

Guiding Principles

Equity

Guide investment in a way that shares the responsibilities and benefits of growth across all areas of the City. Make community programs, services, and facilities accessible to all and focus specific efforts where support is most needed. Work to connect people across divides such as background, age, geography, and income level.

Environment

Set rules, goals, policies, and incentives that protect and improve environmental quality, while elevating the health and wellbeing of community members. Restore and enhance the air, water, and open space resources of the City. Ensure local decision-making and investment follows sustainability best practice and enhances climate resiliency planning and preparedness.

Economy

Invest in and expand the private, public, and non-profit, assets in Lancaster City that make it a unique and attractive place for employers and those seeking jobs and careers. Enable all residents sound opportunities to share in economic success and earn a good living.

Community Development Objectives

Land Use

Create and maintain strong, successful neighborhoods by establishing land use policies and maps that advance smart, efficient use of land resources, thoughtful site and neighborhood design, and a vibrant mix of residential, commercial, and institutional uses. Emphasize growth in large and underutilized sites, along transit corridors, and within economic focus areas.

Urban Design

Enrich the distinctive physical form and landscape to improve the experience and identity of Lancaster City as a special place. Seek ways to protect important visual qualities while integrating new architecture with the old. Emphasize design excellence in the relationship of buildings, streets, and open spaces to achieve a livable built environment.

Housing

Facilitate the creation and conservation of renter and owner-occupied housing to meet the needs of current and future residents. Build and maintain a greater supply and diversity of housing for a range of income levels and household compositions, which is essential to City affordability and inclusion.

Transportation

Provide safe and accommodating City streets for all users, especially people walking, biking, and using public transit and new forms of transportation. Expand mobility options and service quality to ensure people can get to jobs, education, and other destinations safely and efficiently.

Economic Development

Strengthen the local economy by bolstering and attracting employers that will increase job opportunities for City residents. Accommodate commercial uses and job growth in identified focus areas, including specific nodes and corridors. Promote the prosperity and diversity of small businesses and neighborhood commercial centers.

Parks and Public Spaces

Ensure parks and public spaces are green, welcoming, and near all residents. Enhance the number and quality of parks and public spaces in the City as places of respite, recreation, and gathering that foster social bonds and civic pride.

Historic Preservation

Preserve significant buildings and sites that contribute to the attraction, character, and identity of the City and the cultural heritage of its diverse populations. Respect the historic urban plans and layout that make up the “bones” of the City while seeking opportunities to adaptively reuse historic buildings and sites in a flexible manner that minimize deterioration and loss of resources.

Infrastructure

Provide safe, high-quality, and well-maintained City roads, bridges, parking, water, sewer, stormwater, and telecommunications infrastructure. Use infrastructure investments to elevate the health, beauty, and function of our existing community and prepare for projected growth and development.

Arts and Culture

Sustain and foster arts and cultural uses and facilities that support our local artists, programs, and institutions. Celebrate and honor our varied and blended cultures and eclectic character through the landscape. Increase public art, where feasible, in select capital improvement projects and private land developments.

Community Facilities and Services

Provide safe, high-quality, and well-maintained community facilities that allow government, institutions, and non-profit organizations to effectively deliver services that raise the wellbeing of City residents, including police, fire, education, health care, childcare, and library services.

