

Keeping LANCASTER Current

AN HOURGLASS PUBLICATION

Lancaster County Growth Management Issues

May 25, 2010

FYI

HERE COMES THE NEIGHBORHOOD – ([The Atlantic](#)) Conventional suburbs are overbuilt and out of favor. **In cities and suburbs alike, walkable neighborhoods linked by train are the future.** In this [article](#), [Christopher Leinberger](#), Urban Land Use Strategist and Developer, explains how a new network of privately funded rail lines can make that future come to pass more quickly and cheaply—and help reinvigorate housing and the economy.

Housing is such a large part of the economy that a sustained, robust recovery is difficult to imagine without a corresponding recovery in the building, buying, and selling of houses. Indeed, housing has usually helped lead us out of prior recessions. While home buying typically plunges when the economy turns south, life goes on. People continue to age, children leave the nest, couples marry, babies are born, new jobs are taken. **When consumer confidence returns, the pent-up demand for different housing choices sparks a boom in construction and renovation.** The economic expansion during the 1990s, for instance, was fueled in part by a 44 percent rise in housing starts from 1991 to 1994, providing substantial job growth early in the recovery.

But this time may be different. As Zillow's satellite maps begin to indicate, what we face today is not just a *cyclical* housing problem, but a *structural* one as well. Over the past decade, **most house building occurred on the suburban fringe**, in large part because that's where houses could be built most easily and quickly. **But now that the bubble has popped, we can clearly see that underlying demand in these areas is extremely weak, and oversupply is massive.** [To read the full article.](#)

BUILDING NEIGHBORHOODS THROUGH GROCERY STORES – ([The Atlantic](#)) Urban revitalization does not at first glance relate to the growing national interest in fresh fruits and vegetables. But the Pennsylvania-based [Food Trust](#) views **the supermarket as the perfect starting point for improving the commercial viability of a neighborhood.** When the group launched back in 1992, it was originally dedicated to expanding farmers' markets throughout Philadelphia. Today, the group is working tirelessly to eliminate *food deserts*-- areas without any access to "real" food. To accomplish this goal, the Food Trust is **working with Pennsylvania lawmakers to develop a series of public/private partnerships that address food access problems.** One such program is the [Fresh Food Financing Initiative](#), a grant and loan program that encourages supermarkets to open in underserved areas. [To read the full article.](#)

UPCOMING EVENTS

The Future of the Past – New Economic Realities for Traditional Revitalization – June 13-16, 2010 Downtown Lancaster. [Pennsylvania Downtown Center's](#) 2010 Annual Statewide Conference – Lancaster County Convention Center. [For conference information and registration info.](#)

INTERESTING ARTICLES

[Draft 2011-2014 Transportation Improvement Program \(TIP\) Update – Materials for Public Review and Comment](#)

As required by federal law (currently SAFETEA-LU), the **TIP document must list all projects that use federal funds, plus any non-federally funded projects that are regionally significant.** The TIP may also include other state-funded capital projects that are regionally significant. Though most of the projects in the TIP are traditional highway, bridge, and public transit projects, it also includes bicycle and pedestrian projects, freight-related projects, and air quality projects. The TIP development process involves coordination between the Lancaster County MPO, PennDOT, RRTA, and public outreach. **Public Review and Comment Period May 1 – May 31, 2010**

[Inside an Urban Water System](#) - Urban water systems are immense -- and little-understood. *Places* presents this video from the Center for Urban Pedagogy looking down below the streets to illuminate the mystery city water delivery.

Enabling Informed Growth Management
Decision Making for Lancaster County

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