

Outcomes

Lancaster, Pennsylvania

Kona, Hawai'i

Columbus, Ohio



Policy Framework – The Edge

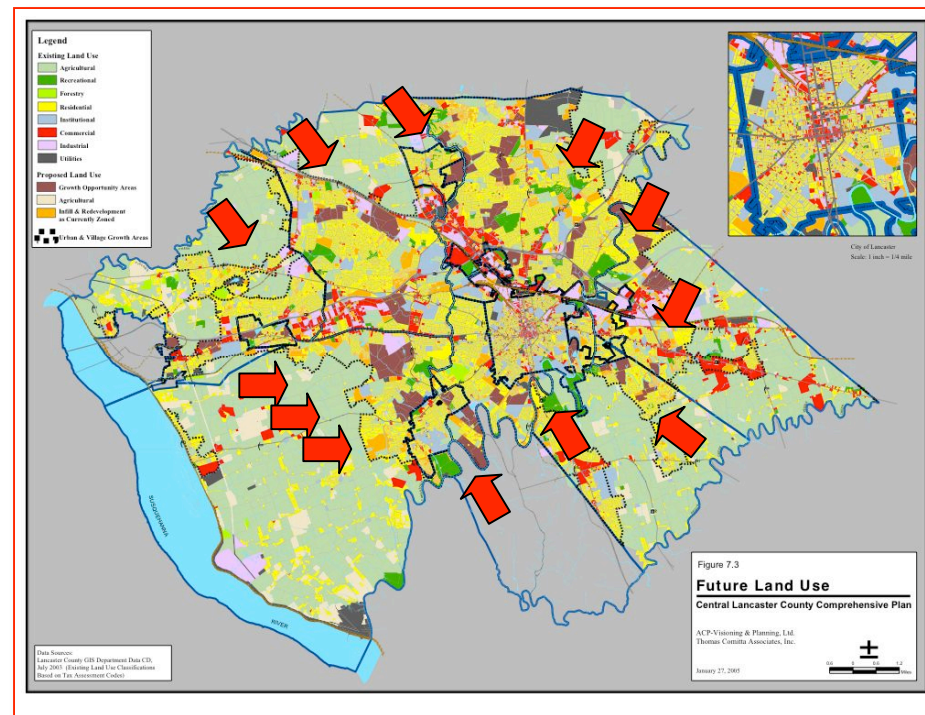
The Lancaster region has adopted policies to protect the farms (both the land, the culture and the economy)



3. Farmland and nature are as important as the garden is to the house. (The region: metropolis, city, and town)

Policy Framework – Infill

The Lancaster region has adopted policies to concentrate all future development within adopted growth areas and to use land more efficiently



2. Infill development within existing urban areas conserves environmental resource, economic investment, and social fabric while reclaiming marginal and abandoned areas. (The region: metropolis, city, and town)

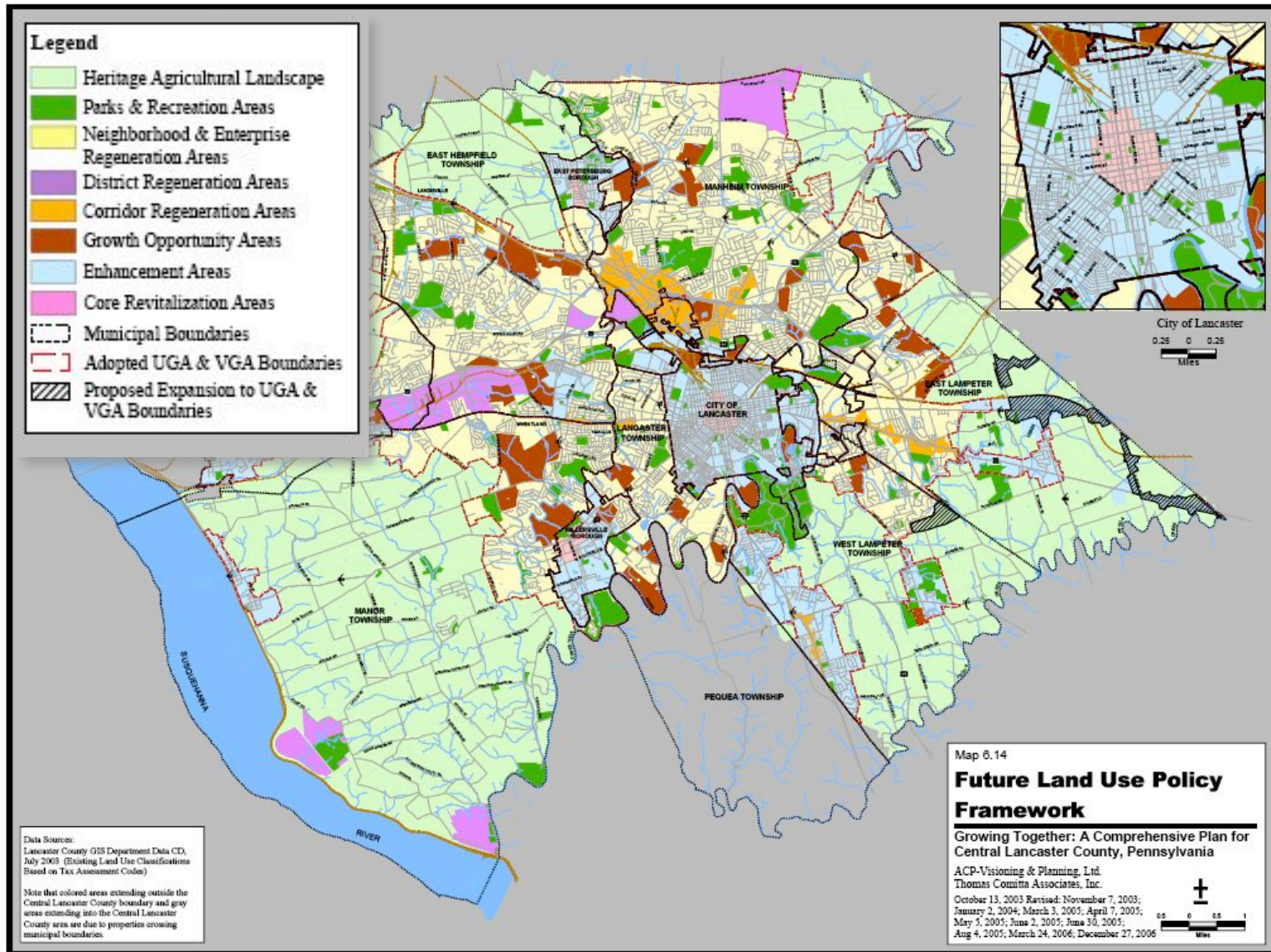
Policy Framework – Mixed Use and Higher Densities

The Lancaster region has adopted policies that encourage mixed use and substantially higher densities

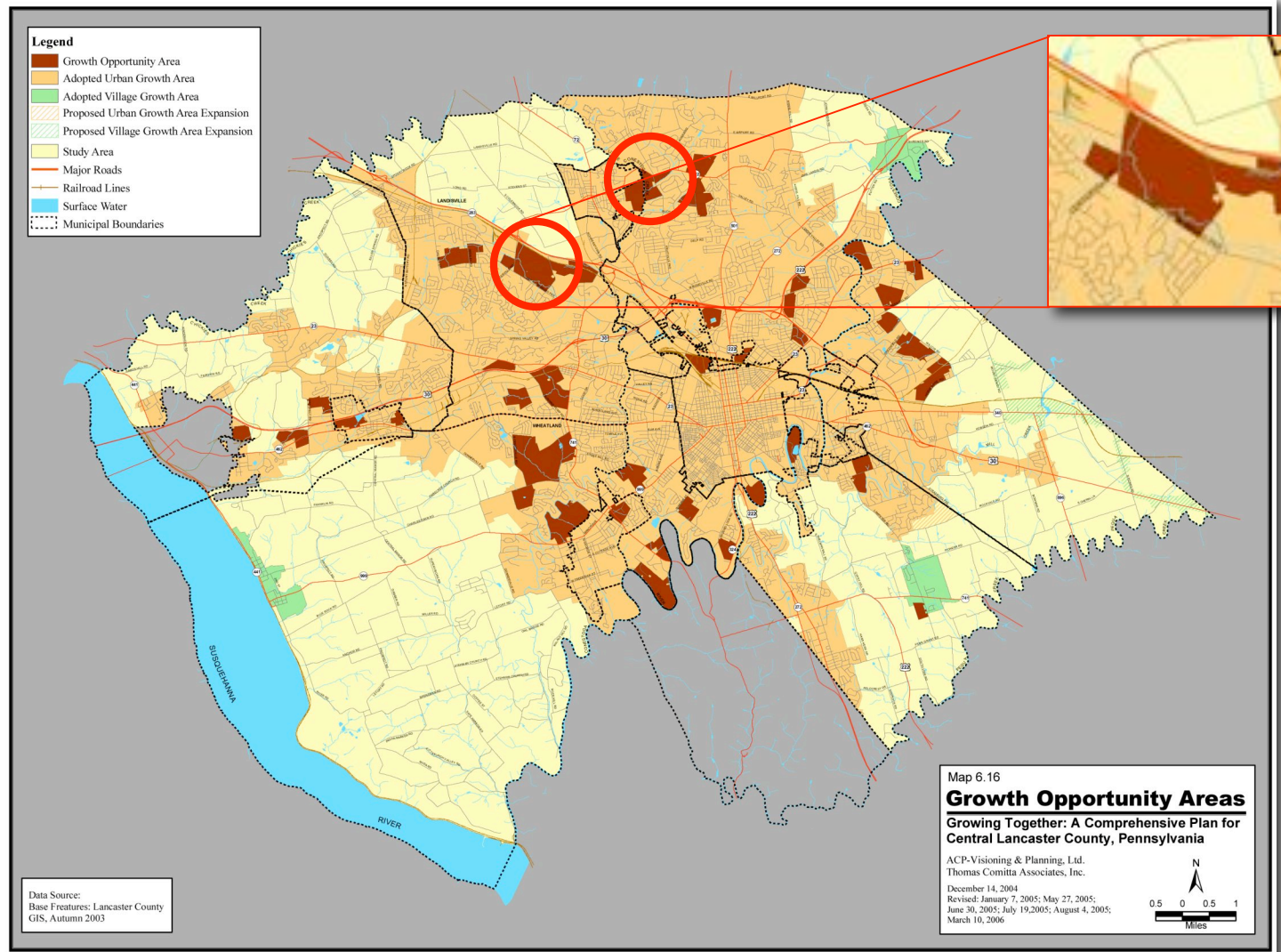


7. Cities and towns should bring into proximity a broad spectrum of public and private uses... (The region: metropolis, city, and town)

Future Land Use Policy Framework

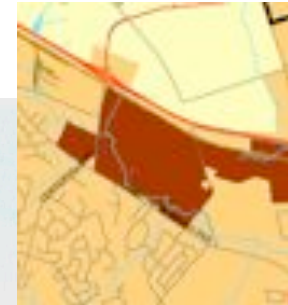


Growth Opportunity Areas

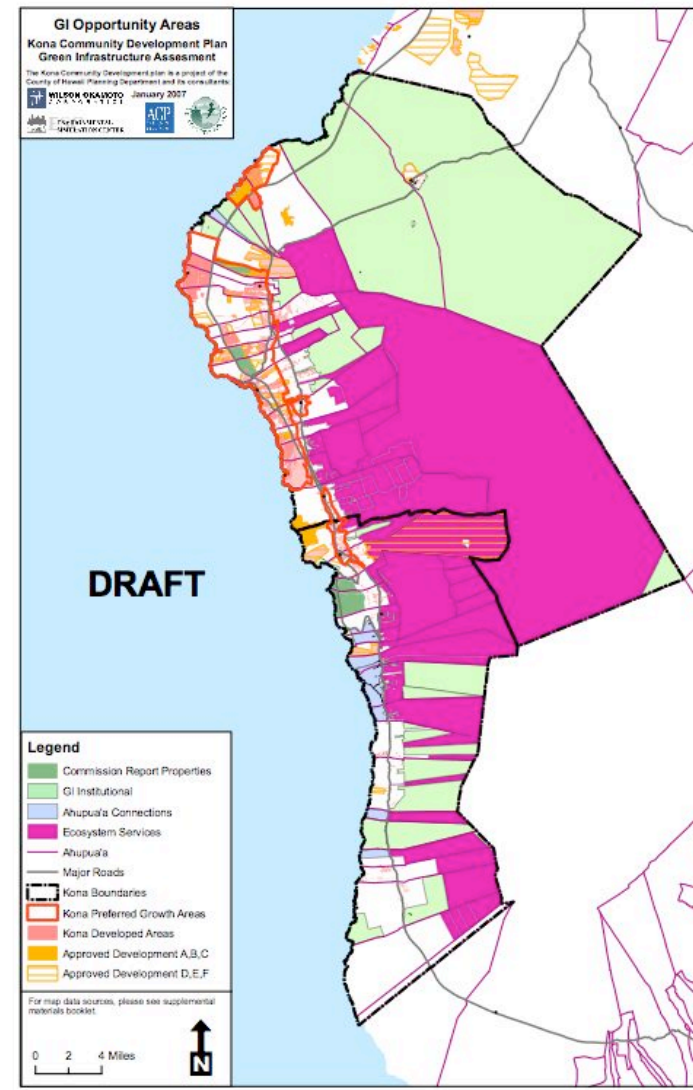
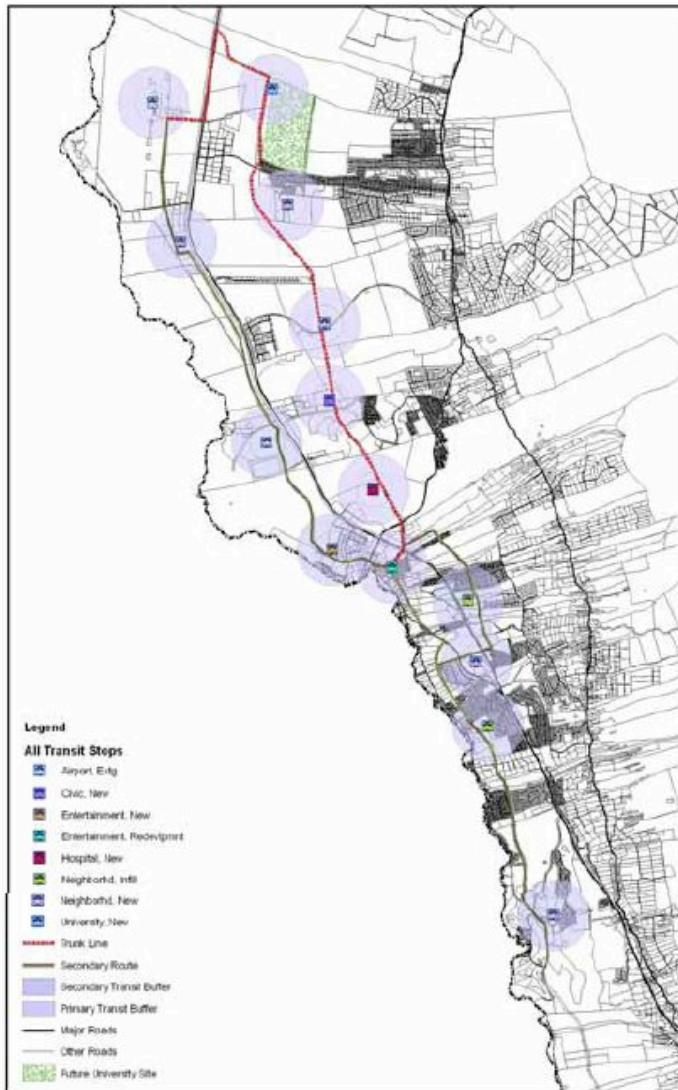


Growth Opportunity Areas: Independence

Charter Homes, DPZ

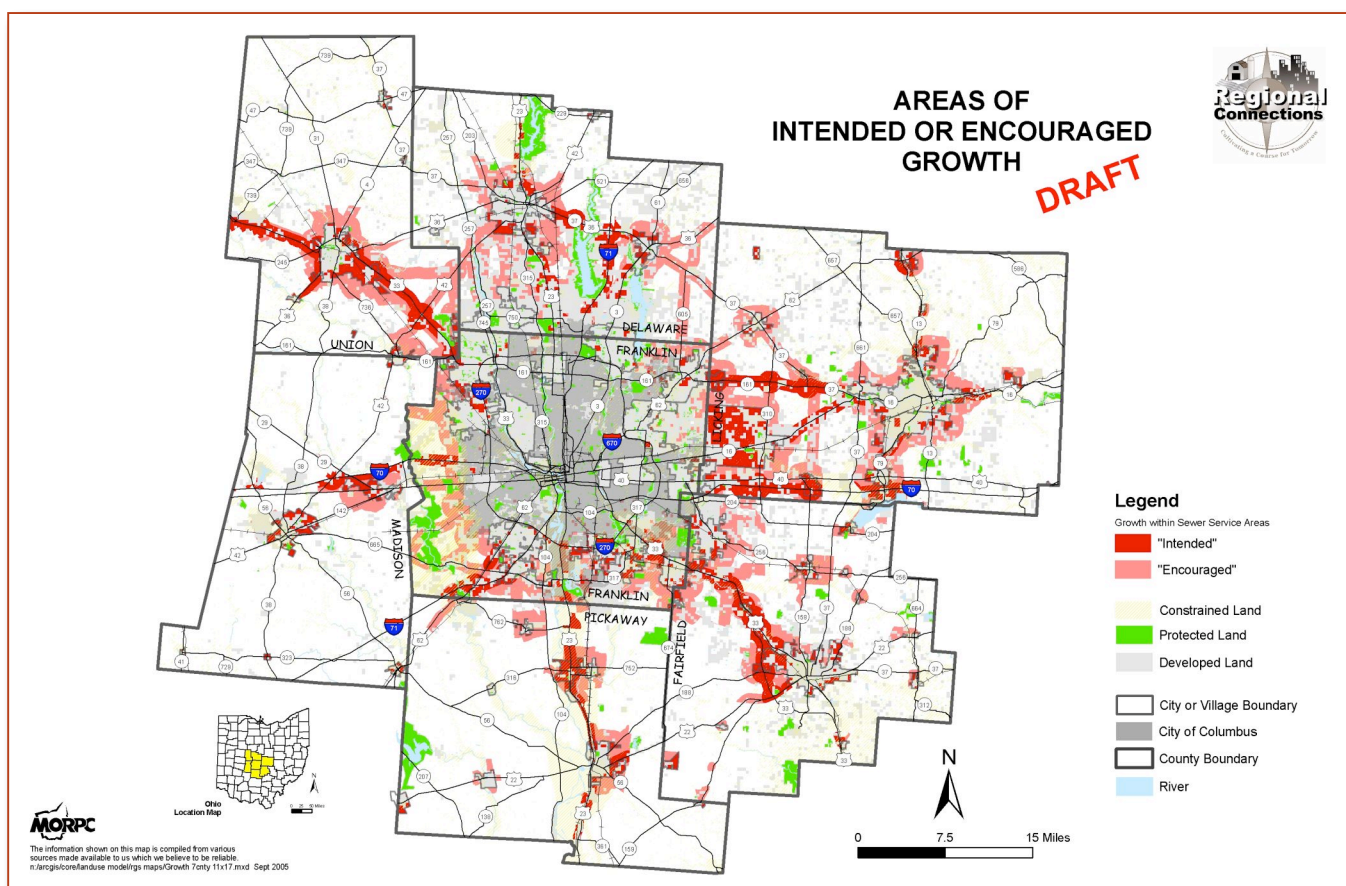


Integrating Growth with Natural and Cultural Assets



Regional Framework Plan

- Protected open space
- Unprotected open space
- Limited growth
- Encouraged growth
- Intended growth
- Infill and development



Policy Framework Implementation

CDP

Typologies

Settlement Patterns

Land Use

MIXED USE: TOD (T5)

Land Use:
Mixed-Use

Type:
Transit-Oriented Development (TOD)
A TOD in an Urban Center zone (T5) is a compact, mixed-use community, centered around a transit station that, by design, invites residents, workers, and shoppers to drive their cars less and ride mass transit more. They are located along existing or potential Light Rail or Bus Rapid Trans (BRT) alignments, or stations for those services. TODs consolidate the retail needs of the service area into one center and provide increased residential densities on site, but are also designed to accommodate the light rail user. Higher residential densities are usually located here. Office uses may also be located at these sites, attracting people to the center from other areas of the city and region. Parking is provided in structures and there may be reductions in the amount of required parking. On-street parking and shared parking agreements are encouraged. This zone is of higher intensity compared to those zones where a TOD is permitted. It allows for higher residential density, taller building heights, a lower proportion of residential uses, and smaller lots. In comparison to a TOD in the T3 and T4 zones, but is less intense than a TOD in a T6 zone. The TOD size in an Urban Center zone (T5) ranges from 120 to 160 acres.




Applicable Settlement Patterns:

		Town	City
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Applicable Typology Matrix:

		Intended Growth	Infill & Redevel.
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S TA T3 T5 T6 CS	LAND USE (MIXED)	Commercial	10-45%
		Residential	30-60%
		Office	5-15%
	HEIGHT	Principal Building	4 stories maximum, 2 minimum
		Outbuilding	3 stories maximum
	RESIDENTIAL DENSITY		7-30 units/acre
	BLOCK FRONTAGE	Minimum Frontage (% of each street)	100%
		Block Size	3 acres maximum
	BLOCK OCCUPATION	Block Dimensions	200-400 ft. Max. perimeter = 1,800 ft.
		Lot Area	1,800 square foot minimum
LOT OCCUPATION	Lot Coverage	80% maximum	
	Front	5 feet minimum, 10 feet maximum	
BUILDING SETBACKS	Side	5 feet minimum, 10 feet maximum	
	Rear	5 feet minimum	
PARKING	Maximum	2.0 spaces/1,000 square feet 1.0 space/dwelling unit	

[Back to Full Matrix](#)

Special District

Retail

Office

Services

Education

Arts & Rec.

Light Ind.

Heavy Ind.


TOD

Typologies

Infill

NA

	T1	T2	T3	T4	T5	T6	U
	Natural	Rural	Sub-Urban	General Urban	Urban Center	Urban Core	Special District
Land Use					T5-TOD	T4-TOD	T6-TOD
Typologies					X		



Implementing the Regional Plan

- 1. Do the most inclusive and comprehensive vision you can, it will help with the heavy lifting and will minimize opposition*
- 2. Use transparent and accountable steps to build the necessary trust and legitimacy among all players*
- 3. Implementation starts on day one. Implementation considerations should inform leadership composition, and technical requirements of the plan*
- 4. Place matters. The love of place is a deep motivational factor and a source of leadership and stewardship*

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