

# *Balance*



Managing growth while preserving our natural and historic resources and unique sense of place.

## Urban Growth Area Strategies

- **Increase the proportion, density, and intensity of development in Urban Growth Areas**
- **Place a new emphasis on compatible reinvestment, infill, and redevelopment in Lancaster City, the Boroughs, and urbanized areas of Townships.**
- **Improve the character and form of new development in Urban Growth Areas in order to enhance the quality of life for current and new residents.**

## Design Matters



**December, 2009**



# Design for Sustainable Communities

**GOAL:** To improve the quality of life in Lancaster County, by integrating Smart Growth Design Principles in all development through community collaboration.

**OBJECTIVE:** To increase awareness of / elevate the importance of / promote the use of quality design in new development or redevelopment.

## STRATEGIES

- Work with the design community to promote good design and smart growth principles.
- Make the case for smart growth design to the media; partner with them in design advocacy.
- Conduct design workshops, educational programs, and events.
- Make the case to the public that good design leads to a better quality of life.
- Engage stakeholders through a charrette and design forums in LIMC's Growth Opportunity Areas.
- Develop methods to advocate good design for Growth Areas.
- Get materials and products developed through this process into the hands of the community.

# Steps toward Achieving Better Design

## Standardized Design Forum Process

Establish standardized methodology for doing community design forums within Lancaster County. Develop a low-cost process that can be used in a variety of settings.

## Regulatory Barriers to Smart Growth Report

- Base on “Regulatory Barriers to Affordable Housing” Study
- Expand to include other aspects of regulations, such as subdivision, site, and traffic requirements, that may impede the design of sustainable development.
- Include recommended changes to regulations.

## Lancaster County Alliance of Design Professionals

Establish a local alliance to promote Design for Sustainable Communities in Lancaster County. The establishment of this organization would be driven by local design professionals with the assistance of LCPC. It could be modeled on existing organizations in Pittsburgh and Philadelphia.



## Design-Lancaster

The mission of Design-Lancaster Group is to be an independent, informed public voice for quality design in physical planning and architecture throughout the greater Lancaster region. Design-Lancaster is drawn from a broad spectrum of disciplines. Design-Lancaster meets to discuss and critique matters of design, development, and planning until a consensus position is reached that can be made public. Our goal is to be proactive as well as reactive; effective as well as thoughtful; critical as well as constructive. Design-Lancaster intends to be a group whose collective opinion on the quality of our built environment is sought as we make a difference through the creation of advocacy positions that contribute to a better community.



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