

CITY OF LANCASTER PLANNING COMMISSION PUBLIC MEETING AGENDA



Meeting Agenda— Lancaster City Planning Commission

Wednesday, June 15, 2022 6:00 PM

City Council Chambers
City Hall Annex
120 North Duke Street, Lancaster City, Pennsylvania

- 1. Call to Order
- 2. Approval of Minutes of Meeting of the May 18, 2022 Meeting
- 3. Subdivision and Land Development

A. 327 E. Chestnut St. Subdivision Plan.

Harbor Engineering on behalf of the owner of the property at 327 E. Chestnut Street, has filed an application for a subdivision plan of the said property. The property contains an existing semi-detached dwelling fronting E. Chestnut Street and a detached dwelling with a garage on the first floor that fronts onto E. Fulton Street, with an address of 326 East Fulton Street. Each unit has separate water and sewer connections. The applicant desires to create a sperate lot for each unit as per the Subdivision Plan submission, and requested the following modification to SALDO:

- 1. Section 265-26. D (3) (I) Topography
- 2. Section 265-26. D(5) City Datum
- 3. Section 265-33. M Street Trees

4. Housing Subcommittee

A presentation on the development of large-scale affordable housing by Ms. Lisa A. Greener, Community Basics, Inc., Executive Director.

5. Comprehensive Plan Report

Land Use Exercise – City Northeast Quadrant.

- 6. Other Business
- 7. Public Participation
- 8. Adjournment







3. Subdivision and Land Development

A. 327 E. Chestnut St. Subdivision Plan.



May 4, 2022

Mr. Douglas Smith, City Planning Lancaster City 120 North Duke Street Lancaster, PA 17608

RE: Modification Request Letter

327 East Chestnut Street Subdivision

City of Lancaster

Project Number: 21526-002

Dear Mr. Smith:

On behalf of our client, we are requesting three (3) modifications of the City of Lancaster Subdivision and Land Development Ordinance as follows:

1. Section 265-26.D(3)(I) - Topography

This section of the ordinance requires that existing topographic contours of two feet with spot elevations at relevant points be shown on the plan.

We request this modification to waive the requirement for providing topography for this project. There are no proposed improvements associated with this plan. Providing surveyed topography would be of no benefit to the applicant or City.

2. Section 265-26.D(5) - City Datum

This section of the ordinance requires streets, alleys, sidewalks, access drives, and driveways are to be based on the City's Datum.

We request this modification to waive the requirement for providing the survey information on the City's Datum for this project. As noted in the previous request, no site improvements are being proposed as part of this project. Therefore, placing the plan on the City Datum is unnecessary.

3. Section 265-33.M - Street Trees

This section of the ordinance requires that street trees shall be located in the public right-of-way between the back of the curb line and the sidewalk within the planting strips or tree wells in accordance with Chapter 273.

We request a modification to waive the requirement for the required street tree for the project, and instead allow a fee-in-lieu of to be paid for the tree. The property has limited frontage along East Chestnut and East Fulton Streets. The existing utility connections to each make a tree planting impractical. Further, the East Fulton Street dwelling contains a curb cut for garage access, which takes up the majority of the lot frontage. A fee-in-lieu of tree installation would allow for a more appropriate location. We believe that this is a practical alternative and meets the intent of the Ordinance.



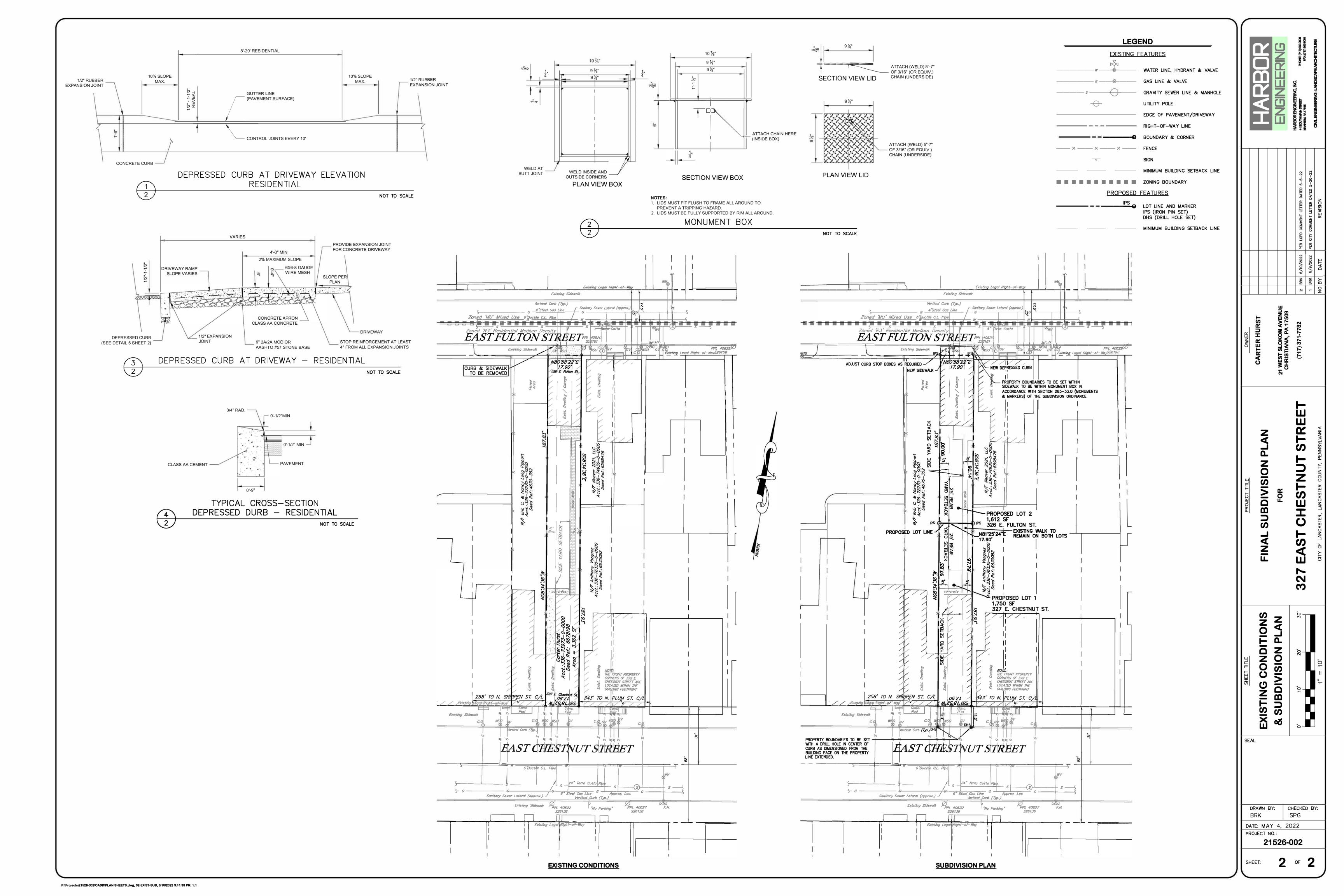
We are requesting that the Planning Commission consider these requests as part of the Subdivision Plan approval. Please feel free to contact my office if you should need any additional information or if you should have any questions, comments, or concerns related to this matter.

Sincerely,

HARBOR ENGINEERING, INC.

Steven Gergely, RJA

C: Digital File





The Basics of Affordable Housing

Real Estate Financials from Development through Day-to-Day Operations

Presented by: Lisa Greener, Executive Director

Location Requirements

Need for affordable housing options

Vicinity to employment opportunities

Proximity to bus routes

Nearby services and shopping

Site size - large enough, but not too large

Zoning

If family projects, education and schools

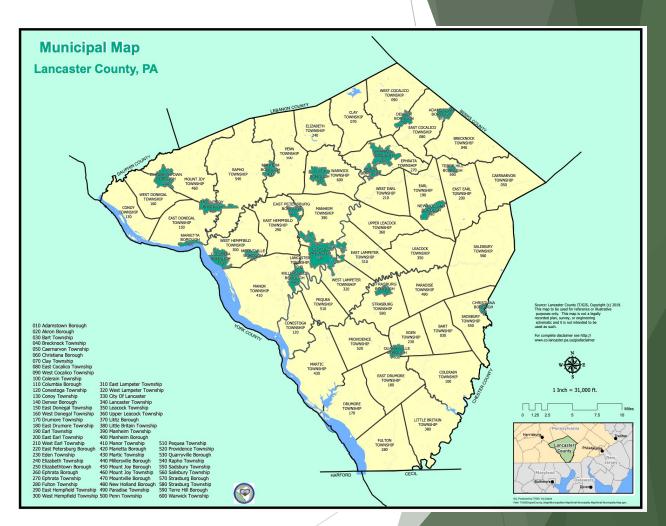
Adaptive Re-use - appropriate for housing



Key Obstacles of Location

- ► Land Development Process
 - Density
 - ► Zoning Variances
- NIMBYism (Not in My Backyard)
- ► Real Estate Taxes and Fees
- Utility Connection Fees
- Other Municipal Fees
- Land/Property Costs





Financial Feasibility

Two Types

- DevelopmentBudget
- ► Operating Budget





Development Budget

Acquisition Costs

Architectural

Construction Costs

Land Development Process Costs -Engineer, legal Third Party testing and reporting

 Geotechnical; environmental; appraisal; etc. Utility and Municipal Fees

Financing Costs

Reserves

Developer Fee



Organizational Costs



Sample Development Budget for 50 Unit Apartment Project

Acquisition	\$ 1,000,000
Architectural	500,000
Construction Costs	11,750,000
Land Development - Engineering & Legal	250,000
Third Party Testing & Reporting	100,000
Utility & Municipal Fees	175,000
Financing Fees & Interest	600,000
Reserves	600,000
Developer Fee 1,500,0	
Organizational Costs	100,000
TOTAL PROJECT COSTS	\$ 16,575,000

Development Challenges

- Construction Price Increases
- Supply Chain Issues
- Weather
- Land Development ProcessLength of time -increases costs
- Building Code Requirements







Sample Financing of Development Budget

LIHTC Equity	\$ 11,500,000
HOME Funds from County/City	1,000,000
PennHOMES from PHFA/DCED	750,000
Foundation and Grants	1,100,000
AHP	500,000
Permanent Mortgage	1,200,000
Deferred Dev Fee	425,000
TOTAL FINANCING STACK	\$ 16,475,000

Financing Challenges

- Competitive Application Processes
- Market Pricing of LIHTC Investment
- Interest Rates
- Funding Gap
- Limited Resources
- Reinvested Fees
- Foundations/Grants/Timing
- Some Government Grants trigger Prevailing Wages which increases





Operating Budget

- Affordable Housing restricted rental income
- Administrative
- Management Fees
- Repairs and Maintenance
- Utilities
- ► RE Taxes & Insurance
- Payroll Expenses
- Reserve Deposits





Challenges with Affordable Housing Operating Budgets



- Restrictive covenants from financing restrictions
- Annual rental increases restricted by governing body
- ► Rents may remain flat or decrease
- Operating Expenses
 - Utility costs increase faster than rents
 - Insurance costs increase faster than rents
 - Repair cost increases
 - ► Increased labor costs





Why develop affordable housing?

- All people should live in a place they are proud to call home
- Essential workers deserve to live near their employment
- Seniors and people with disabilities need accessible housing
- Safe, high-quality affordable housing strengthens neighborhoods







Contact: Lisa Greener, Executive Director lgreener@communitybasics.com

Thank You for your time.



PLANNING OUR FUTURE LANCASTER LAND USE DESIGN WORKBOOK

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What is a Comprehensive Plan?

A comprehensive plan is a document that guides future policy and decision making within a community. Comprehensive plans establish a vision for the future of a community and inform social, physical, economic, and environmental considerations. Most importantly, comprehensive plans are created through a robust public engagement process ensuring the plan addresses the values and priorities expressed by community members. A comprehensive plan answers the questions: What do we want our City to be? How can we work together to make it happen?









We want to hear from you!





Purpose of the Land Use Design Workbook

Lancaster City is in the process of updating its Comprehensive Plan. The comprehensive plan will help guide the City's development and determine what is important to our community from all perspectives, ultimately creating a framework to guide decision-making as it relates to future land use and policy.

As part of this process, we are interested in hearing from you to inform the comprehensive plan. We need your input to help define:

- What should change?
- What should stay the same?
- How should our City grow?
- What assets should we preserve?
- What streets need to be safer?
- How can we create spaces that are enjoyable for all?
- ...among other important topics!

Your responses to this exercise will assist Lancaster develop a future land use plan and craft policies to improve our community's quality of life.

What is a Future Land Use Plan?

- A map that serves as a guide for future decisions about development, zoning laws, and infrastructure investment.
- Describes the intended use and character for various types of development in the City.
- Makes recommendations for future land uses, but is not legally binding. This plan serves as a legal basis for Lancaster's zoning law.



How to Utilize the Land Use Design Workbook

This workbook is designed for you to share your input about neighborhoods and experiences in Lancaster City. We will ask you to draw on a map and answer questions related to land uses and the public realm to help the City understand what makes Lancaster great - today and in the future.

Materials needed to get started:

- Six markers (Black, Green, Orange, Red, Blue and Purple).
- Two large roll out maps
- Pens
- Post it notes
- Name Tags

Instructions

- Provide each participant in your group with a name tag to wear during the exercise.
- Follow the workbook, answering one question at a time.
- Designate one person from your group to be the record keeper of information. This person
 will write all responses in a single workbook to be submitted, which should be returned to:
 TBD
- Each question has two parts:
 - 1. Draw on a large roll-out map to answer questions using the colored marker specified.
 - 2. The designated recorder should provide additional detail within the workbook space related to the questions/map responses based on the group's discussion.

*This exercise will take approximately 2 hours to complete.

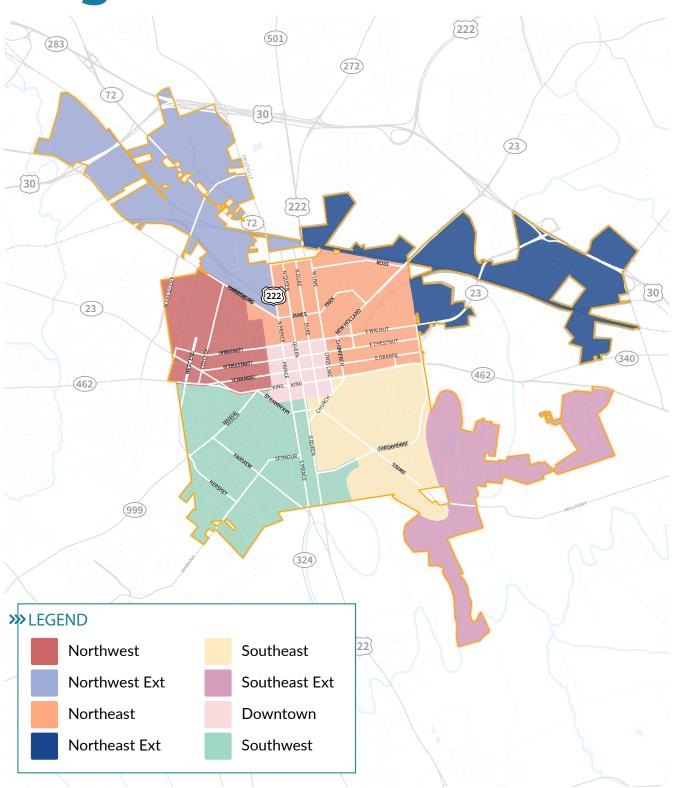




Today's Session

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Lancaster's Planning Regions







Glossary of Terms

Adaptive Reuse - Repurposing of an existing structure for new use. For example, converting an old church into a restaurant, an old train station into an office space, or an old windmill into a home.

Bicycle Facility - Any street or path which in some manner is specifically designated and/or designed for the use of bicycles or for shared use by bicycles and other transportation modes. Bicycle facilities include bicycle parking and on-street and offstreet bike lanes, shared lanes, bike boulevards, and bike paths.

Crosswalk - A marked part of a road where pedestrians have right of way to cross.

Future Land Use Plan - A plan, or any portion thereof, showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major street, parks, schools, community facilities and proposed zoning districts for future development. This plan establishes the goals, objectives and policies of the community.

Green Infrastructure - A variety of water management practices, such as vegetated rooftops, roadside plantings, absorbent gardens, and other measures that capture, filter, and reduce stormwater.

Industrial Land - Land used for the production, processing, repair, maintenance or storage of goods or materials, or the processing, storage, transfer or disposal of waste.

Land Use - The characterization of land based on what can be built on it and what the land can be used for. It's determining what sort of community, environment or settlement can be used on a specific type of land.

Mixed-Use Development - Structures that provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial or industrial components.

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Glossary of Terms

Mobility Impaired Person - Any person, regardless of age, who is subject to a physiological defect or deficiency regardless of its cause, nature, or extent that renders the person unable to move about without the aid of crutches, a wheelchair, or any other form of support, or that limits the person's functional ability to ambulate, climb, descend, sit, rise, or to perform any related function.

Pedestrian Facility- Any sidewalk, intersection, crosswalk, street, curb, curb ramp, walkway, pedestrian right of way, pedestrian undercrossing, pedestrian overcrossing, or other pedestrian pathway.

Public Realm - Publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, waterfronts, public transit systems, conservation areas, and civic buildings and institutions.

Public Transportation- A form of travel offered locally that enables more people to travel together along designated routes. Typical examples of types of public transportation include buses, trains, and trams.

Recreational Facility - A public building and grounds for community entertainment, relaxation, social activity and other leisure needs.

Zoning - Municipal or local laws or regulations that govern how real property can and cannot be used in certain geographic areas.

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City Neighborhood's

Exercise 1: What are the boundaries of your neighborhood?

Using different colored markers on a blank map, please draw the boundaries of the neighborhoods in your Planning Region. Please label each neighborhood on the map, and fill out the information for each below.

Neighborhood Name 1:	Color On Map:
What makes this neighborhood unique?	
Neighborhood Name 2:	Color On Map:
What makes this neighborhood unique?	
Neighborhood Name 3:	Color On Map:
What makes this neighborhood unique?	
Neighborhood Name 4:	Color On Map:
What makes this neighborhood unique?	



Land Use Exercise: Housing

Types of Housing

Providing a variety of housing options that fulfill differing needs of the community is important to creating sustainable neighborhoods. Examples of these different types of housing options, including single-family, multi-family, and mixed-use development (combination of residential and commercial uses) are shown below.



Single-Family Row Houses (James Street)



Multi-Family Housing (Stadium Row)



Multi-Family Housing (Chesapeake Street)



Mixed-Use Development (New Holland Ave)



Mixed-Use Development (King Street)



New Mixed-Use Development (King Street)



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Land Use Exercise: Housing

Exercise 2: What types of housing do residents need?

Using the **RED** marker, please identify areas on the map where new or expanded housing options are needed and mark on the map with a number. Where new housing is placed is up to you and the group!

Then please describe the types of housing you believe would be beneficial for Lancaster in general, as well as any specific ideas by location as depicted on the map with the corresponding number. Feel free to note any specific neighborhoods or housing in the City you like! Please be as specific as possible.

#	Housing Type	Comments



Land Use Exercise: Bikes and Peds

Please follow along and answer each question one-by-one.

Pedestrian and Bicycle Improvements

Improvements, such as dedicated on-road bike lanes, pedestrian crosswalks, and amenities serve to create a comfortable and safe experience for multi-modal users (such as walkers and bikers) on Lancaster's streets. Below are a few examples of pedestrian and bicycle improvements which could be implemented in various areas of the City.



Separated Bike Lane and Bump Out



Cyclist Amenities (ex: bike racks, repair stations, etc)



Pedestrian Amenities (ex: benches, trash cans, flower pots, etc)



Vibrantly Colored Pedestrian Crosswalk



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Land Use Exercise: Bikes and Peds

Exercise 3: What pedestrian and bicycle improvements does the City need?

Using the **BLACK** marker, please draw on the map to identify streets that would benefit from pedestrian and bicyclist improvements, such as new or upgraded sidewalks, enhanced accessibility for all user groups (such as those that are mobility impaired), installation of bike lanes or pavement markings, or any additional amenities along roadways. Mark each improvement on the map with a number.

Then with each corresponding number, please add specific improvements you would like to see implemented (ex: bicycle lanes on Walnut Street, upgraded sidewalks on Beaver Street, etc) or amenities you would like to see installed (ex: benches, trash receptacles, lighting, signage, etc) to the table below. Provide any good examples from around the City, as well. Please be as specific as possible.

#	Desired Improvement(s)	Comments



Land Use Exercise: Park Enhancements

Recreational Amenities

Recreation opportunities, equally distributed and accessible across the City, are critical to providing a strong quality of life and promoting community health and social interactions.



Restrooms



Picnic Pavilion



Play Facilities



Multi-use Sporting Court



Bench / Seating



Cyclist Amenities (ex. bike repair stations, water stations, etc)



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Land Use Exercise: Park Enhancements

Exercise 4: What types of recreational facilities and park improvements do you want to see in the City?

Using the **GREEN** marker, please draw on the map to identify areas where park improvements or trail connections are needed, as well as opportunities for new community green spaces. Label each improvement with a number on the map.

Then, with each corresponding number, describe any improvements you would like to see in each park (ex: signage, restrooms, recreational fields, playgrounds, benches, etc) and share additional information regarding desired trail connections in the table below. Please be as specific as possible.

#	Desired Improvement(s)	Comments



Land Use Exercise: Redevelopment

Exercise 5: Are there sites in Lancaster that can be better utilized?

Using the **BLUE** marker, please identify particular sites you would like to see redeveloped or adaptively reused. Please mark each identified site on the map with a number.

THEN... tell us more about the types of uses (ex: commercial, retail, mixed-use, industrial, etc) that would be best suited for that site below.

Site #	Desired Use(s)	Comments



Community Services +

Resources

Exercise 6: Does your neighborhood have access to the resources and services you need?

Take a moment to think about existing community services and resources provided in your neighborhood. These could include cultural and community centers, faith-based organizations, corner stores, grocery stores, health facilities, recreational spaces, day care centers, or school faculties. You can visit this link for more information: https://livabilityindex.aarp.org/categories/neighborhood

Do you think there are gaps in the types of services and resources provided in your neighborhood? How can services in your community be strengthened? Please describe below, in as much detail as possible.

Resources / Services	Comments



Think Big!

Exercise 7: What are your Big Ideas for Lancaster?

As a group, discuss projects that are most needed in the City or would have the greatest impact in Lancaster. Use this space to tell us the top **THREE** projects or initiatives that the City should incorporate into the Comprehensive Plan. Please be as specific as possible.

#	Initiative	Description
1		
2		
3		





General Comments

What else do you want our project team to know about your future Lancaster? Please describe in the box below!



Interested in staying involved?

PLANNING OUR FUTURE LANCASTER

Visit www.OurFutureLancaster.com to stay up to date on in-person and virtual public engagement opportunities so your voice can be heard!

