Warwick Region Comprehensive Plan Update

Community Planning Meeting #2
Economic Development

May 11, 2023

Brick Gables

Community Planning Meeting #2 – Economic Development

7:30am

- **Welcome and Purpose of the Meeting**
- **Key Economic Development Insights and Trends for the Warwick Region**
- **Panel Discussion**
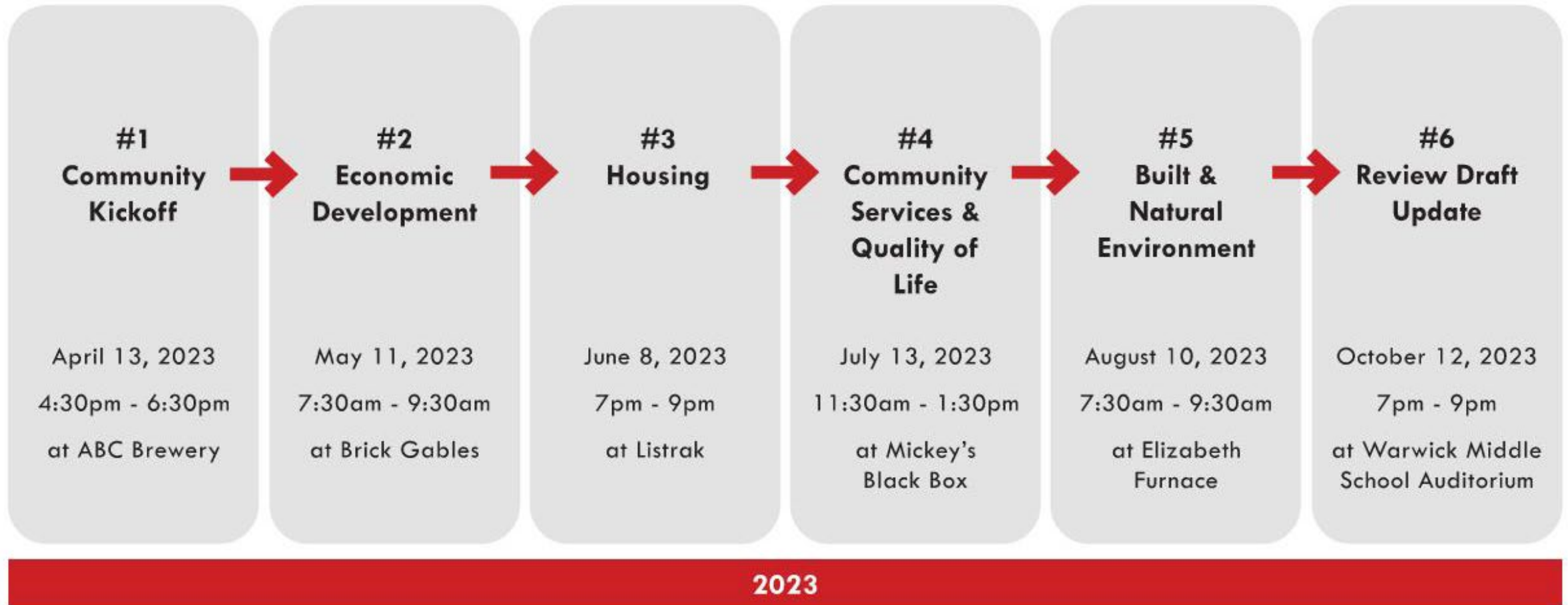- **Small Group Discussions**

9:30am

Mark Evans AICP PP AIA

Director of Planning

Accomplishments

1999—2005

2006-2011

2012-2017

2018-2022

Lititz Borough pedestrian safety program is initiated

A Regional Wellhead Protection Program is established

Construction begins on the hospital campus

Construction begins on the new Lititz Public Library

The Warwick Region Recreation Commission is established

Highlands Drive is constructed to alleviate traffic along SR 501

A Historic Inventory is completed for the region

Pedestrian crosswalk improvements are made along Broad and Main Streets

Lititz Borough adopts Form Based Zoning

Over 5,000 5th grade students have participated in the LRWA Warwick Watershed Day

A Carbon Audit is conducted for the region

Lititz Borough implements A rental inspection program

Development of the Rock Lititz Campus begins

Construction begins on the 6th Street extension from West Orange St. to SR 772

Warwick Twp. broadens its TDR program for farmland preservation

Farmland preservation reaches 3,000 acres

Veterans Honor Park of Lancaster County is constructed

Lititz Borough & Warwick Twp update their Joint Official Map

Lititz Run Watershed Action Plan is updated

The Lititz recCenter undertakes improvements to the Lititz Springs Pool

The Wilbur redevelopment project is designed to preserve the original facade

Lititz Run Watershed Alliance

WESC — Warwick Emergency Services Commission

Lititz Regional Community Development Corporation

Northern Lancaster County Regional Police

Experience Lititz Pennsylvania 17543 — Venture Lititz

LITITZ FARMERS MARKET

Warwick to Ephrata RAIL TRAIL

Elizabeth Township Municipal Park

Timeline

Public Meetings Timeline & Topics

#1 Community Kickoff
April 13, 2023
4:30pm - 6:30pm
at ABC Brewery

#2 Economic Development
May 11, 2023
7:30am - 9:30am
at Brick Gables

#3 Housing
June 8, 2023
7pm - 9pm
at Listrak

#4 Community Services & Quality of Life
July 13, 2023
11:30am - 1:30pm
at Mickey's Black Box

#5 Built & Natural Environment
August 10, 2023
7:30am - 9:30am
at Elizabeth Furnace

#6 Review Draft Update
October 12, 2023
7pm - 9pm
at Warwick Middle School Auditorium

2023

Warwick Region Comprehensive Plan Update

Warwick Township   Lititz Borough   Elizabeth Township

STRENGTHENING COMMUNITY 2030

Steering Committee & Core Working Group

Steering Committee

Warwick Township

Ken Eshleman

Ken Kauffman

Tom Zug

Dan Cicala

Dale Keeney

Brent Kreider

Joyce Gerhart

Alex Piehl

Brian Donmoyer

Sue Verdegem

Karen Mailen

Lititz Borough

Karen Weibel

Cory Van Brookhoven

Steve Lee

Rebecca Branle

Rob Myallis

Duane Ober

Scott Hain

Gaylord Poling

Charis Pankratz

Deborah Willwerth

Ryan McCrory

Elizabeth Township

Carol Moulds

Jordan Martin

Jason Garman

Harold Fox

Jeremy Sauder

David Snavely

Laura Snavely

Matt Clair

Jim May

Shawn Musser

Ben Hurst

Amos Lapp

David Brubaker

Tom Zorbaugh

Core Working Group

Brian Harris

Billy Clauser

Ezra Rothman

Jim Wenger

Mark Evans

Pat Moulds

Elijah Yearick

Barbara Kreider

April Hershey

Kelly Gutshall

Kendel Baier

Loren Miller

Dan Zimmerman

Melanie Calender

Mike LaSala

Rick Jackson

STRENGTHENING COMMUNITY 2030

Which THREE of the Big Ideas and Strategies from the 2018 – 2022 Forge the Future Plan is still a top priority for you?

What We Heard

Top priorities are:

1. Protect our natural resources including parks, natural areas and agricultural lands
2. Promote and strengthen business opportunities in Downtown Lititz as the central hub and "gathering place" for the region
3. Continue to encourage agricultural preservation and create large contiguous blocks of preserved land.

Housing / Development

Economic Development

Warwick Region Big Ideas

20%

19%

16%

30%

16%

Planning / Growth

Transportation / Infrastructure

Preservation / Protection
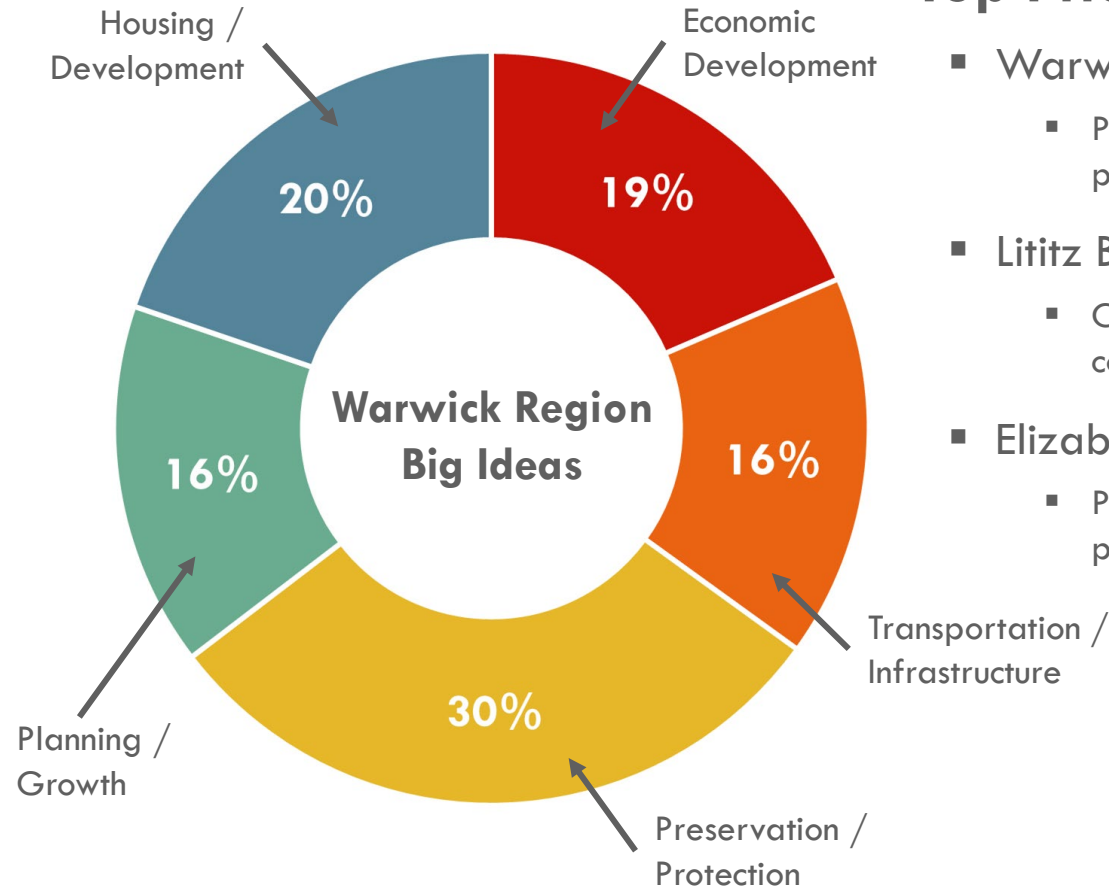
Top Priority by Municipality

- Warwick Township
  - Protect our natural resources including parks, natural areas and agricultural lands

- Lititz Borough
  - Complete Street Design while addressing congestion management

- Elizabeth Township
  - Protect our natural resources including parks, natural areas and agricultural lands

Warwick Region Comprehensive Plan Update

Warwick Township   Lititz Borough   Elizabeth Township

STRENGTHENING COMMUNITY 2030

Top Strategies from the 2017 Forge the Future Comp Plan	Warwick	Lititz	Elizabeth
Economic Development			
Promote and strengthen business opportunities in Downtown Lititz as the central hub and "gathering place" for the region.	↑↑	↑↑	=
Work with the Lititz Regional Community Development Corporation (LRCDC) to retain existing employers and recruit new businesses to the region.	↑↑	↑↑	↓
Transportation / Infrastructure			
Complete Street Design while addressing congestion management.	↓	↑↑	=
Coordinate investment in transportation and infrastructure to support growth and accessibility.	↑↑	↓	↓
Planning / Growth			
Coordinate delivery of community services including emergency services, aging in place, libraries, recreation, children, and education.	=	↑↑	=
Continue to balance new development activities with natural, historic, and cultural resource conservation.	=	=	↓

↑ ↑ Strong Support

= Moderate Support

↓ Low Support

Warwick Region Comprehensive Plan Update

STRENGTHENING COMMUNITY 2030

What three land uses are your highest priorities for how to use the limited land and infrastructure available in the Warwick Region?

What We Heard

Highest priorities are:

1. Residences that service providers, teachers, and essential workers can afford
2. Parks, Trails and Recreation
3. Natural Area Preservation

Lowest priorities were:
- 21st century industries & jobs and
- Single-family Homes

Warwick Region donut chart:
- Affordable Residences — 21%
- Parks, Trails and Recreation — 21%
- Natural Area Preservation — 20%
- Farmland Preservation — 16%
- Walkable Places — 11%
- 21st Century Industries & Jobs — 6%
- Single-family Homes — 5%
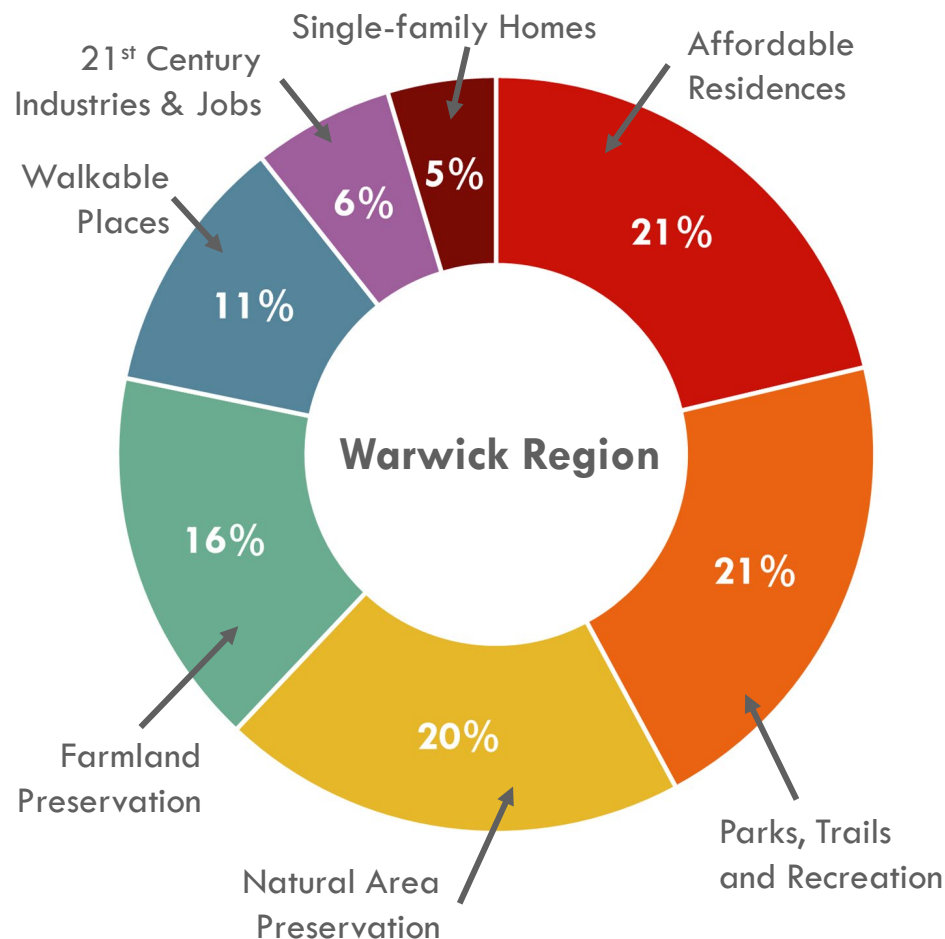
Top Priorities by Municipality

- **Warwick & Elizabeth Townships**
  - Natural Area Preservation
  - Parks, Trails and Recreation
  - Farmland Preservation & Residences essential workers can afford

- **Lititz Borough**
  - Residences that service providers, teachers and essentials workers can afford
  - Parks, Trails and Recreation
  - Walkable Village Places and Stores

STRENGTHENING COMMUNITY 2030

places2040 – preferred scenario – 15% urban places

Preferred Scenario: Places

This map shows the revised and enhanced Places scenario first presented at the "Framing Our Future" event held in May 2017.
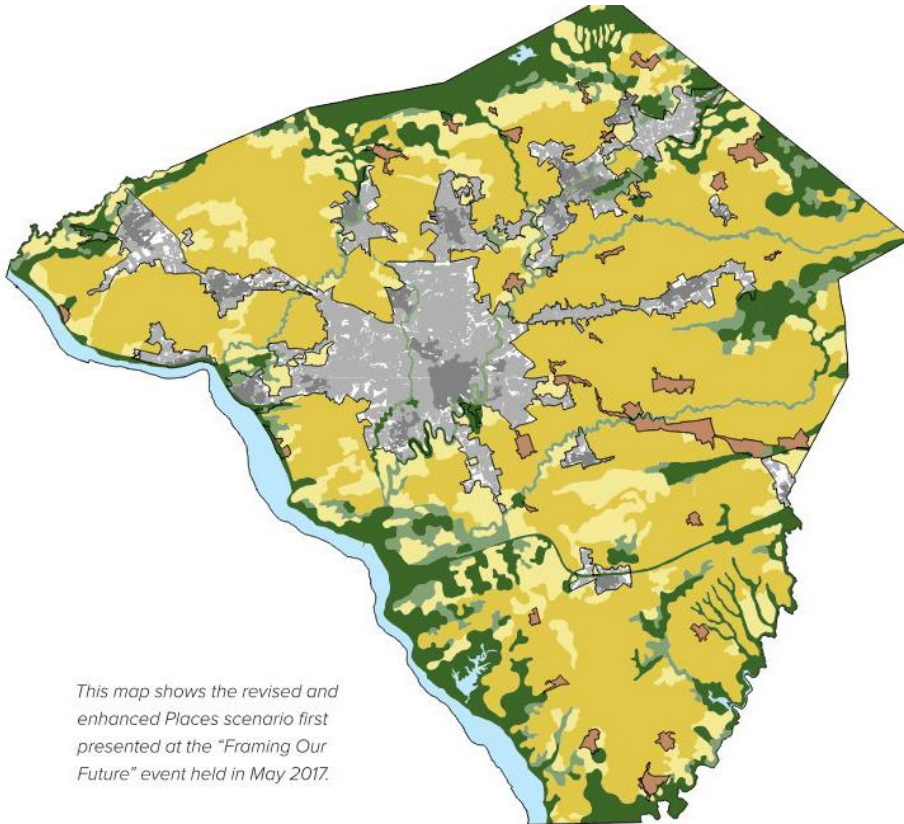
Lancaster County Land Area: Percentage by Character Zone

Special District 2%
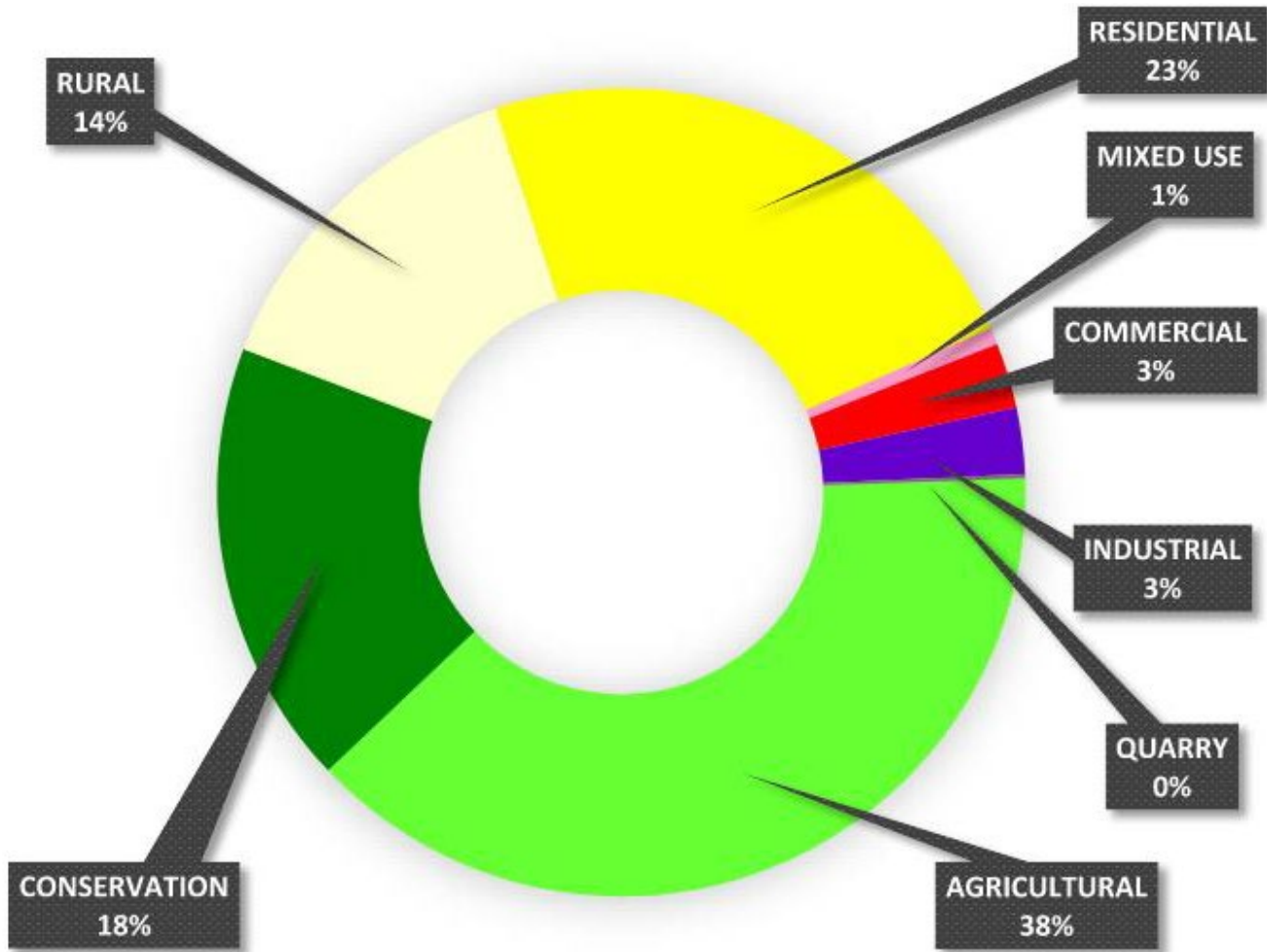Buildable Land 3%
Urban & Urban Core 1%
Natural Preservation 16%
Suburban 9%
Rural Community Core & Other Developed 1%
Natural Conservation 6%
URBAN 15%
Agriculture Conservation 14%
RURAL 84%
Agriculture Preservation 47%

STRENGTHENING COMMUNITY 2030
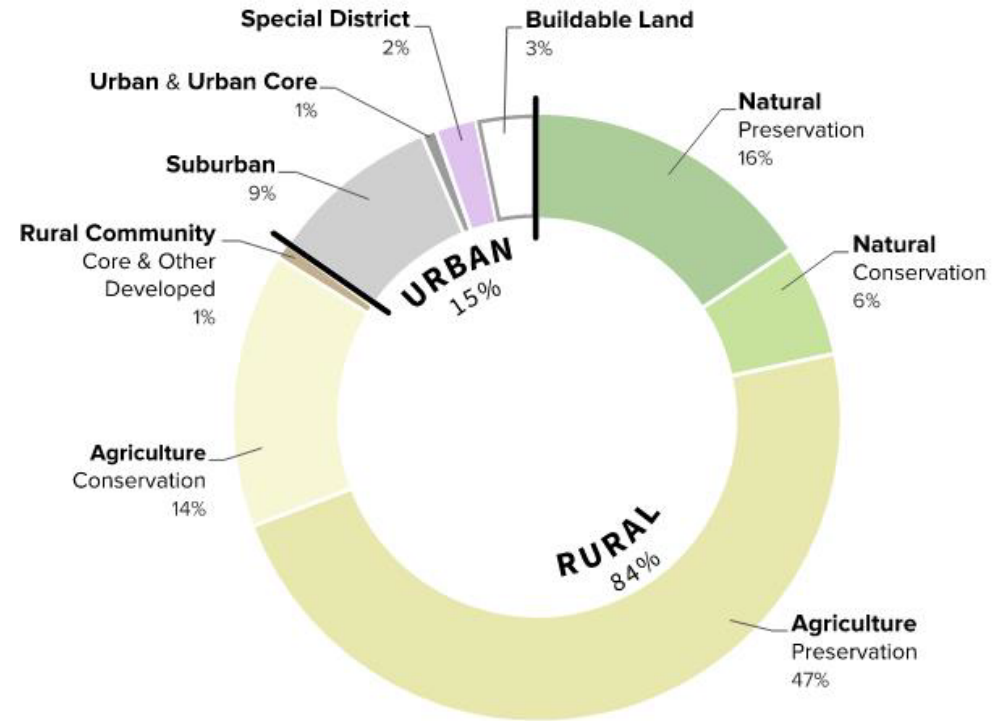
Places2040 – character zones

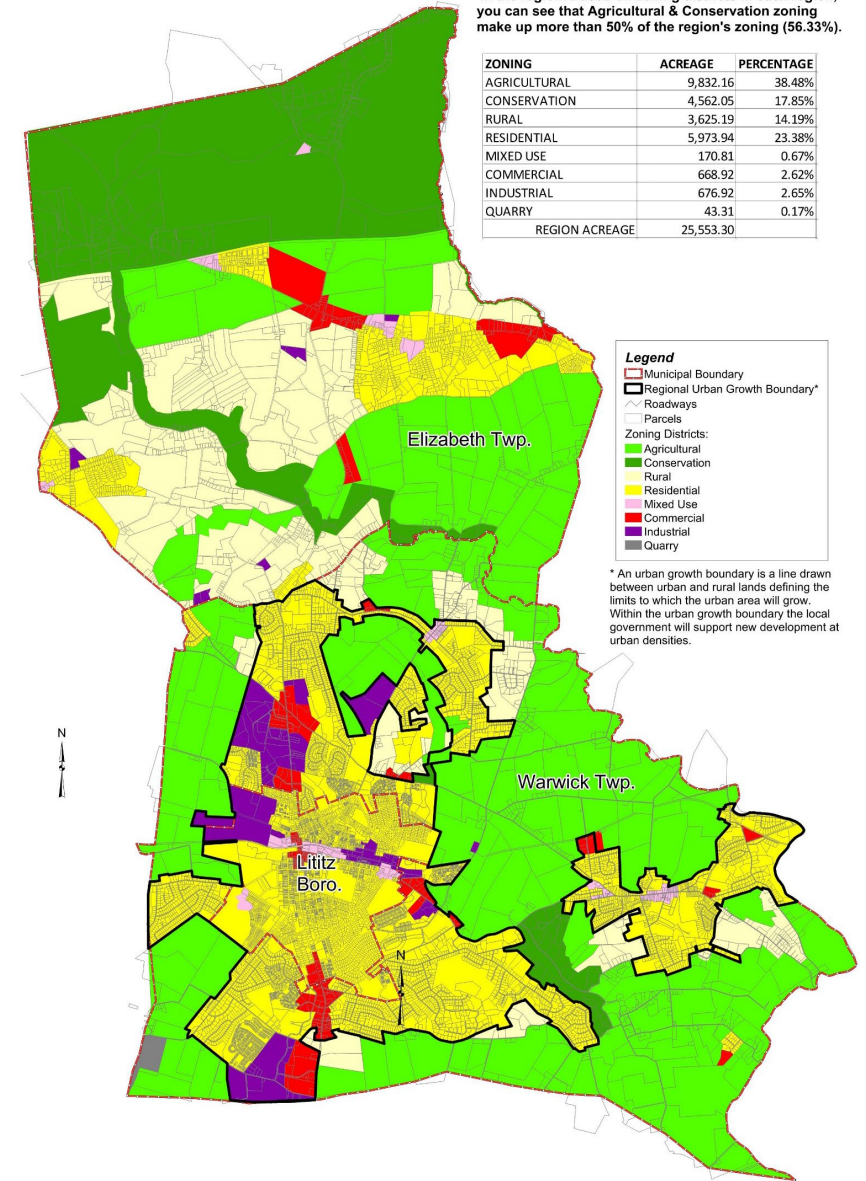| Character Zones: Description	Natural	Agriculture	Rural Community	Suburban	Urban	Urban Core	Special District
	Preservation · Large contiguous areas of exceptional natural lands including woodlands and wetlands. Also includes natural-resource based industries (such as quarries and sustainable timbering). · Provides ecological benefits such as air and water cleaning and habitat protection. May also provide scenic and recreational value.	**Preservation** · Large contiguous areas of farmland with fewer incompatible land-use and utility intrusions. Includes natural-resource based industries (such as quarries and sustainable timbering). · Contains best combination of prime soils and physical characteristics that produce economically sustainable yields.	**Core** · Moderate to higher density; has traditional village scale and character. · Typically detached residential dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses.	· Low to moderate density; automobile-oriented. Land uses and residential types typically separated from one another. · Primarily single-family detached residential dwelling units on larger lots, with commercial uses in strip centers, big-box stores, and shopping malls. · Transportation network has minimal connections; pedestrian and bicycle infrastructure is limited.	· Higher density; traditional urban scale and character. Often within walking distance of Urban Core. Includes some villages and Traditional Neighborhood Developments (TNDs). · Attached and detached residential dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses. · Transportation network is more connected, with some pedestrian and bicycle infrastructure.	**City** · Highest density; traditional urban scale and character. Includes Central Business District and adjacent areas of downtown Lancaster City. · Mixed-use 3- to 5-story buildings, with a few approaching 20 stories. Residential dwelling units often above commercial uses. Transportation network is highly connected; pedestrian and bicycle infrastructure is more extensive.	· Scale, land pattern, and building forms differ significantly from other character zones. · Typically contains a single large-scale commercial, industrial, or institutional use, often in a campus-like setting. Uses may include (but are not limited to) business parks, airports, school campuses, municipal facilities, and natural-resource based industries (such as quarries). · With the exception of college campuses, the transportation network typically has minimal connections; pedestrian and bicycle infrastructure is limited.
	Conservation · Important natural lands that are smaller in area, more fragmented, and lower in quality. Includes some other low-density uses and natural-resource based industries (such as quarries and sustainable timbering). · Serves as a buffer that enhances ecological benefits of Natural Preservation zone. May also provide scenic and recreational value.	**Conservation** · Smaller, more fragmented areas of farmland with greater number of incompatible land-use and utility intrusions. Includes some other low-density uses and natural-resource based industries (such as quarries and sustainable timbering). · Contains a patchwork of prime soils. Although soil quality may be lower, this farmland is vital to sustaining the rural economy.	**Other Developed** · Low to moderate density; automobile-oriented. Typically does not have traditional village scale and character. · Single-family detached residential dwelling units on larger lots, sometimes mixed with small-scale commercial, industrial, and institutional uses.			**Borough** · Highest density outside city; traditional urban scale and character. Includes Central Business District and adjacent areas of a borough downtown. · Mixed-use 2- to 3-story buildings, with a few approaching 10 stories. Some residential dwellings above commercial uses. Transportation network is highly connected, with some pedestrian and bicycle infrastructure.	*Notes:* 1. *Special Districts are also found in rural areas, but were not identified as part of the places2040 planning process. In the future, Lancaster County Planning Commission (LCPC) staff will identify these areas in the context of place-based planning and analysis to implement places2040.* 2. *In this plan, the term "Special District" does not refer to a governing or taxing entity. Instead, it applies to certain land uses and patterns that don't fit easily into other zones. It's a term commonly used in transect-based planning – the kind of place-based thinking reflected in our character zones.*

Regional Zoning Districts

RESIDENTIAL 23%

MIXED USE 1%

COMMERCIAL 3%

INDUSTRIAL 3%

QUARRY 0%

AGRICULTURAL 38%

CONSERVATION 18%

RURAL 14%

This map illustrates a summary of the zoning districts in the region. Based on zoning districts in each region, you can see that Agricultural & Conservation zoning make up more than 50% of the region's zoning (56.33%).

ZONING	ACREAGE	PERCENTAGE
AGRICULTURAL	9,832.16	38.48%
CONSERVATION	4,562.05	17.85%
RURAL	3,625.19	14.19%
RESIDENTIAL	5,973.94	23.38%
MIXED USE	170.81	0.67%
COMMERCIAL	668.92	2.62%
INDUSTRIAL	676.92	2.65%
QUARRY	43.31	0.17%
REGION ACREAGE	25,553.30	

Elizabeth Twp.

Warwick Twp.

Lititz Boro.

Legend
- Municipal Boundary
- Regional Urban Growth Boundary*
- Roadways
- Parcels
- Zoning Districts:
  - Agricultural
  - Conservation
  - Rural
  - Residential
  - Mixed Use
  - Commercial
  - Industrial
  - Quarry

* An urban growth boundary is a line drawn between urban and rural lands defining the limits to which the urban area will grow. Within the urban growth boundary the local government will support new development at urban densities.

N

Warwick Region Comprehensive Plan Update

Warwick Township   **Lititz Borough**   **Elizabeth Township**

STRENGTHENING COMMUNITY 2030

Regional Zoning Districts

RURAL & RESIDENTIAL 38%

MIXED USE/ COMMERCIAL/ INDUSTRIAL/ QUARRY 6%

AGRICULTURAL & CONSERVATION 56%

This map illustrates a summary of the zoning districts in the region. Based on zoning districts in each region, you can see that Agricultural & Conservation zoning make up more than 50% of the region's zoning (56.33%).

ZONING	ACREAGE	PERCENTAGE
AGRICULTURAL	9,832.16	38.48%
CONSERVATION	4,562.05	17.85%
RURAL	3,625.19	14.19%
RESIDENTIAL	5,973.94	23.38%
MIXED USE	170.81	0.67%
COMMERCIAL	668.92	2.62%
INDUSTRIAL	676.92	2.65%
QUARRY	43.31	0.17%
REGION ACREAGE	25,553.30	

Legend
Municipal Boundary
Regional Urban Growth Boundary*
Roadways
Parcels
Zoning Districts:
Agricultural
Conservation
Rural
Residential
Mixed Use
Commercial
Industrial
Quarry

* An urban growth boundary is a line drawn between urban and rural lands defining the limits to which the urban area will grow. Within the urban growth boundary the local government will support new development at urban densities.

Elizabeth Twp.

Warwick Twp.

Lititz Boro.

Warwick Region Comprehensive Plan Update

STRENGTHENING COMMUNITY 2030

Key Economic Development Insights and Trends

- Molly Crouser - Lancaster Chamber

- Ezra Rothman – Economic Development Company of Lancaster County

- Alex Rohrbaugh – Lancaster County Planning Department

Key Economic Development Insights and Trends

Molly Crouser -*Director of Events & Partnerships*

Lancaster Chamber

Warwick Region

Economic Development Meeting

Molly Crouser, Director of Events & Partnerships

Lancaster Chamber

County Statistics

- Population Size: 553,000 (2020 Census)
  - 6.5% increase over the last 10 years
  - Warwick Township – 19,000+
- Fastest growth in Pequea, Penn, Lancaster, and Manheim Townships
- Within 6-hour car ride for 48% of the US population
- #3 best place to live in PA // #5 best places to retire in US // #61 best place to live in the US

Lancaster Chamber

Regional Mobility

- Moved within the same county – 7.0%

- Moved from a different county same state – 2.3%

- Moved from a different state to Lancaster County – 1.5%

Workforce Statistics

Labor Force: 287,600

Employed: 277,500

Unemployment Rate: 3.5%

Unemployed: 10,100

Percentage of Population Age 16+ in the Labor Force by Age Group, 2021
County and State Comparison
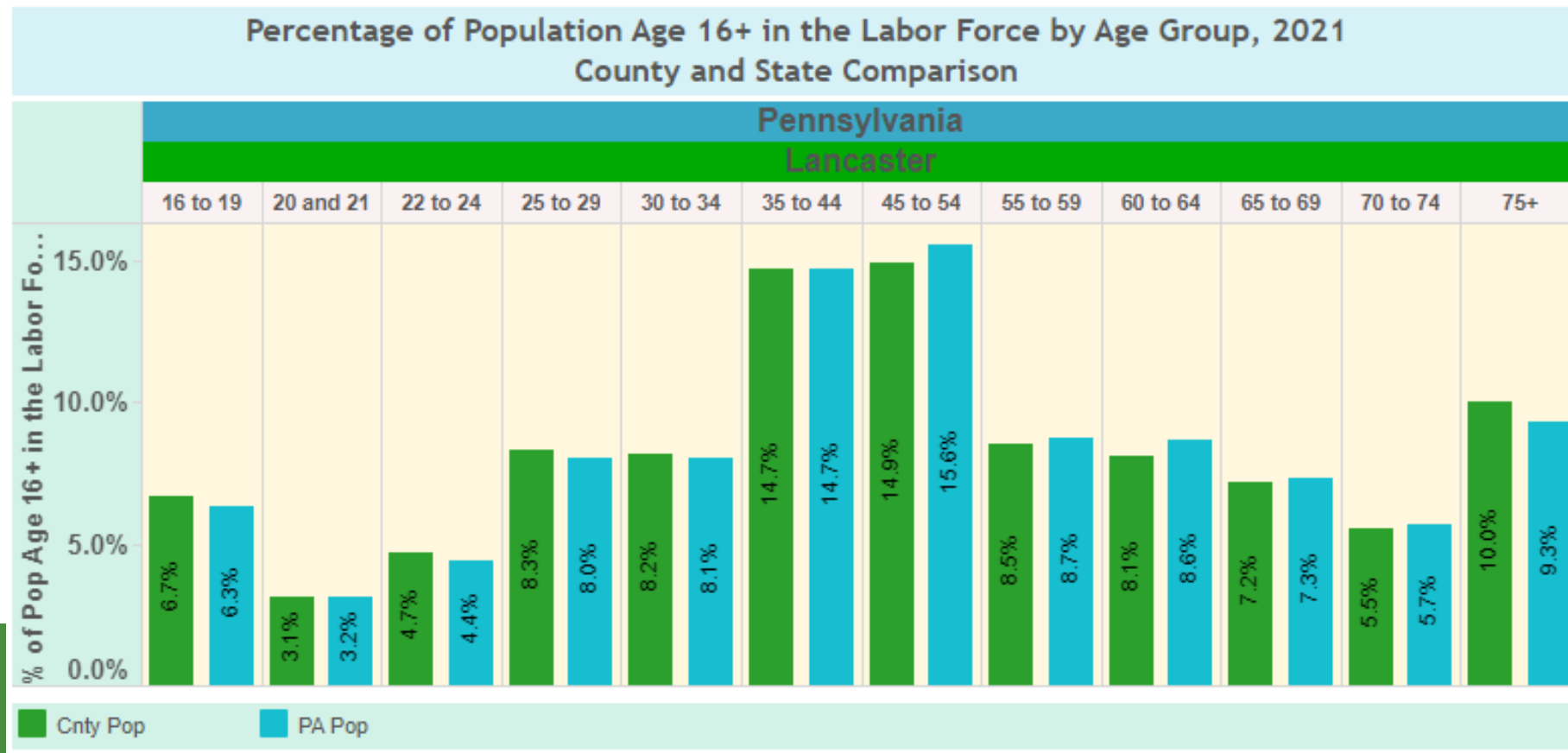
So Where Are They Working?

Key Sectors   Employment %

Key Sectors	Employment %
Healthcare	16.8%
Manufacturing	15.3%
Retail	12.2%
Construction	7.3%
Transportation	6.8%
Education	6.3%
Professional Services	4.6%
Agriculture	1.2%

Employment in Lancaster County by major industry

Private non-farm employment, 2021

Rank	Sector	Jobs
1	Health care and social assistance	43,471
2	Manufacturing	40,251
3	Retail trade*	34,406
4	Construction	26,047
5	Other services	19,707
6	Transportation and warehousing*	19,503
7	Professional, scientific, and technical services	19,095
8	Wholesale trade	16,771
9	Tourism	14,684
10	Real estate and rental and leasing	14,136
11	Administrative and waste management	13,814
12	Finance and insurance	12,368
13	Accommodation and food services*	11,437
14	Educational services	7,884
15	Management of companies and enterprises	5,030

Lancaster Chamber

County GDP Drivers

Contribution (%) to Lancaster County GDP by Industry (2021)

Industry	Contribution
Manufacturing	18.9%
Real Estate and Rental and Leasing	12.0%
Professional and Business Services	11.0%
Health Care and Social Assistance	10.6%
Wholesale Trade	8.4%
Retail Trade	7.5%
Construction	7.1%

Data source: US Bureau of Economic Analysis

Lancaster Chamber
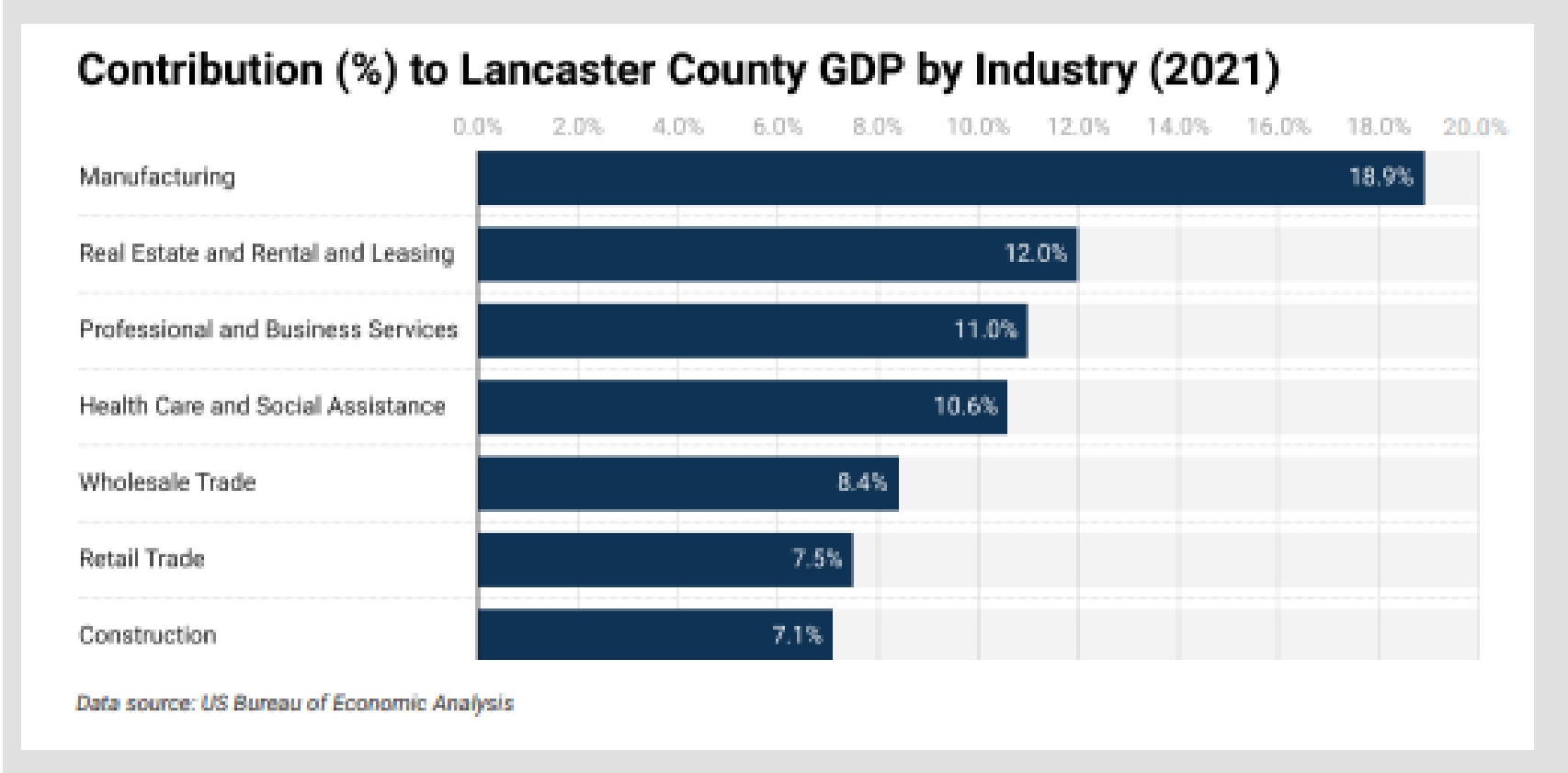
MANUFACTURING & HEALTHCARE

- These two industries combined account for 28% of Lancaster County's employment.
- Manufacturing is anticipated to stay steady in employment.
- Healthcare is expected to grow by 17%.

Industry Deep Dive

LIVE ENTERTAINMENT

Rock Lititz as the anchor is a 108-acre site with more than 34 businesses – and growing!

Industry Deep Dive

TOURISM

Leisure & Hospitality Workforce: 22,600+ jobs
$3.2 billion in tourism economy – 9 million visitors a year

$3.3B Total Economic Impact

$929M Total Labor Income Impact

22,690 Total Jobs Impact

Strasburg Rail Road

$427M Total Federal, State, & Local Tax Revenues

$210M State and Local Tax Revenues

$217M Federal Tax Revenues

RETAIL   ENTERTAINMENT/REC   FOOD & BEVERAGE   TRANSPORTATION   LODGING

Industry Deep Dive

Lancaster Chamber

AGRICULTURE & FOOD PRODUCTION

Lancaster has some of the richest, most productive non-irrigated ag soils in the world. Value of ag products exceeds $1.5 billion – 85% livestock/poultry // 15% crops.

Food processing (packaging eggs, milk, ice cream, hot dogs, cookies, candy, etc.) employs over 5,000 people – 2x more concentrated than the national average.

Industry Deep Dive

Lancaster Chamber

So, what are we paying attention to?

Lancaster Chamber

Business Trends

- Mergers & Acquisitions
- Supply Chain/Inflation
- Artificial Intelligence/Productivity
- Workplace Structures
- Conscious Customers
- Community Responsibility

Lancaster
Chamber

PA Business Climate

- Taxes
- Regulatory Environment
- Permitting
- Ease of Opening Business
- Ease of Growth of Business
- Space Availability

Place Making Components

- Housing
- Transportation
- Recreation/Activity
- Workforce/Jobs
- Accessibility

Lancaster
Chamber

What does growth look like for PA, for Lancaster County, and for the Warwick Region?

Communities & Businesses that are nimble, creative, and innovative while smart and intentional.

What are the ways your community or business best moves goods, services, and people?
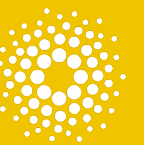
Key Economic Development Insights and Trends

Ezra Rothman – Director of Strategic Initiatives

Economic Development Company of Lancaster County

LANCASTER COUNTY, PA
Economic Development Company

Ezra Rothman

Director, Strategic Initiatives and Partnerships

Key Economic Development Insights and Trends

Alex W. Rohrbaugh, AICP, Senior Planner

Lancaster County Planning Department

What's our role as a county planning agency?

Under State Law, it's our responsibility to:

- Produce a county comprehensive plan
- Ensure consistency between county and local comprehensive plans

places 2040
a plan for lancaster county pa

thinking beyond boundaries

How we're implementing places2040

- **Workshops** – Focusing our energy on a few key policies in the plan; policies everyone should address

- **Regional comprehensive plans** – Working with regions to develop plans closely following places2040; or encouraging them to borrow heavily from places2040 as they do own plan

- **Municipal plans** – Encouraging other communities to borrow heavily from places2040 when doing their own plans

The Warwick region

Growth and development
Jobs and housing

Growth Area & Municipality*	Buildable Land Remaining (Acres) 2019	Buildable Land Consumption (Acres) 2015-2019		Large vacant tracts (40+ acres) remaining 2019	Density of New Residential Development (dwelling units / acre)				Public Water Capacity through 2040 **	Buildable land remaining by 2040 (Acres)	
	2019	Non-Residential	Residential	2019	places2040 UGA Target Density	2002-2015	2015-2019	Density Trend		Trend	places2040 Scenario
Cocalico UGA	1,768	36	65	6	6.5	3.1	2.2	▽	Surplus	1,365	1,241
Adamstown Boro	285	0	2	0	6.5	5.9	11.4	▲			
Denver Boro	43	0	0	0	6.5	4.0	N/A	—			
East Cocalico Twp	1,440	36	63	6	6.5	1.9	1.9	—			
Ephrata-Akron UGA	1,878	11	103	4	6.5	5.4	4.3	▽	Surplus	1,418	1,546
Akron Boro	59	0	7	0	6.5	3.0	4.9	▲			
Clay Twp	344	3	11	1	6.5	7.3	6.4	▽			
Ephrata Boro	163	3	8	0	6.5	7.4	8.9	▲			
Ephrata Twp	966	5	62	1	6.5	5.1	2.8	▽			
West Earl Twp	346	0	15	2	6.5	4.9	6.5	▲			
Lititz-Warwick UGA	1,051	47	217	2	6.5	3.9	3.3	▽	Deficit	(1)	275
Lititz Boro	106	0	85	0	6.5	6.8	1.9	▽			
Warwick Twp	945	47	132	2	6.5	3.5	4.1	▲			
Clay VGA	57	0	6	0	N/A	6.8	4.5	▽	Surplus	N/A	N/A
Hopeland VGA	2	0	0		N/A	3.7	2.9	▽	N/A	N/A	N/A
Oregon VGA	116	0	2		N/A	0.5	1.1	▲	Surplus	N/A	N/A
Reinholds VGA	50	0	2	0	N/A	1.2	2.8	▲	Surplus	N/A	N/A
Stevens VGA	21	0	0	0	N/A	3.1	1.5	▽	Surplus	N/A	N/A

Map 1A: Land Development within Growth Areas
Northeast Planning Area

Suitability for Development Criteria

Inside Water and Sewer Service Area
Near Water and Sewer Lines
Adjacent to Major Road (Arterial, Collector, etc)
Proximity to Interchanges
Size of Parcel (10+ acres)
Commercial or Industrial Future Land Use

Growth Area Buildable Land

Includes: Vacant land inside growth areas
Excludes: Quarries, Preserved & Priority Natural
Preservation Areas (Winter 2020 Workshops)

Unbuildable Land near Growth Area Edge

Includes: Preserved agricultural land
Quarries
Cemeteries
Landfills

Growth Area Buildable Land
Suitability for Development

- Most Suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less Suitable (lack of infrastructure)
- Least suitable (development is challenging)

- Unbuildable Land near Growth Area Edge
- Preserved & Priority Natural Land

- Existing Growth Area
- Road
- Rural Village
- Quarry
- Municipality

North

0   2
Miles

Growth Area Buildable Land

Suitability for Development

- Most Suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less Suitable (lack of infrastructure)
- Least suitable (development is challenging)

- Unbuildable Land near Growth Area Edge
- Preserved & Priority Natural Land

- Existing Growth Area
- Road
- Rural Village
- Quarry
- Municipality

501

772

222

Lititz
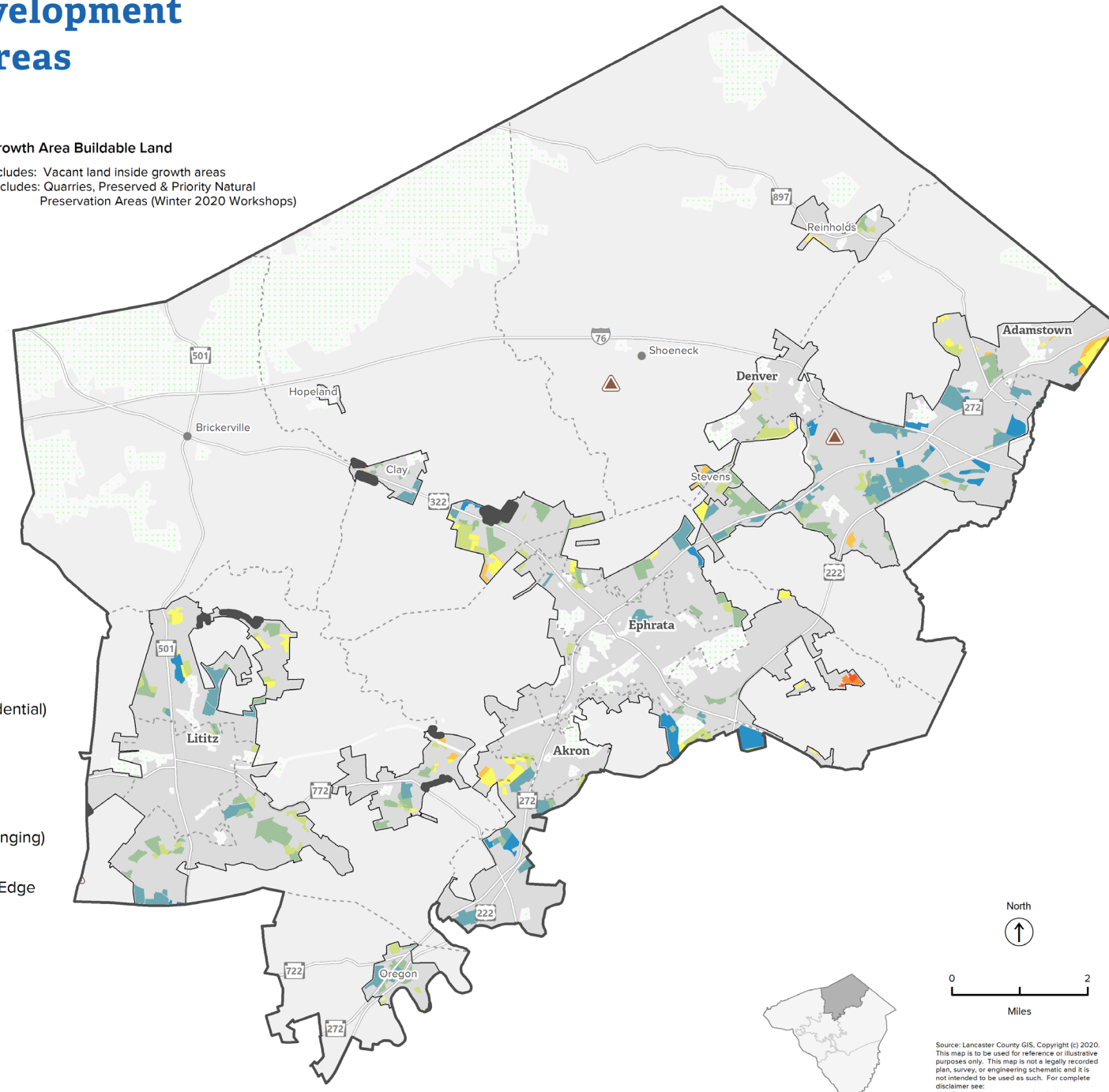
Map 2: Infill and Reinvestment Areas within Urban Growth Areas

Northeast Planning Area

Infill Area Criteria

buildable parcels < 2 acres

Reinvestment Area Criteria

Includes: Parcels that are Retail, Office, Multiple-Use (Downtown),
Vacant or Underutilized Warehouse or Industrial,
or Service Stations
Buildings > 5,000 square feet and older than 2001
Low Building-to-Land Property Assessment
Parking lots > 2,500 square feet

Infill and Reinvestment Area - Priority

Includes: Parcels in water and sewer service areas,
near water and sewer lines, and
along major roads.

Legend:

- ▢ Infill and Reinvestment Area
- ▢ Infill and Reinvestment Area - Priority
- Growth Area
- Road
- ● Rural Village
- △ Quarry
- Municipality

North ↑

0 — 2 Miles

Legend

- ▢ Infill and Reinvestment Area
- ▢ Infill and Reinvestment Area - Priority
- ▢ Growth Area
- 〰 Road
- • Rural Village
- △ Quarry
- ▢ Municipality

501

772

Lititz
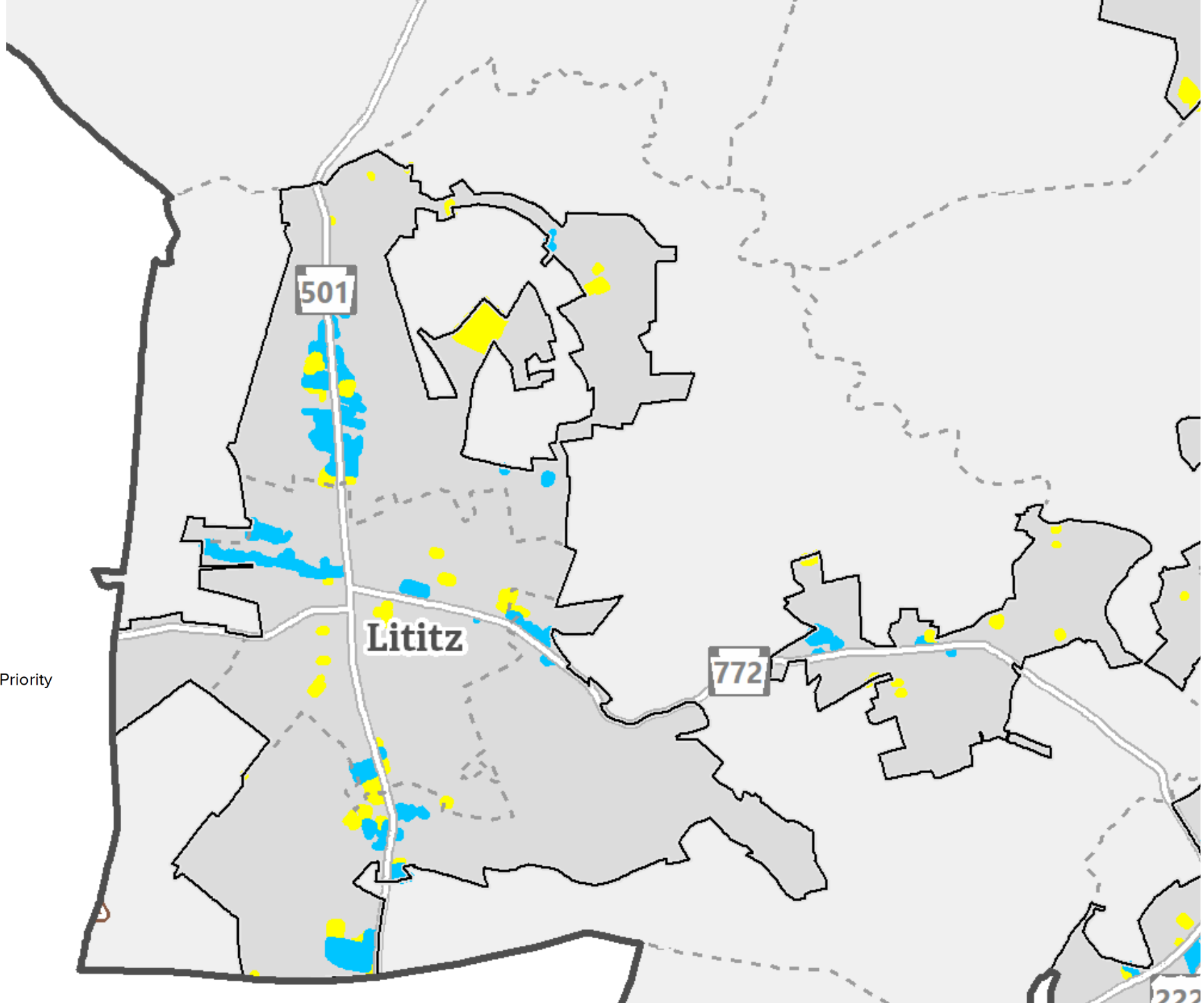
Key findings

- About 1,050 buildable acres remain in region's Urban Growth Area (UGA)

- Density of residential built 2002 – 2019: < 4 units / acre, places2040 recommends 6.5 units / acre

- About 240 acres may be suitable for non-residential uses

- Redevelopment potential along region's major corridors

Jobs/Housing Ratios: Northeast Planning Area

< 1 = Leans toward housing   *> 1 = Leans toward jobs*

Urban Growth Area	Workers	Housing Units	Jobs/Housing Ratio
Cocalico	8,555	4,943	1.7
Ephrata-Akron	13,030	13,337	1.0
Lititz-Warwick	9,128	10,153	0.9

Map 2A: Where We Work (With Focus Areas)
Northeast Planning Area

Concentrations of Jobs
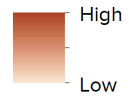
High
Low

◯ Jobs & Housing Focus Area
● Destination within Focus Area

Transportation Elements
Priority Corridor (places2040)
Existing Trail
Proposed Trail
◯ Secondary Mobility Hub
◦ Tertiary Mobility Hub

Other Elements
Existing Growth Area
Road
● Rural Village
△ Quarry
Municipality

Map labels:
Reinholds, Adamstown, Shoeneck, Hopeland, Denver, High Concrete, Henry Schein Inc., Four Seasons, Stevens, Pepperidge Farm, Brickerville, Clay, ACME Distribution, Ephrata Plaza/Commons, Green Dragon, Wellspan Hospital, Ephrata, Rock Lititz, Johnson & Johnson, Luther Acres, Akron, Moravian Manor, Lititz, Roland Park, Ephrata Marketplace/Walmart, UPMC Lititz, Kissel Village, Oregon

Route markers: 897, 76, 501, 322, 272, 222, 772, 722

North

0 — 2 Miles
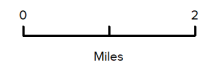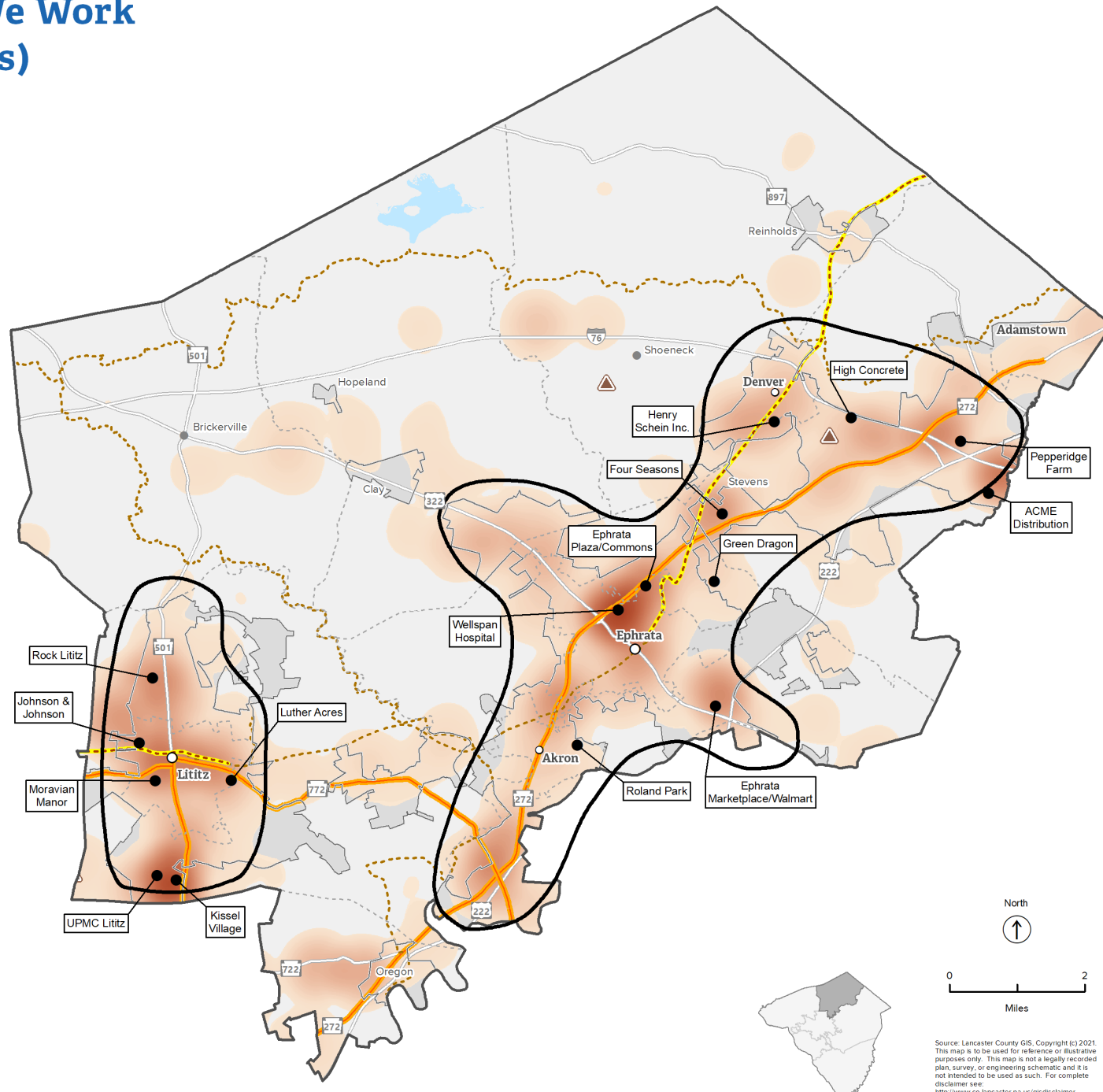
Map 2B: Where We Live (With Focus Areas)

Northeast Planning Area

Concentrations of Housing Units
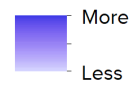
More

Less

⬭ Jobs & Housing Focus Area
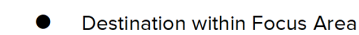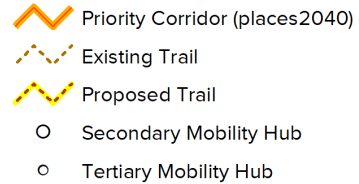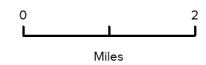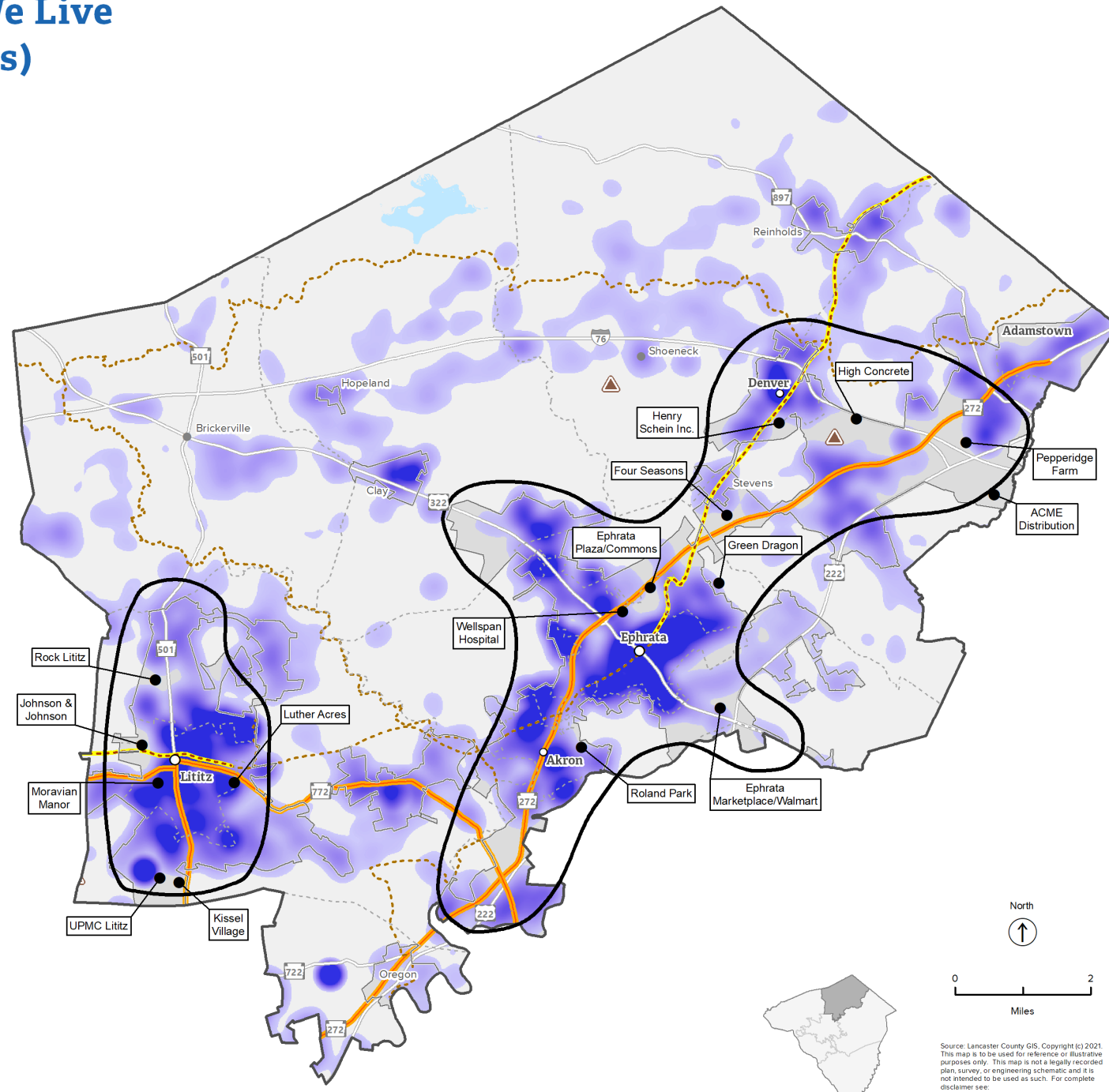
● Destination within Focus Area

Transportation Elements

〜 Priority Corridor (places2040)

···· Existing Trail

〜 Proposed Trail

○ Secondary Mobility Hub

○ Tertiary Mobility Hub

Other Elements

▢ Existing Growth Area

▱ Road

● Rural Village

△ Quarry

▢ Municipality

Map labels

Reinholds

501

Adamstown

897

76

Shoeneck

Hopeland

Denver

High Concrete

272

Brickerville

Henry Schein Inc.

Four Seasons

Stevens

Pepperidge Farm

Clay

322

Ephrata Plaza/Commons

Green Dragon

ACME Distribution

222

Rock Lititz

Wellspan Hospital

Ephrata

Johnson & Johnson

501

Luther Acres

Moravian Manor

Lititz

772

Akron

Roland Park

Ephrata Marketplace/Walmart

272

UPMC Lititz

Kissel Village

Oregon

722

272

North

0   2
Miles

Key findings

- The region's UGA is about 1:1 on jobs and housing units

- Largest concentration of jobs in and around Lititz

- Smaller job concentrations exist east of Brickerville

- Compared to jobs, housing is somewhat more dispersed in rural areas

What we need to do differently

- Manage the use of large tracts of vacant land in Urban Growth Areas

- Prioritize infill and redevelopment in Urban Growth Areas

- Build more compactly and efficiently

- Connect housing, jobs, schools, transportation and other destinations

Thank you!

www.lancastercountyplanning.org

Follow us on Facebook and LinkedIn

Lancaster County Planning

Lancaster County Planning
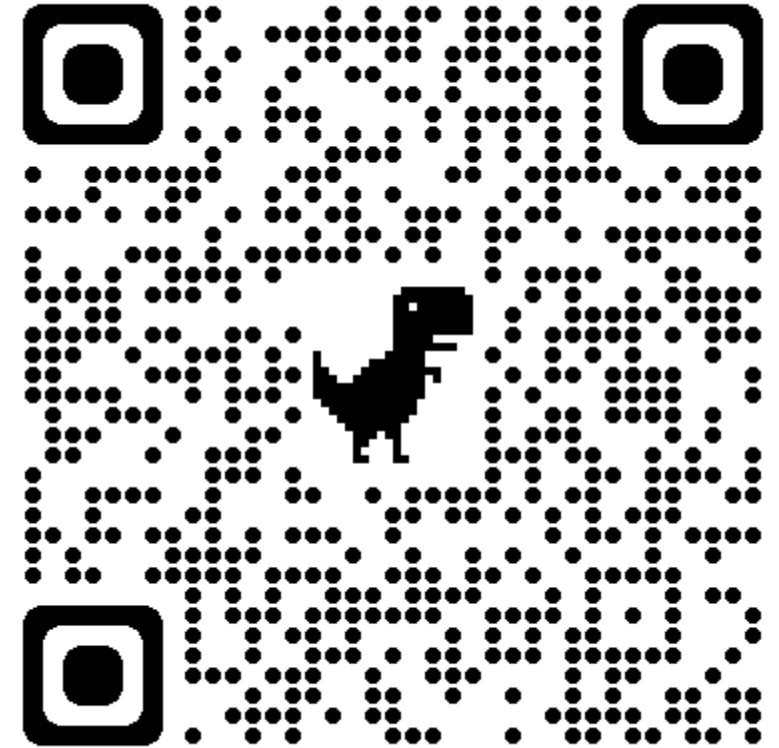
LANCASTER COUNTY
PLANNING

Panel Discussion of Economic Development

Panelists for the Economic Development Discussion

o **Rebecca Branlee** – Venture Lititz

o **Molly Crouser** – Lancaster Chamber

o **Travis Rohrer -** Rohrer's Quarry

o **Alex Rohrbaugh** – Lancaster County Planning Department

o **Ezra Rothman** – Lancaster County Economic Development Company

o **Andrea Shirk** – Rock Lititz

o **Mike Vigunas** – Lititz Region Community Development Corp.

o **Deborah Willwerth** – UPMC - Lititz

STRENGTHENING COMMUNITY 2030

Panel Discussion

What are the barriers that concern you most as the Warwick Region seeks to grow and retain businesses offering 21st century jobs?

STRENGTHENING COMMUNITY 2030

Panel Discussion

Which business types are missing and should be encouraged to expand and relocate in the Warwick Region?

STRENGTHENING
COMMUNITY
2030

Panel Discussion

To what degree are the high cost of housing and limited housing choices barriers to expanding existing businesses and attracting new businesses to the Warwick Region?

Can you cite examples of programs that have been successfully initiated to address these barriers?

STRENGTHENING COMMUNITY 2030

Small Group Discussions

STRENGTHENING
COMMUNITY
2030

Small Group Discussions

Which of the economic development topics raised during our panel presentations should the Warwick Region focus on addressing in the next five years?

STRENGTHENING COMMUNITY 2030

Small Group Discussions

What should the Warwick Region do to remove barriers that prevent the expansion of existing local businesses and the creation of new ones?

Which barriers concern you the most?

STRENGTHENING COMMUNITY 2030

Feedback from Small Group Discussions

What were the 3 biggest takeaways from your small group discussion?

STRENGTHENING COMMUNITY 2030

Strengthening Community 2030 website & Facebook

Strengthening Community 2030 website & Facebook

Project Timeline

Warwick Region Comprehensive Plan Update

Public Meetings Timeline & Topics

#1
Community Kickoff

April 13, 2023
4:30pm - 6:30pm
at ABC Brewery

#2
Economic Development

May 11, 2023
7:30am - 9:30am
at Brick Gables

#3
Housing

June 8, 2023
7pm - 9pm
at Listrak

#4
Community Services & Quality of Life

July 13, 2023
11:30am - 1:30pm
at Mickey's Black Box

#5
Built & Natural Environment

August 10, 2023
7:30am - 9:30am
at Elizabeth Furnace

#6
Review Draft Update

October 12, 2023
7pm - 9pm
at Warwick Middle School Auditorium

2023

To learn more about the Strengthening Community 2030 Comprehensive Plan Update and upcoming meetings, please visit: www.strengtheningcommunity2030.com
All meeting dates, times and locations are tentative, please confirm on the website.

Scan here!

Join us on Facebook: www.facebook.com/strengtheningcommunity2030

Warwick Township   **Lititz Borough**   **Elizabeth Township**

Warwick Region Comprehensive Plan Update

Community Planning Meeting #2
Economic Development

May 11, 2023

Brick Gables

Lititz Borough   **Warwick Township**   **Elizabeth Township**