



LANCASTER EAST END SMALL AREA PLAN

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY



Pop-up Event at Reservoir Park April 2025

A CATALYTIC OPPORTUNITY

The East End Small Area Plan (East End SAP) is a key recommendation of the City's 2023 Comprehensive Plan Our Future Lancaster. As one of the Comprehensive Plan's Priority Place-Based Policies, the catalyst for the East End SAP is the decommissioning of the Lancaster County Prison at 625 E King Street.

The prison is owned and operated by Lancaster County and the County will be responsible for the disposition and sale of the prison site once a new prison is built and the current prison is decommissioned. Since the prison is located within the City of Lancaster, the City controls oversight of future zoning and land use regulations that will pertain to the property and guide its redevelopment. This dynamic will necessitate close coordination between the City and the County to ensure implementation of the East End SAP is responsive to the community's need and the County's priorities for the sale of the site.

The redevelopment of the 4.7-acre site in the heart of the East End community is an opportunity to reimagine the land use priorities, infrastructure systems, and key connections within and into the neighborhood. Furthermore, it is an opportunity for the community - who has been living alongside an active prison for decades - to guide the priorities and opportunities for redevelopment that can enhance the vibrancy, connectivity, and sense of place within the East End neighborhood.

Today, the Lancaster County Prison is an outdated and incompatible land use in a largely residential neighborhood. The size and scale of the site and its buildings disrupt the neighborhood feel and create both a perceived and real barrier to connectivity, creating inactive/

unmonitored spaces in the blocks surrounding the Prison site and interrupting the otherwise walkable and connected street grid. The East End SAP lays the vision and groundwork to transform this negative land use into a constructive and vibrant asset within the neighborhood that will in turn help to spur larger neighborhood and community revitalization.

EAST END: THE FACE OF A CHANGING LANCASTER

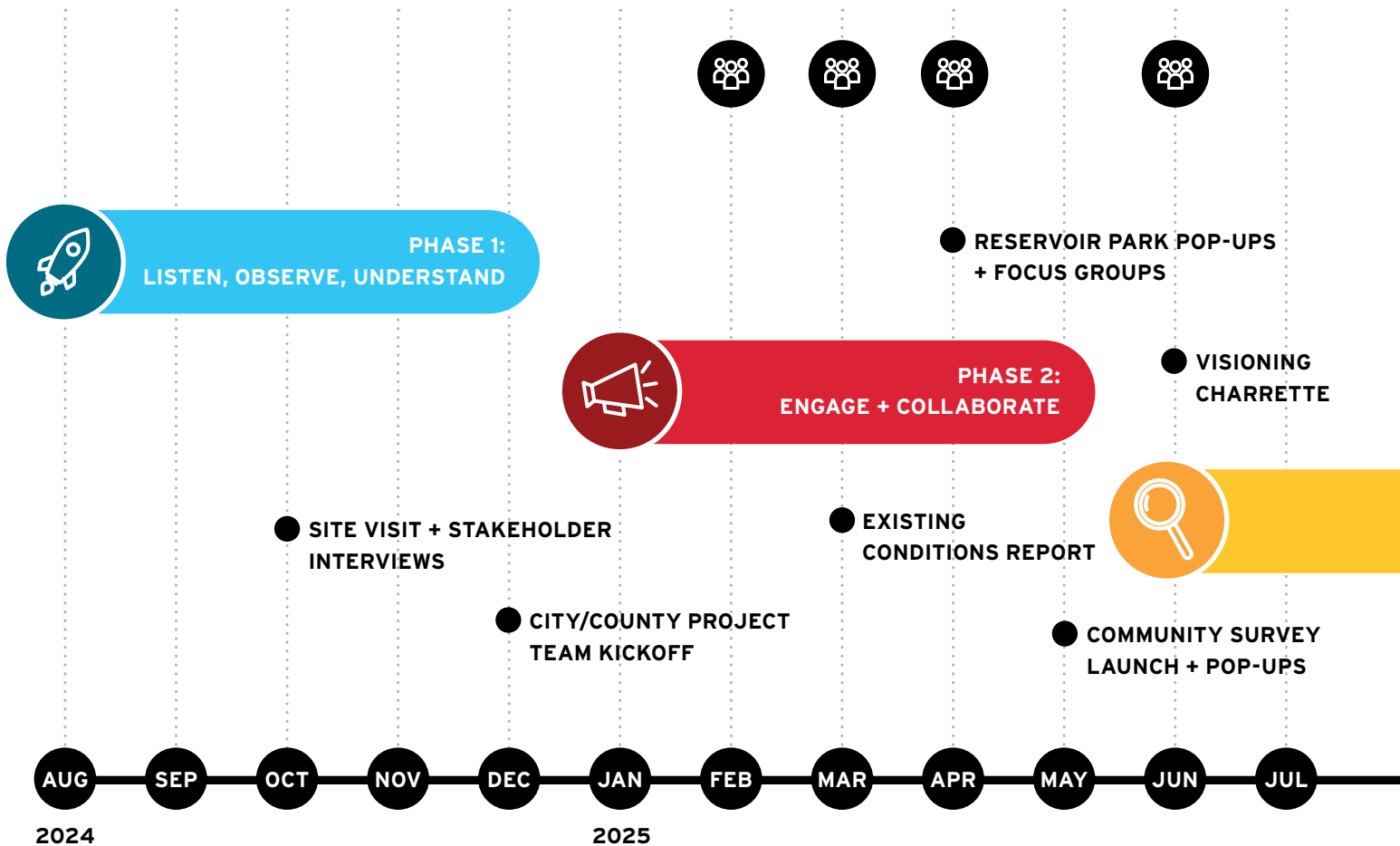
The City of Lancaster has long been recognized as a welcoming city and the city's growing diversity, largely attributed to an increase in immigrant populations, is recognized as a strength and contributor to neighborhood vibrancy. Lancaster's East End is a microcosm of this shift in the city's demographics, and within the larger East End area, almost 50% of the population identifies as Hispanic or Latino and over one-third of households speak a language other than English. Within the East End, as well as the larger city, the population skews younger (average age 33 years) than the county (average age 39 years) and over 60% of households are renters.

These shifts in Lancaster are a larger reflection of the changing face of American cities. Immigrant-owned businesses are increasingly the backbone of neighborhood economies and play a large role in building culturally relevant and welcoming spaces. In the area of the East End surrounding the Prison site, almost 90% of the businesses are Latino-owned and are citywide destinations for goods and services. The East End has a significant Vietnamese population as well and specialty grocery stores and restaurants are prevalent in the northeastern portion of the neighborhood.





PROJECT TEAM MEETINGS

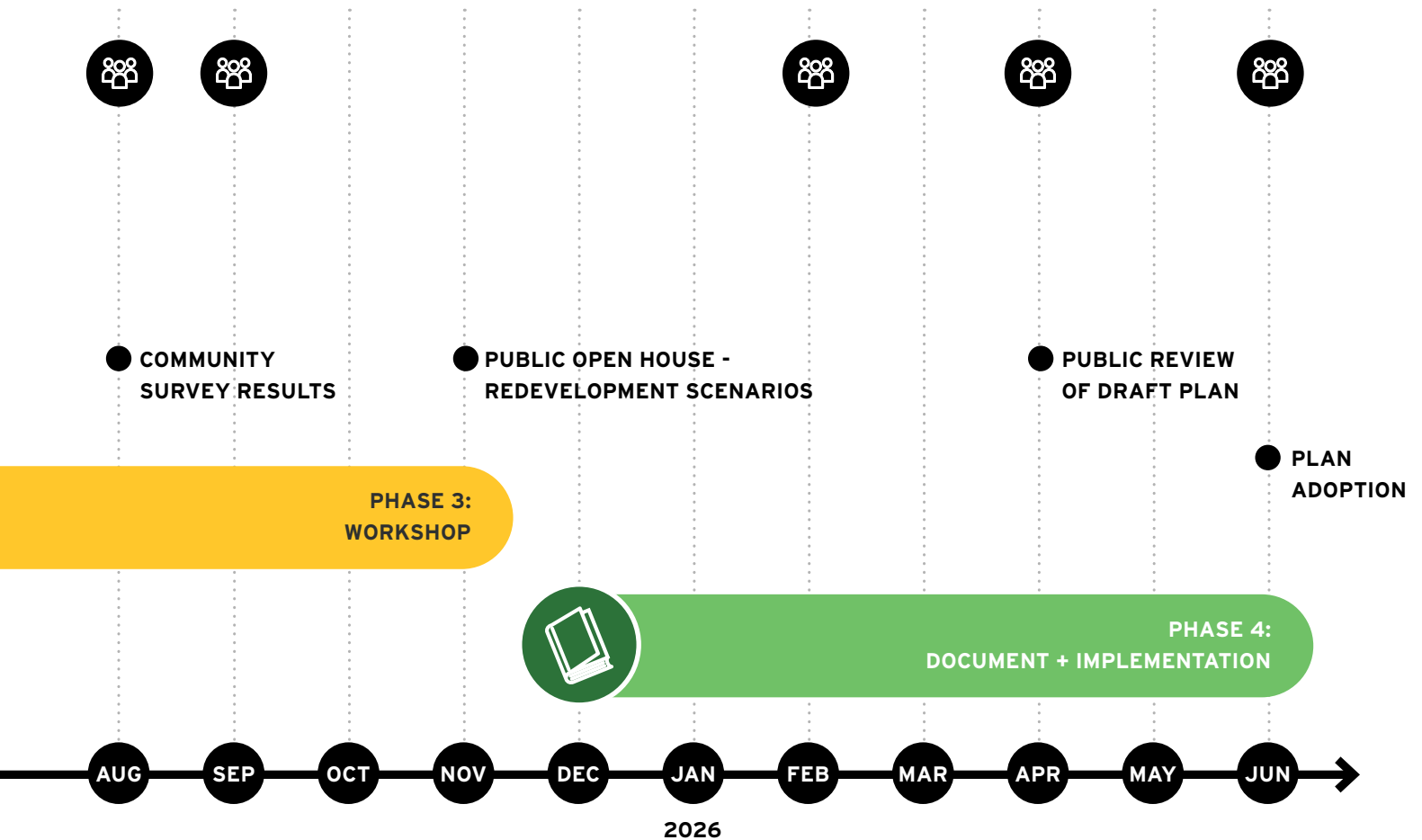


Ensuring the East End remains a hub and vibrant center for immigrant communities in Lancaster is a key priority within the East End SAP.

A COMMUNITY-CREATED VISION

The East End SAP is the result of multiple phases of iterative community engagement that brought in resident voices, technical expertise, and long-term policy priorities. Engagement activities included neighborhood pop-ups, a community-wide survey that garnered over 500 responses, multiple focus groups with community-based organizations and local businesses, a developer roundtable, and ongoing engagement and support from the city and county project team.

This layered approach to engagement provided multiple perspectives to assess and understand the East End SAP priorities, goals, and recommendations. From youth who walk through the East End on their way to school, local business owners who would like to grow their presence in the community, neighborhood organizations and leaders who have been long-time providers of services, local developers who understand market dynamics and context for redevelopment, and city and regional leadership who are considering long-term policy implications as land uses shift and change, the East End SAP reflects the community-based and technical expertise from those who live, work, and advocate for the neighborhood.



Overall, more than 1,000 voices have helped to shape the East End SAP's vision and recommendations. It is imperative that these voices and priorities are considered and reflected in the future plans for the East End neighborhood, particularly in regard to the catalytic redevelopment of the County Prison site.

“Redevelopment of the prison site will help restore the ‘connective tissue’ between the areas north and south of E King Street.

-Community Organization Focus Group

Redevelopment Recommendations

The East End SAP lays out a neighborhood-scale vision centered on the catalytic redevelopment of the County Prison site. In a built-out city like Lancaster, it is rare to have an opportunity to reimagine a 4.7-acre site in the context of an existing neighborhood. The vision and recommendations for the East End SAP are grounded in the following principles to guide redevelopment and revitalization of the neighborhood:

- **Break-up the superblock:** To achieve the vision of neighborhood connectivity, it is imperative that the 4.7-acre Prison site be aligned with the existing scale of the neighborhood and street grid. This vision includes an extension of E Grant Street through the Prison site that provides a strong connection to Reservoir Park within the neighborhood and from downtown.
- **Deliver a clean and buildable Prison site:** With the redevelopment of the Prison site being the catalyst for neighborhood-scale redevelopment and revitalization, delivering a site that is prepped and ready for development is essential. A clean and buildable site includes the demolition of existing buildings, site remediation, and site preparation prior to the County disposing of the site via an RFQ/RFP process.
- **Allow for mixed-use development that promotes community benefits:** For any redevelopment to occur, it will be required to rezone the current Prison site as it is currently zoned for 'Criminal Detention.' Based on

community input, a mixed-use redevelopment that includes affordable and attainable housing, community amenities (i.e., cafes, services, community space), and publicly accessible programmed open space (i.e., plaza, walking paths, etc.) is prioritized. East End SAP neighborhood-scale improvements such as conversion of E Orange and E King Streets from one to two-way, streetscape improvements to promote multimodal travel and connectivity, and creating accessible pathways for pedestrians will support the mixed-use development as well.

- **Enhance connectivity to Reservoir Park:** Reservoir Park is a key asset in the East End as well as the larger city. Creating stronger connections to the park, particularly as it undergoes the anticipated master planning process to implement enhancements recommended under the City's Parks, Recreation, and Open Space Plan (2024) is an important priority for the East End SAP. Leveraging the redevelopment of the Prison site to build stronger connections to the park as well as enhance surrounding infrastructure to make it safer for pedestrians and cyclists is a key priority.
- **Prioritize Housing at a scale appropriate to the East End neighborhood:** The national housing crisis is being acutely felt in Lancaster and within the East End. The opportunity to bring additional housing to the neighborhood, with a priority for housing that is affordable and attainable for existing residents, is an important component of the redevelopment of the Prison site. Community members have stressed the need for additional housing, but at a scale that maintains neighborhood character and feel.



Thaddeus Stevens College of Technology

- **Manage parking onsite for any redevelopment within the neighborhood:** Parking is already a challenge within the East End and any future redevelopment within the neighborhood, both on the Prison site and within the larger area, should plan to accommodate parking onsite.
- **Consider preservation of historic elements of the Prison:** The preservation of historic elements of the Prison (façade, turrets, and wall) that were constructed in 1851 have been a point of discussion and deliberation throughout the East End SAP process. Utilizing a trauma-informed approach to discussing the impacts of the Prison on the community, particularly for Black and brown communities who have historically been disproportionately affected by the carcel system, was a key aspect of

engagement for the East End SAP. With the feedback received from the community, it was determined that maintaining the historic elements of the prison at their current location on the site was not a priority and was too closely associated with the trauma and harm many associate with the site. The East End SAP recommends a central public plaza on the site, roughly in the area where the historic elements of the Prison were located, that incorporates building materials from the historic turrets and wall in the construction of the plaza and/or in a public art piece featured on the plaza. The plaza itself will acknowledge the complicated history of the site and it is intended that the design and development of the plaza take place with close input and guidance from the community.



Reimagining the East End

The East End SAP provides a comprehensive vision and set of priorities and recommendations that will lay the groundwork for enhancing the neighborhood's connectivity, sense of place, and vibrancy as well as provide a roadmap for increasing the housing stock, improving public spaces and amenities, and creating community resources for the existing neighborhood.

As the vision for the East End SAP was developed, the planning team looked to examples and best practices of redeveloping and repurposing former institutional sites, such as a prison or state hospitals. Chapter 3 of this plan includes an overview of case studies that have helped shape recommendations and key strategies.

EAST END SAP - PRIMARY STUDY AREA (PSA) SITE PLAN

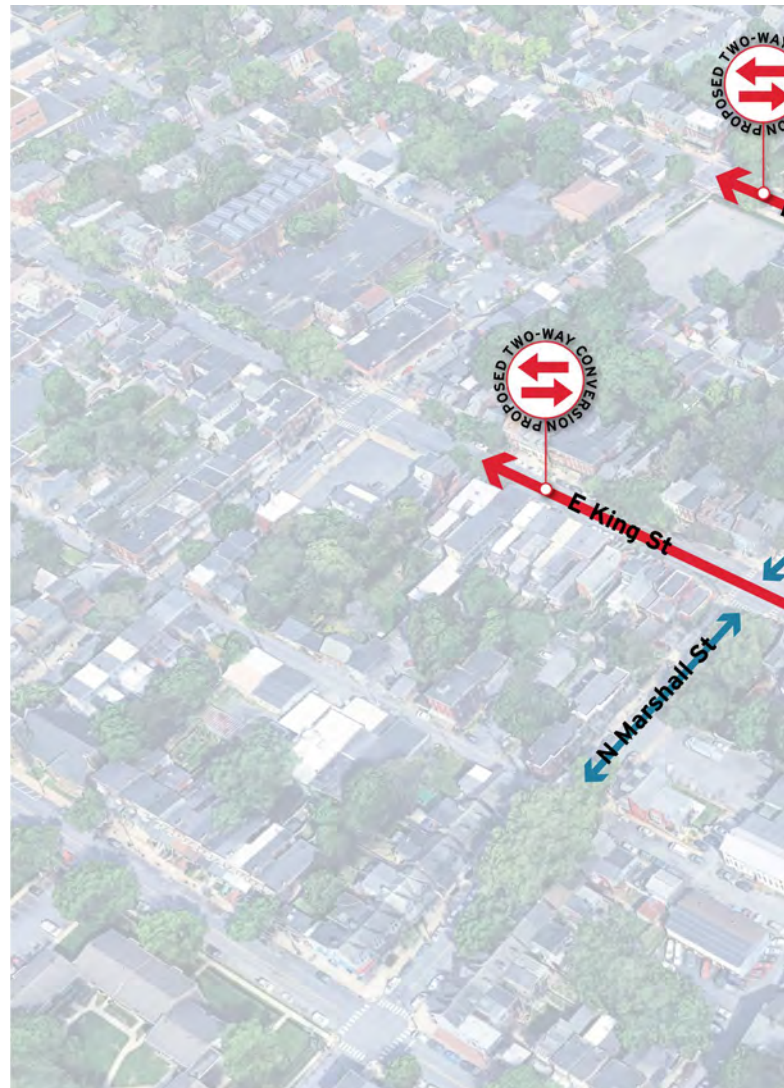
The PSA delineates the main area of focus for the vision, goals, and recommendations within the East End SAP. The redevelopment of the Prison will support larger neighborhood-scale improvements including the potential one to two-way traffic restoration of E Orange and E King Streets, streetscape improvements to enhance pedestrian and bicycle infrastructure such as the Broad Street bi-directional bike lane that will connect to County Park and future Sunnyside Nature Preserve, improvements at high-crash intersections aligned with the City's Vision Zero Plan, enhancements to neighborhood connectivity by extending E Grant St through the Prison site, creating stronger connections to Reservoir Park, and enhancing north/south and east/west connections via the Prison site redevelopment.

EAST END SAP – PRISON SITE REDEVELOPMENT

The East End SAP provides a detailed site plan for the Prison redevelopment based on the input and recommendations from the community engagement activities. The site plan highlights the following components:

- **Housing:** Multi-family housing with ground-floor commercial/retail space is envisioned along E King Street/southern portions of N Franklin and N Marshall Streets to provide activation at the street-level and allow for a development typology that can accommodate multi-family affordable housing. Along E Orange Street/northern portions of N Franklin and N Marshall Streets, attached single-family townhomes are proposed to reflect the scale and typologies found along the predominately residential area of E Orange St.
- **Community Amenities:** A multi-purpose community space is proposed at the mid-block point of N Franklin Street facing Reservoir Park. It is envisioned that this space could be programmed via a nonprofit/private sector partner and offer indoor recreation and community-programming that complement the amenities at Reservoir Park. The public plaza located at the center of the site can be accessed via E King and E Orange Streets as well as the publicly accessible extension of E Grant Street.

- **Enhancing connectivity:** The extension of E Grant Street will allow for limited vehicular access to onsite parking but will primarily be utilized as a pedestrian/cyclist connection to Reservoir Park. The multimodal streetscape will ensure pedestrians and cyclists are prioritized with traffic calming measures such as bumpouts, raised crosswalks, and designed bike/pedestrian pathways. The redevelopment



Aerial Concept Diagram

of the Prison site will also feature enhanced north/south connections from the interior of the site as well as the corners of the site. The enhanced north/south connections will allow residents to more easily connect to the proposed grocery store along E Orange Street as well as better connect to neighborhoods north and south of E King Street.

- **Managing stormwater:** The large-scale redevelopment of a 4.7-acre site will require enhanced stormwater infrastructure to manage runoff onsite and comply with the City's Consent Decree. Implementing both green and gray infrastructure onsite will be essential to meeting these goals and will help create a green network within and into the redeveloped site.

