

Keeping LANCASTER Current

AN HOURGLASS PUBLICATION

Lancaster County Growth Management Issues

May 26, 2008

FYI

THE NEXT SLUM? – By [Christopher B. Leinberger](#) – From the [March 2008](#) edition of [The Atlantic](#), Leinberger writes - The **sub- prime crisis is just the tip of the iceberg**. Fundamental changes in American life may turn today’s McMansions into tomorrow’s tenements.

“At Windy Ridge, a recently built starter-home development seven miles northwest of Charlotte, North Carolina, **80 of the community’s 132 small, vinyl-sided houses were in foreclosure as of last year**. Vandals have kicked in doors and stripped the copper wire from vacant houses; drug users and homeless people have furtively moved in. In December, after a stray bullet blasted through her son’s bedroom and into her own, Laurie Talbot, who’d moved to Windy Ridge from New York in 2005, told The Charlotte Observer, “I thought I’d bought a home in Pleasantville. I never imagined in my wildest dreams that stuff like this would happen.” According to Leinberger, this is just one example of what’s happening in suburban communities throughout the country.

While circumstances such as Windy Ridge are usually attributed to the sub-prime mortgage crisis, Mr. Leinberger believes **the story of vacant suburban homes and declining suburban neighborhoods did not begin with the crisis, and will not end with it**. He believes **a structural change is under way in the housing market – a major shift in the way many Americans want to live and work**. It has shaped the current downturn, steering some of the worst problems away from and cities and toward the suburban fringes. And its effects will be felt more strongly, and more broadly as the years pass. Its ultimate impact on the suburbs, and the cities, will be profound. [Click here to read the full article.](#)

DCED UNVEILS COMMUNITY REVITALIZATION GUIDE – On May 13th, **Pennsylvania unveiled a powerful new device** in its arsenal of community revitalization tools: desktop technology that’s designed to help local officials map projects from beginning to end. Called the [community revitalization guide](#), [Department of Community and Economic Development](#) Secretary Dennis Yablonsky said the technology **will give elected and appointed officials a detailed view of the stages in implementing successful revitalization projects**. The guide, which is being distributed on “jump drives” and is available at www.newpa.com/revitalize, uses state-of-the-art [E-book technology](#). Text can be searched automatically or cross-referenced using hyperlinks. The guide can also be updated quickly and easily at any time. With the guide, officials can get a detailed view of the stages of projects, including: ·Choosing the one asset-rich development area for a community; ·Preparing the redevelopment area for market; ·Welcoming investment; and ·Applying strategies that work

NOW SHOWING

The March 6th [City Revitalization forum](#) presented by the Hourglass featuring the Honorable Joseph P. Riley, Jr. Mayor of Charleston, South Carolina is now available for your viewing pleasure on the [Hourglass website](#).

UPCOMING EVENTS

Public Art & The City of Lancaster - A special presentation with Renee Piechocki
Tuesday, June 3 at 5 pm
Pennsylvania College of Art & Design Atrium - Find out how Public Art can play a key role in creating a vibrant community. Hear from expert Renee Piechocki, Artist and Public Art Consultant; Founding Director, Office of Public Art, Pittsburgh. [Pennsylvania College of Art & Design's](#) Public Art Resource Project will host this community event that is made possible by a grant from the Lancaster County Community Foundation. For more information contact PCAD by calling 717-396-7833.

[Pennsylvania Downtown Center's Annual Conference - Bringing the Future into Focus](#) – June 8-11, 2008
Gettysburg, PA. [For more information.](#)

**Enabling Informed Growth Management
Decision Making for Lancaster County**

Call our office (717) 295-0755, or visit <http://www.hourglassfoundation.org>

HOURGLASS

FOUNDATION