND AREA

4.0%
OF THE COUNTY'S TOTAL LAND AREA

Source: Lancaster County GIS

1,118
ACRES IN EFFECTIVE CONSERVATION ZONING

2.7%
OF THE REGION'S TOTAL LAND AREA

0.2%
OF THE COUNTY'S TOTAL LAND AREA

Source: Lancaster County GIS

11
MILES OF REGIONAL TRAILS

7.9%
OF THE COUNTY'S TOTAL REGIONAL TRAIL NETWORK

Source: Lancaster County GIS

PLACES2040 WORKSHOP ANALYSIS

PURPOSE

From 2020 to 2021, the Lancaster County Planning Department held several series of workshops in each of the county's planning areas. The purpose of these workshops was to set a direction for implementing the Lancaster County comprehensive plan, places2040.

County planning staff began by asking municipal leaders to identify the places2040 policies that were most important to their region of the county. Which policies, if implemented, would make the biggest impact?

The results confirmed that the county plan was on target, because few regional differences were found across Lancaster County. Local leaders agreed that the same policies were important, countywide. Not only that, they chose the policies that appear at the top of the list under each big idea in places2040. This correlation is important to note, because the plan addresses these policies in priority order as identified by county residents.

Based on this input, it was clear which policies should be the focus of the workshops. County planning staff then considered how they could use the county's Geographic Information System (GIS) to illustrate some of challenges involved in implementing each policy.

The idea was to take different "layers" or types of information in that system and combine them in new ways. From there, county planning staff explained what they learned from this analysis. To make the process more efficient, they did the analysis on a countywide basis and then broke it down by planning area.

In addition to gathering GIS data, county planners also did research and analysis using data from the U.S. Census and other sources. They also consulted with several of the county's Partners for Place to apply their expertise to the issues facing different regions of the county.

Moving forward, the analysis and interpretation presented at the places2040 workshops is intended to be a starting point for regional action. The materials produced for these workshops highlight opportunities for municipalities, school districts, authorities to work together with the help of county planning staff and Partners for Place.

WORKSHOP MAPS

This section of the appendix to the Northwest Lancaster County plan presents several maps from the places2040 workshops, focusing only on the maps created for this region of the county. We've also included an explanation of what the maps tell us. These maps are organized by big idea, just as they were in the workshops:

Creating Great Places

- Existing Housing Types
- Housing Sales Prices
- Flexibility of Residential Zoning
- Flexibility of Mixed-Use Zoning

Connecting People, Place, & Opportunity

- Where We Work
- Where We Live

Taking Care of What We Have

- Existing and Preserved Agricultural Land
- Agricultural Preservation Priority Areas
- Existing Parks and Natural Areas
- Natural Preservation Priority Areas
- Water Quality Priority Areas

Growing Responsibly

- Land Development Within Growth Areas
- Land Development Adjacent to Growth Areas
- Infill and Reinvestment in Urban Growth Areas
- Rural Commercial and Industrial Nodes
- Rural Residential Development and Zoning

Note: There are no maps for Thinking Beyond Boundaries, because county planning staff did not hold workshops focused on this big idea. Instead, that part of the plan was the focus of the Lancaster 2040 Summit that Tenfold and the Coalition for Smart Growth hosted on March 31, 2022.

Creating Great Places

The purpose of this big idea is to enhance our quality of life and ensure that Lancaster County remains a place where all of us are proud to live, work, learn, play, and visit. When we create better places, it contributes positively to our own health and to the health of our economy.

This series of workshops looked at ways to increase housing choice and ensure that options are available at every price point. Zoning affects the type and character of housing that is available in our communities, so Lancaster County Planning Department staff also looked at the flexibility of residential and mixed-use zoning within the region.

MAPS IN THIS SERIES

Existing Housing Types

- **What It Shows** – This map shows the geographic distribution of housing types in the region: single-family detached, semi-detached, townhouses, apartments, residential condominiums, mobile/manufactured homes, and retirement communities (senior living and age restricted). *Note: Housing units on farms are not shown.*
- **What We Learned** – Single-family detached homes are the most predominant type of housing in the region. Nearly 60% of this region’s housing is of this type, both in rural and urban areas. Approximately 10% of the region’s housing stock is within the Masonic Homes retirement community.

Housing Sales Prices

- **What It Shows** – This map shows the geographic distribution of sales prices for different types of fee-simple housing, including single-family detached, semi-detached, townhouses, residential condominiums, and mobile/manufactured homes. Prices reflect homes sold between 2017 and 2021 and are divided into three ranges: low (\$20,000 – \$100,000), mid (\$100,000 – \$300,000), and high (\$300,000 and above).
- **What We Learned** – From 2017 to 2021, 75% of homes in the region sold in the “mid” range.

Flexibility of Residential Zoning

- **What It Shows** – This map shows the degree to which residential zoning allows for a mixture of housing types. The categories are based on the Lancaster County Planning Department’s zoning lexicon, which groups zoning categories by type. On this map, the darker the

blue, the more housing types are permitted. Areas with public sewer service (shown with a dotted overlay) are considered the most suitable for residential development.

- **What We Learned** – In Northwestern Lancaster County, the residential districts that allow the greatest number of housing types are located in Elizabethtown Borough and Mount Joy Township.

Flexibility of Mixed-Use Zoning

- **What It Shows** – This map shows the degree to which mixed-use zoning allows for a mixture of housing types. This analysis is also based on the Lancaster County Planning Department’s zoning lexicon. The darker reds indicate that more housing types are permitted. Areas with public sewer service (shown with a dotted overlay) are considered the most suitable for residential development.
- **What We Learned** – In Northwest Lancaster County, there are only eight mixed-use zones (areas that allow for housing together with another use such as retail or commercial). Of these, the Central Business District (a mixed-use district) in Elizabethtown and the Village Center Districts in Bainbridge and Falmouth permit the greatest number of different housing types. These districts also have access to public sewer, which is necessary when creating mixed-use development.

Connecting People, Place, & Opportunity

When we create more connections between housing, jobs, and schools, we facilitate a more sustainable kind of growth. Our economy is more productive when we create more efficient and flexible networks for transportation, business, and everyday interaction among family, friends, and neighbors. We need to be more intentional about setting the stage for the results we want to see.

The two maps in this series identify some of the major employers in the region and illustrate concentrations of workers and housing. When considered together, these two maps reveal where connections already exist between the places where people live and work – and perhaps where we need to create more robust links between them.

MAPS IN THIS SERIES

Where We Work

- **What It Shows** – This map shows where there are concentrations of jobs in the region. The map also includes focus areas (areas with the greatest concentration of jobs), destination points within them, and transportation elements from places2040 and other countywide plans.
- **What We Learned** – In this region, the highest concentrations of jobs are in the Conewago Industrial Park and at Masonic Homes.

Where We Live

- **What It Shows** – This map shows where there are concentrations of housing units in the region. The map also includes focus areas (areas with the greatest concentration of housing units), destination points within them, and transportation elements from places2040 and other countywide plans.
- **What We Learned** – The highest concentration of housing units is in the core of Elizabethtown Borough. Other concentrations of housing exist in Masonic Homes, in the villages of Bainbridge and Rheems, and near the PA 283 and Cloverleaf Road interchange.

Taking Care of What We Have

Stewardship of natural and agricultural resources is a point of pride for Lancaster County residents – and for the people of Northwestern Lancaster County in particular. The region’s landscape is not only a key factor in its quality of life, but a critical factor in the rural economy as well.

In this series of workshops, Lancaster County Planning Department staff worked with the county’s Partners for Place to explore strategies for preserving large, contiguous areas of agricultural and natural lands. This analysis also focused on opportunities to work together to improve water quality and manage stormwater.

MAPS IN THIS SERIES

Existing and Preserved Agricultural Lands

- **What It Shows** – This map shows farms preserved by the Lancaster County Agricultural Preserve Board, Lancaster Farmland Trust, and the Brandywine Conservancy. These are shown in dark green. Agricultural land use/land cover (as determined from aerial imagery) is shown in light green.
- **What We Learned** – In Northwestern Lancaster County, about 10,400 acres of farmland have been preserved, and agricultural land use/land cover comprises about 19,340 acres.

Agricultural Preservation Priority Areas

- **What It Shows** – This map shows “Priority Areas for Agricultural Preservation” – land which could help us create larger, more contiguous blocks of preserved farmland. These parcels (shown in yellow) meet certain criteria. They are 10 acres or more in size, at least 90% agricultural land use/land cover, and adjacent to existing preserved farms.
- **What We Learned** – In total, these priority areas amount to approximately 2,670 acres of farmland in Northwestern Lancaster County.

Existing Parks and Natural Areas

- **What It Shows** – This map shows existing park lands and natural areas that the state, county, municipalities, or the Lancaster Conservancy own or protect. These areas are shown in dark green. Natural land use/land cover is shown in light green.
- **What We Learned** – About 1,000 acres of preserved natural areas and parks are protected in the region. Most of this land is along the Susquehanna River and on the northern edge of the region following the Conewago Creek. In all of Northwestern Lancaster County, natural land use/land cover comprises about 6,930 acres.

Natural Preservation Priority Areas

- **What It Shows** – This map shows “Priority Areas for Natural Preservation” – land which could help us create larger, more contiguous blocks of natural land. These parcels (shown in yellow) meet certain criteria. They are 10 acres or more in size, at least 50% natural land use/land cover, and adjacent to existing parks or protected natural areas.
- **What We Learned** – About 390 acres of natural land in Northwest Lancaster County is identified as a priority. Most of this land is clustered around the Bellaire Woods Nature Preserve, Donegal Highlands Nature Preserve, and White Cliffs of Conoy.

Water Quality Priority Areas

- **What It Shows** – This map shows where existing water quality projects (“best management practices” or BMPs) are located. These projects help municipalities meet MS4 requirements (See p. XX for a definition of “MS4”).
 - Catchments (sub-watersheds) on the map are a priority for new stormwater projects because they have the greatest potential to improve water quality. This data was drawn from the Collaborative Watershed Mapping Tool created by Lancaster Clean Water Partners, one of the county’s Partners for Place.
 - Priority areas for agricultural and natural preservation are shown because preservation and conservation groups are giving additional consideration to water quality impacts as criteria in selecting farms and natural areas for protection.
- **What We Learned** – There are about 13 square miles of high-priority catchments (shown in pink) in the region. About 1,010 acres of priority agricultural and natural preservation tracts are located within high-priority catchments.

Growing Responsibly

To protect the rural land that is important to us – and keep our urban places vibrant – we need to carefully manage the way we grow. What we do inside growth areas is just as important as what we do outside. If we make appropriate land-use decisions within our growth areas, we won't need to expand them. If we are measured in our approach to rural development, we can accommodate anticipated growth without sacrificing the agricultural economy.

Lancaster County Planning Department staff held two sets of workshops focused on this big idea – one highlighting growth-management issues in urban areas, and the other in rural areas. Here, we're presenting both aspects of that analysis.

MAPS IN THIS SERIES

Land Development Within Growth Areas

- **What It Shows** – This map focuses on buildable lands within growth areas and considers their suitability for different types of development.
 - Lands were scored using criteria that the Economic Development Company of Lancaster County (EDC) created to assess the feasibility of non-residential development. These criteria were used because non-residential development (particularly for industrial use) is the most site-sensitive of land uses. "Site sensitive" means that this type of development requires particular characteristics such as the availability of water and sewer or accessibility to a major road.
 - This map also shows unbuildable lands (such as cemeteries, quarries, preserved farms) which could potentially be removed from growth areas.
- **What We Learned** – Most of the buildable land within the region's growth areas scored near the "mid" point, indicating that the land is better suited for residential use. The region also has about 660 acres of buildable land better suited for non-residential use. Most of that land is located southeast of Elizabethtown Borough. Within the region's growth areas, about 20 acres in total are considered "unbuildable." Over 50% of this acreage is in Mount Joy Township's portion of the Donegal UGA.

Land Development Adjacent to Growth Areas

- **What It Shows** – This map shows all parcels adjacent to growth areas, minus unbuildable areas such as quarries, preserved land, and agricultural and natural preservation priority areas (as identified in the analysis for the "Taking Care of What We Have" workshop). The remaining land was scored with the same EDC suitability criteria used in the "Land Development Within Growth Areas" map.

- **What We Learned** – Most edge parcels scored at or above the “mid” point, meaning they have access to infrastructure important for development (such as access to water, sewer, and major roads). The largest of these edge parcels include Masonic Homes in West Donegal Township and the Corrections Training Academy in Mount Joy Township.

Infill and Reinvestment in Urban Growth Areas

- **What It Shows** – This map shows Infill and Reinvestment Areas in yellow. Infill Areas are buildable land less than 2 acres in size. Reinvestment Areas are parcels that meet certain criteria used in metropolitan areas across the United States. These criteria include commercial properties with older buildings, large parking lots, and areas with low building-to-land property assessments.
- **What We Learned** – 219 acres within the region’s Urban Growth Areas were identified for possible infill and reinvestment. Of that number, 52 acres (shown in blue) are considered a priority for that purpose, meaning that they also have access to water, sewer, and major roads. These properties are mostly located along South Market Street (PA 230) and in downtown Elizabethtown.

Rural Commercial and Industrial Nodes

- **What It Shows** – This map shows where rural commercial and industrial nodes currently exist (in yellow) and where it might be appropriate to create new nodes (in red). This data can help to direct future commercial and industrial development to locations where rural businesses are already established, and away from agricultural and natural preservation priority areas.
- **What We Learned** – Two clusters (of 10 or more acres) of rural commercial and industrial businesses exist in the region: the Conewago Industrial Park and the Lancaster Landfill. In addition, 1,562 acres outside Urban Growth Areas are zoned for commercial and industrial uses.

Rural Residential Development and Zoning

- **What It Shows** – This map shows rural residential zoning districts and the percentage of each that is currently developed. The purpose is to indicate which of these districts is susceptible to the most development.
 - The lower the percentage of existing development in these areas, the more development could occur there in the future.
 - In areas highlighted with a yellow dotted overlay, a conflict exists between rural residential zoning and preserved or priority agriculture or natural areas. These priority areas were identified in the “Taking Care of What We Have” workshop.
- **What We Learned** – In this region, about 2,408 acres of land are zoned for large-lot suburban development outside Urban Growth Areas. Much of this zoning is in Conoy Township and West Donegal Township. In these areas, only one-third (32%) of the land is developed. In addition, about 25 acres of preserved and priority agricultural and natural areas exist within rural residential zoning districts.

Note: There are no maps for Thinking Beyond Boundaries, because county planning staff did not hold workshops focused on this big idea. Instead, that part of the plan was the focus of the Lancaster 2040 Summit that Tenfold and the Coalition for Smart Growth hosted on March 31, 2022.