

Keeping LANCASTER Current

AN HOURGLASS PUBLICATION

Lancaster County Growth Management Issues November 9, 2004

FYI

2004 AMERICAN COMMUNITY SURVEY - [Smart Growth America](#) and the [National Association of Realtors](#)® prepared this [survey](#) in October 2004 on Americans' preferences for the type of communities they want to live in and the policies they support for creating those communities. The preferences and other opinions expressed in the survey suggest a direction for solving the conflicting pressures of the desire to develop and the wish to preserve communities.

THREE MAIN POINTS REVEALED -

1. Americans favor smart growth communities with **shorter commute times**, sidewalks, and **places to walk** more than sprawling communities.
2. The length of their commute to work holds a dominant place in Americans' decisions about where to live. Americans place a **high value on limiting their commute times** and they are more likely to see **improved public transportation and changing patterns of housing development as the solutions** to longer commutes than increasing road capacities.
3. Americans want government and business to be **investing in existing communities** before putting resources into newer communities farther out from cities and older suburbs. The public's priorities for development include **more housing for people with moderate and low incomes** and **slowing the rate of development of open space**. Many Americans also express the desire for **more places to walk or bike** in their communities.

SPRAWL: THE NEW MANIFEST DESTINY - From the August 2004 issue of [Environmental Health Perspectives Journal](#), [Sprawl: The New Manifest Destiny](#) discusses the current state of sprawl on both national and international levels. This article includes listings of the Top Ten Sprawling U.S. and World Metro Regions, details the effects of sprawl, and discusses how sprawl continues, despite a growing knowledge of its effects.

VACANT PROPERTIES AND SMART GROWTH: Creating Opportunity from Abandonment – This [paper](#) is the fourth in the Livable Communities @ Work series published by the [Funders' Network for Smart Growth and Livable Communities](#) focused on the practical aspects of how we create smarter, more livable communities for all. Reclaiming vacant properties and abandoned buildings is a key smart growth strategy. Based on their research of **“Broken Windows,”** public policy experts James Q. Wilson and George Killing document what police officers and neighborhood residents have known for years: neglected buildings with one broken window will soon have several. The same theory holds for vacant properties. Abandoned property sends a clear message to existing residents, neighboring blocks and prospective investors that the block is unsafe. As these properties are left to rot, other properties begin to exhibit the same signs of neglect. *“The alternative to sprawl is not stagnation, but a better, fuller use of already-developed spaces – especially those whose deterioration and neglect is now causing the flight that fuels sprawl in the first place.”*

Upcoming Events
Public Meetings – Housing Element of the Lancaster County Comprehensive Plan

Thursday, November 11, 2004
 7:00 p.m. – 9:00 p.m.
 Centerville Middle School
 865 Centerville Road, Lancaster

Tuesday, November 16, 2004
 7:00 p.m. – 9:00 p.m.
 Elizabethtown Area High School
 600 East High Street, Elizabethtown

Wednesday, November 17, 2004
 7:00 p.m. – 9:00 p.m.
 Manheim Township High School
 School Road, Lancaster

Thursday, November 18, 2004
 7:00 p.m. – 9:00 p.m.
 Ephrata Senior High School
 803 Oak Boulevard, Ephrata

The Community Benefits of a County-wide Public Health Department in Lancaster County- a Community Forum sponsored by the Untied Way and the Lancaster County Medical Society, **Friday, November 12, 2004**, 8:00 a.m.-9:30 a.m. Lehr Room, Gordinier Hall, Millersville University. To register call Pixie Berman (717) 394-0734 or email pixie@uwlanc.org.

Planning for the future of Central Market Community Workshops – Tuesday, November 16, 2004, 11 a.m.-1p.m. Southern Market Center, 100 South Queen Street **and Wednesday, November 17, 2004**, 7 p.m. – 9 p.m. Southern Market Center.

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