

02

**THE EAST END
TODAY**

EL MEJOR

Barber

PH: 223-529-6849



Barbers at El Mejor posing for a photo in front of their shop (WRT)

LOCAL OVERVIEW

To provide a comprehensive vision for the East End SAP, it is important to understand how the community lives, works, plays, and the existing conditions within the neighborhood and surrounding areas.

The detailed analysis of communities surrounding the Lancaster County Prison site, focusing on the Primary Study Area (PSA), and its context within the broader Secondary Study Area (SSA) provides a foundation to set the stage for actionable recommendations to create a vibrant, equitable, and sustainable future aligned with the community's vision. The PSA is the main area of focus for analysis and recommendations in the East End SAP. The SSA is primarily used to understand the context of the PSA within the larger neighborhood.

CITY CONTEXT

The City of Lancaster is 7.35 square miles and has 15 distinct neighborhoods. The Lancaster County Prison is located in the eastern area of the city at 625 E King St. The site is bordered by E King Street to the south, E Orange Street to the north, N Franklin Street to the east, and N Marshall Street to the west. The surrounding neighborhood is mainly residential with attached row homes and twin homes. There is neighborhood-scale commercial/retail concentrated along E King and E Orange Streets. To focus on the communities and neighborhoods surrounding the Prison site, two study areas (primary and secondary) were established and serve as the basis for analysis of the existing conditions.

PRIMARY STUDY AREA (PSA) AND SECONDARY STUDY AREA (SSA)

The selection of the boundaries for the PSA and SSA allow us to understand the community at both the more granular (PSA) and broader (SSA) scales - providing comparative perspectives between trends seen at the PSA, SSA, and citywide levels. The boundaries were determined in close coordination with City staff from the Department of Community Planning & Economic Development as well as the Department of Neighborhood Engagement.

The Primary Study Area (PSA) is 0.3 square miles and has a population of 5,794. The PSA includes the Lancaster County Prison site, Reservoir Park, Thaddeus Stevens College of Technology, small businesses and corner stores, and a variety of housing types. The Secondary Study Area (SSA) is 1.2 square miles and has a population of 15,280. The SSA encompasses a large portion of the eastern half of the City. Within the SSA is the JP McCaskey High School Campus, Hazel L Jackson Middle School, Lincoln Middle School, and Martin Luther King Jr., Wickersham, and George Washington elementary schools, multiple City parks, houses of worship, community-based organizations, and a variety of housing types. Both the PSA and SSA are bisected by E King St., a major thoroughfare within, and gateway into, the city. These neighborhoods were built around the prison site and grew in density over several decades.



Source: City of Lancaster, PASDA

HISTORICAL OVERVIEW



1930s Aerial imagery



1940s Aerial imagery



1990s Aerial on a postcard

HISTORIC SANBORN MAPS

Historic Sanborn Fire Insurance Maps have been recorded since 1897 to help insurers understand the type and layout of their insured buildings. The Sanborn Maps of the Lancaster County Prison site and surrounding communities depict the growth the city experienced between 1897 and 1950. These maps showcase how the neighborhoods were built up around the prison site and grew in density over the years.

CHANGING LAND USES

When the Prison was constructed in 1851, the land surrounding the site was mainly used for agriculture and other agrarian purposes. The city's reservoir - on what today is Reservoir Park - not only provided key infrastructure for the city but also provided an outdoor space for daily walks and leisure activities. The open space in front of the prison (on what today is the parking lot) was programmed as a public space with a fountain, landscaping, and benches. While the space was intended to be a gathering space and also held dances and other events, it also was used to hold public hangings and other stark reminders of its use and role in the carceral system.

As industrialization took hold in the late 1890s and early 1900s, the East End saw rapid growth of residential structures as the city grew east of downtown. This rapid growth continued well into the 20th century, with the neighborhood becoming fully integrated into the city and the Prison becoming part of the everyday neighborhood landscape.

PRISON EXPANSION

In the 1970s and 1990s, the County completed major additions and infrastructure upgrades to modernize the Prison facility. Residential capacity increased, a library and recreational spaces were added, and systems were upgraded; however, despite these upgrades, the facility still lacked many modern necessities due to its age and layout.

PRISON AND EAST END TODAY

Today, the Prison covers two city blocks within the densely populated East End neighborhood along E King and E Orange Streets. The neighborhood is generally viewed as a gateway into the city, both literally due to its geographic location at Lancaster's eastern boundary as well as figuratively as it is often one of the first entry points for immigrants moving to Lancaster. The diversity of the neighborhood is reflected in the many different local businesses, the various languages you here when strolling through Reservoir Park, and many flags from across the world hung on porches or railings.

Over the past few decades, data has shown that the US carceral system disproportionately affects those from Black and Brown communities. As the East End has grown in diversity, the continued presence of the Prison and its connotations of marginalization and injustice have likely been acutely felt by many of its neighbors.

Source: lancasteronline.com; penn state university libraries; penn pilot; etsy; LanCO; ESRI; Google Earth



1992 Aerial showing the prison expansion



2024 Aerial

DEMOGRAPHIC OVERVIEW

Community Snapshot

Overall, the demographic trends within the PSA and SSA reflect general trends in the larger citywide population. Residents in the PSA, SSA, and City are younger than the average age in Lancaster County (39 years). There are not high rates of unemployment across the three geographies; however, we see slightly higher numbers in the SSA.

DIVERSITY

In comparison with citywide demographics, both the PSA and SSA can be considered more diverse. In both the PSA and SSA, over 60% of the population identifies as Hispanic or Latino, Black or African American, or Asian. Similar to the citywide trend, about one-third of households in the PSA and SSA speak a language other than English.

INCOME

Overall, those living in the PSA and SSA have lower median incomes than the citywide average. Additional analysis has also highlighted that within both the PSA and SSA, the median incomes are considerably lower for those living south of E King Street than those living north of E King Street.

Data Source: ESRI, ACS (2018-2022), U.S. Census

PSA



5,794
Population



1,954
Households



33.6
Median age



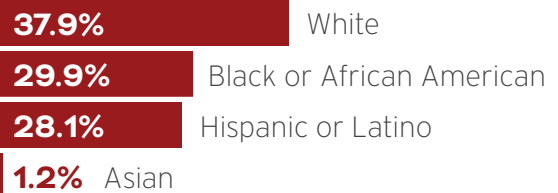
31.1%
Speak a language other than English



\$54,876
Median household income



2.6%
Unemployment rate



SSA



15,280
Population



4,906
Households



33.1
Median age



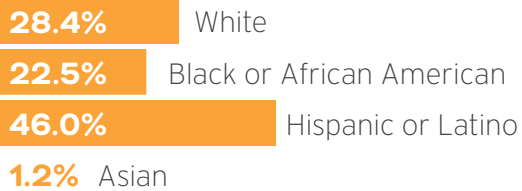
38.8%
Speak a language
other than English



\$53,075
Median household
income



4.1%
Unemployment rate



CITY



57,970
Population



21,234
Households



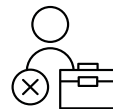
33.9
Median age



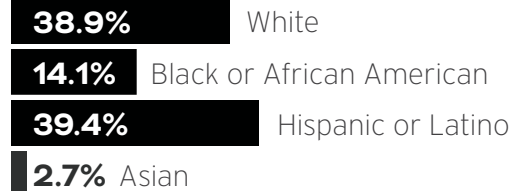
32.1%
Speak a language
other than English



\$61,014
Median household
income



3.7%
Unemployment rate



NEIGHBORHOOD ASSETS

The East End SAP study areas, with their proximity to downtown Lancaster, encompass a diverse mix of residential, commercial, and institutional uses such as schools, hospitals, arts and entertainment, restaurants, and places of worship. The western portion of the PSA has a higher concentration of neighborhood assets than areas to the east, north, and south, due to its proximity to downtown. Many of the assets located in the PSA serve the immediate community by providing services such as corner stores, small restaurants/ takeout, barbershops, and places of worship.

GROCERY STORES

PSA has a concentration of convenience stores, corner grocery-retail stores and one full-service supermarket (C-Town) in the southwest. The northern portion of the PSA is served by one convenience store at a gas station. The eastern portion of the PSA, east of Franklin Street which includes the Thaddeus Stevens campus as well as Reservoir Park, has no grocery stores.

HOSPITALS

The closest hospitals are north of the PSA and at least a 1-mile walk or drive from the County Prison site.

RESTAURANTS AND EATERIES

There are many restaurants and eateries located to the west and in close walking and/or driving distance of the PSA. At north of E King St., there are five restaurants/ eateries within the PSA.

ARTS & RECREATION

The PSA is within a few blocks of downtown Lancaster's vibrant arts, culture, and recreation assets. Reservoir Park is a citywide asset that offers passive and active recreation opportunities; however, there is currently limited programming in the park.

PLACES OF WORSHIP

There are multiple places of worship located in the western portion of the PSA, with the majority situated north of E King Street. There is high concentration of places of worship directly outside the PSA boundary to the west and these are mainly concentrated south of E King St.



Thaddeus Stevens College of Technology campus (Thaddeus Stevens College of Technology)

SCHOOLS

La Academia Partnership Charter School (Grades 6-12) is located within the PSA; there are no School District of Lancaster facilities located in the PSA. Thaddeus Stevens College of Technology, an important community asset, is a trade and technical school that offers over 24 two-year programs. The current student population of 1,400 has continued to grow over recent years, leading the College to expand their on-campus housing and course offerings.

The PSA sits between two School District of Lancaster campuses: the McCaskey Campus (McCaskey High School, Wickersham Elementary, and Lincoln Middle School) to the north and a shared middle and elementary school campus (Jackson Middle School and George Washington Elementary) to the south. Many students use Reservoir Park as a route to and from school.



Wickersham Elementary School (homes.com)



FIGURE 2 | SCHOOLS

Data Source: City of Lancaster, PASDA

LEGEND

- City of Lancaster
- Cemetery
- Charter School
- High School
- - - Primary Study Area
- Trails
- Elementary School
- Technical College
- ★ Lancaster County Prison
- Railroad
- Middle School

CURRENT ZONING

The majority of the PSA is zoned residential, with most parcels zoned residential medium density and high density. The Thaddeus Stevens campus is zoned mixed-use as are a few smaller parcels in the northern area of the PSA. Directly north of the prison site is a few blocks of neighborhood commercial zoning along N Franklin St. The prison site itself is zoned Criminal Detention; it will have to be rezoned for future redevelopment on the site.



Townhome with a ground floor corner barbershop on E King St (WRT)

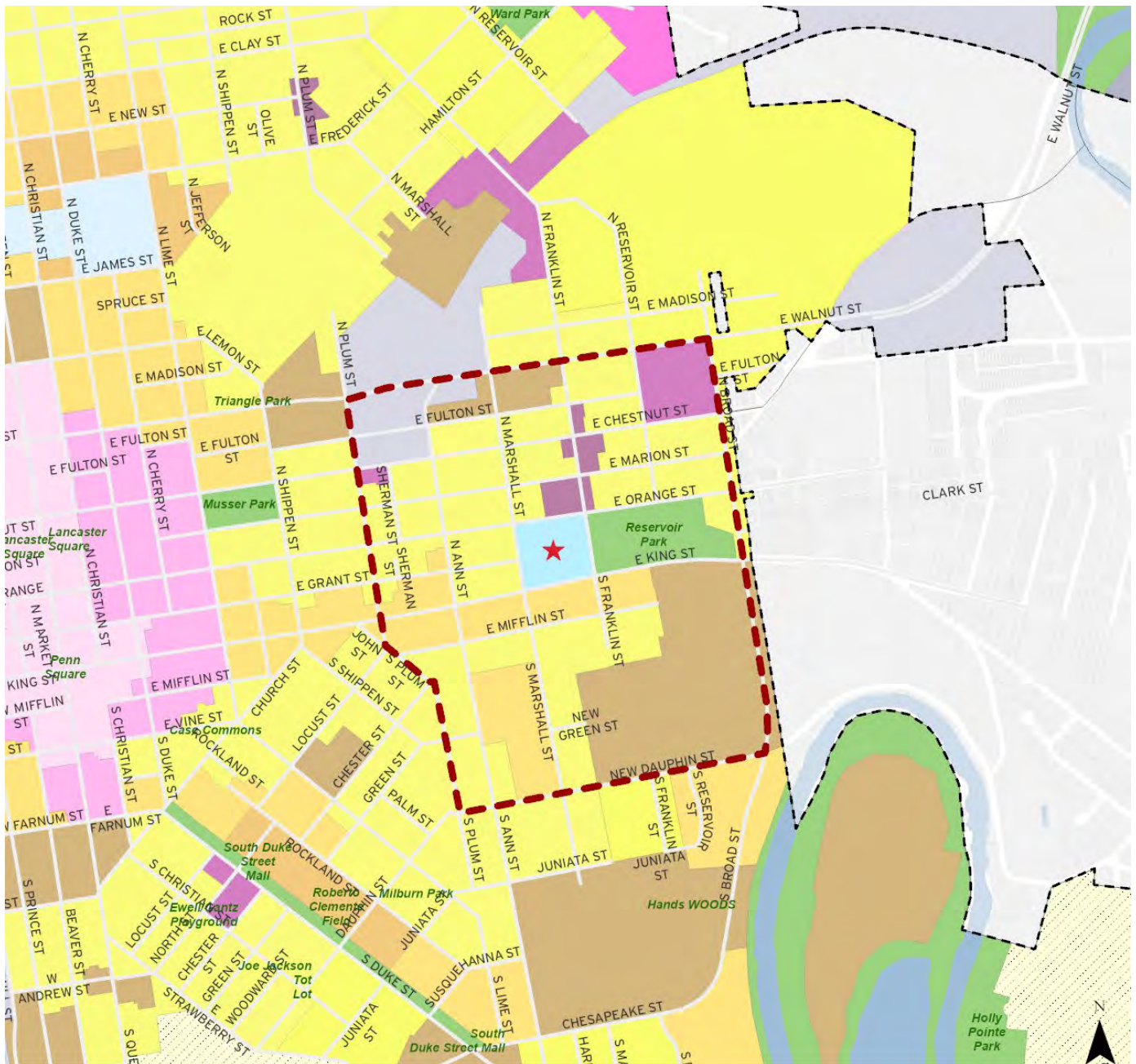


FIGURE 3 | ZONING

Data Source: City of Lancaster, PASDA

LEGEND

- City of Lancaster
- Primary Study Area
- ★ Lancaster County Prison
- Street System
- C1 - Neighborhood
- C2 - Urban
- C3 - Regional
- CB - Central Business
- CB1 - Central Business Core
- CM - Center City
- DF - Crime Detention
- HC - Hospital Complex
- I-1 - (LanCo)
- MU - Mixed Use
- PO - Park/Open Space
- R-1 - (LanCo)
- R1 - Detached
- R2 - Semi-Detached
- R3 - Medium Density
- R4 - High Density
- RO - High Dens/Office/Inst.
- Sm - Suburban City

HERITAGE CONSERVATION DISTRICT

The PSA is located within Lancaster’s Heritage Conservation District, established in 1999 to preserve the city’s architectural heritage and neighborhood character. The Historical Commission reviews applications for new construction, additions, and demolitions visible from public streets, ensuring compatibility with the district’s character. This designation ensures that changes align with Lancaster’s architectural and historical standards, supporting designs that complement the community’s heritage. However, routine maintenance and minor alterations, such as window or siding replacements, do not require review.



A house built in 1880 on E Orange St. (WRT)



Tenfold’s comprehensive renovation/restoration of a 112-year-old TLC shelter facility (WRT)

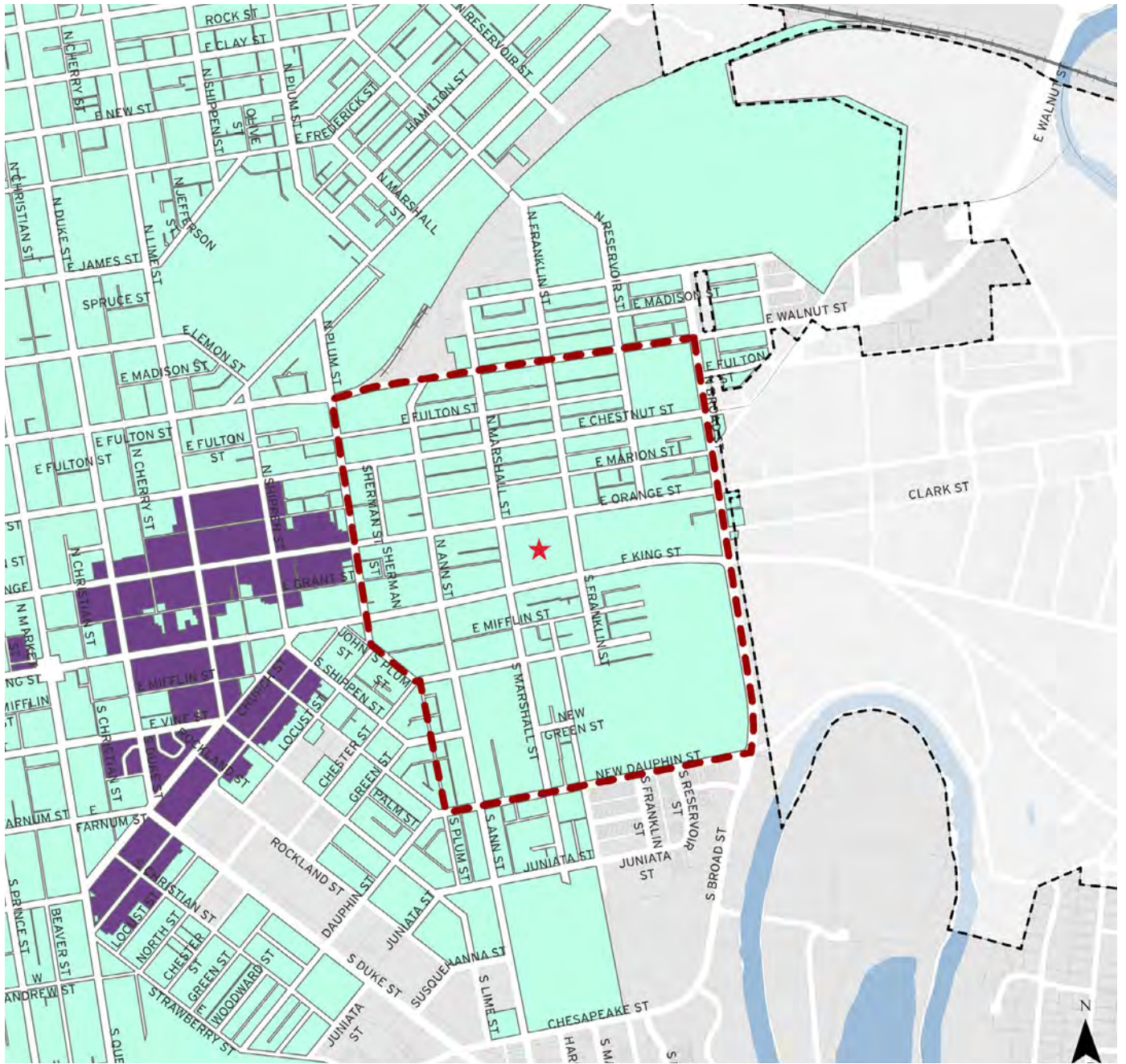


FIGURE 4 | HISTORIC HERITAGE CONSERVATION DISTRICT

Data Source: City of Lancaster, PASDA

LEGEND

- City of Lancaster
- Primary Study Area
- ★ Lancaster County Prison
- Parks
- Cemetery
- Water
- +— Railroad
- Heritage Conservation District
- Local Historic District

FUTURE LAND USE

The City's Comprehensive Plan Land Use Map designates the majority of the PSA as Neighborhood Mixed Use. Neighborhood Mixed Use is defined as: Medium-density residential neighborhoods with occasional neighborhood-scale commercial amenities.

The Future Land Use Plan labels the prison site as a 'land use change area' indicating it will likely undergo major land use changes in the next 10-20 years, requiring a small area plan to guide the future land use.

The Comprehensive Plan also indicates that the East End, inclusive of the PSA, is a priority economic development area. The prison redevelopment and improvements to Reservoir Park will serve as catalysts.



A hair salon on E King St. (WRT)



C-Town Supermarket (WRT)

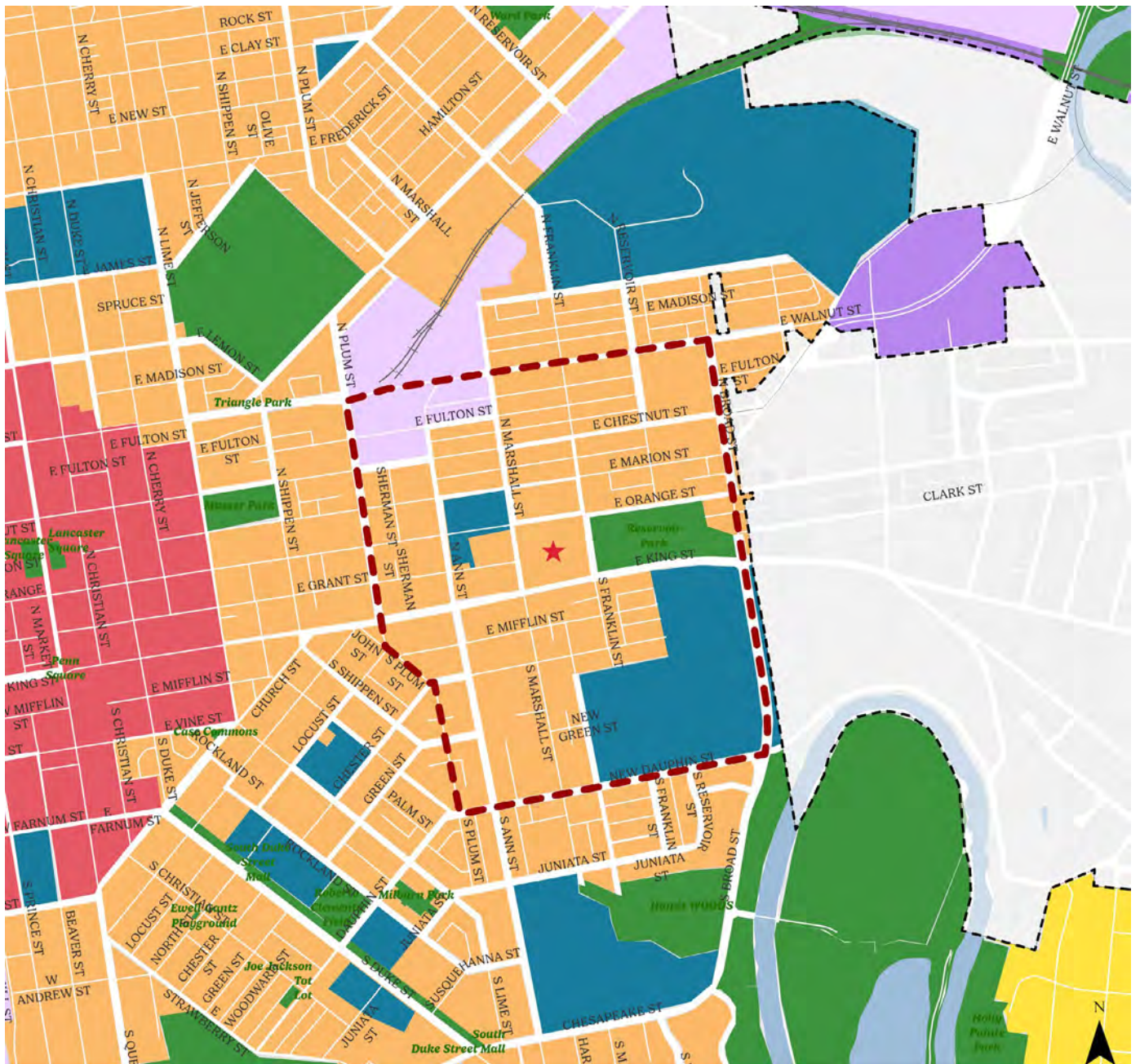


FIGURE 5 | FUTURE LAND USE

Data Source: City of Lancaster, PASDA

LEGEND

- - - City of Lancaster
- ★ Primary Study Area
- + Lancaster County Prison
- Railroad
- Future Land Use Designation:**
- Residential
- Neighborhood Mixed Use
- Urban Centers
- Institutional
- General Commercial/Industrial
- Light Industry & Innovation
- Parks/Open Space

TRANSPORTATION & CONNECTIVITY

ROADWAY SYSTEM

Within the PSA, there is one principal arterial (Chestnut Street), two minor arterials (E Orange and E King Streets), and two collector roads (N Franklin Street and S Ann Street). Surrounding the prison site are E Orange and E King Streets which are two-lane, one-way westbound and eastbound arterials with parking on both sides. N Franklin and N Marshall Streets are two-way roads with steep grades (-6% and -7%, respectively) and parking on both sides. There are no bike lanes.

There are signalized intersections at E Orange/N Franklin Streets and E King/N Franklin Streets enhance traffic management, while stop signs regulate others. These streets lack dedicated bike lanes, though expanding east/west facilities and existing north/south lanes on N Broad St. are gradually improving connectivity.

RAILWAY CONNECTIONS

The PSA and SSA are served by the Lancaster Amtrak Station located at 53 McGovern Avenue, this historic station serves as a key hub for Amtrak's Keystone Service (Harrisburg to NYC) and Pennsylvanian Service (NYC to Pittsburgh), offering multiple daily departures. The station is 1.7 miles away from the prison site.

PEDESTRIAN INFRASTRUCTURE

The PSA has a well-connected sidewalk network that links to downtown to the west, McCaskey High School to the north, and neighborhoods in southeast Lancaster. Surrounding the Prison site

there are sidewalks on both sides of each street within a 4-block radius, with crosswalks at all intersections and pedestrian signal heads at all signalized intersections, including E King Street/N Franklin Street and E Orange Street/N Franklin Street. School-age pedestrians frequently utilize N Broad Street, and cut through Reservoir Park from E Orange Street to E King Street. to go to and from the McCaskey High School campus which is adjacent to Wickersham Elementary and Lincoln Middle School.

While the PSA has a robust sidewalk network, there are concerns for pedestrians, particularly with crossings at E King Street where the wider intersections cause significantly longer crossing times. As the City begins implementation of the Vision Zero plan, they are starting to make improvements to protect pedestrians such as delineator curb extensions and striped pavement markings (intersection daylighting) and contribute to enhancing pedestrian infrastructure.



Sidewalks along E King Street (WRT)

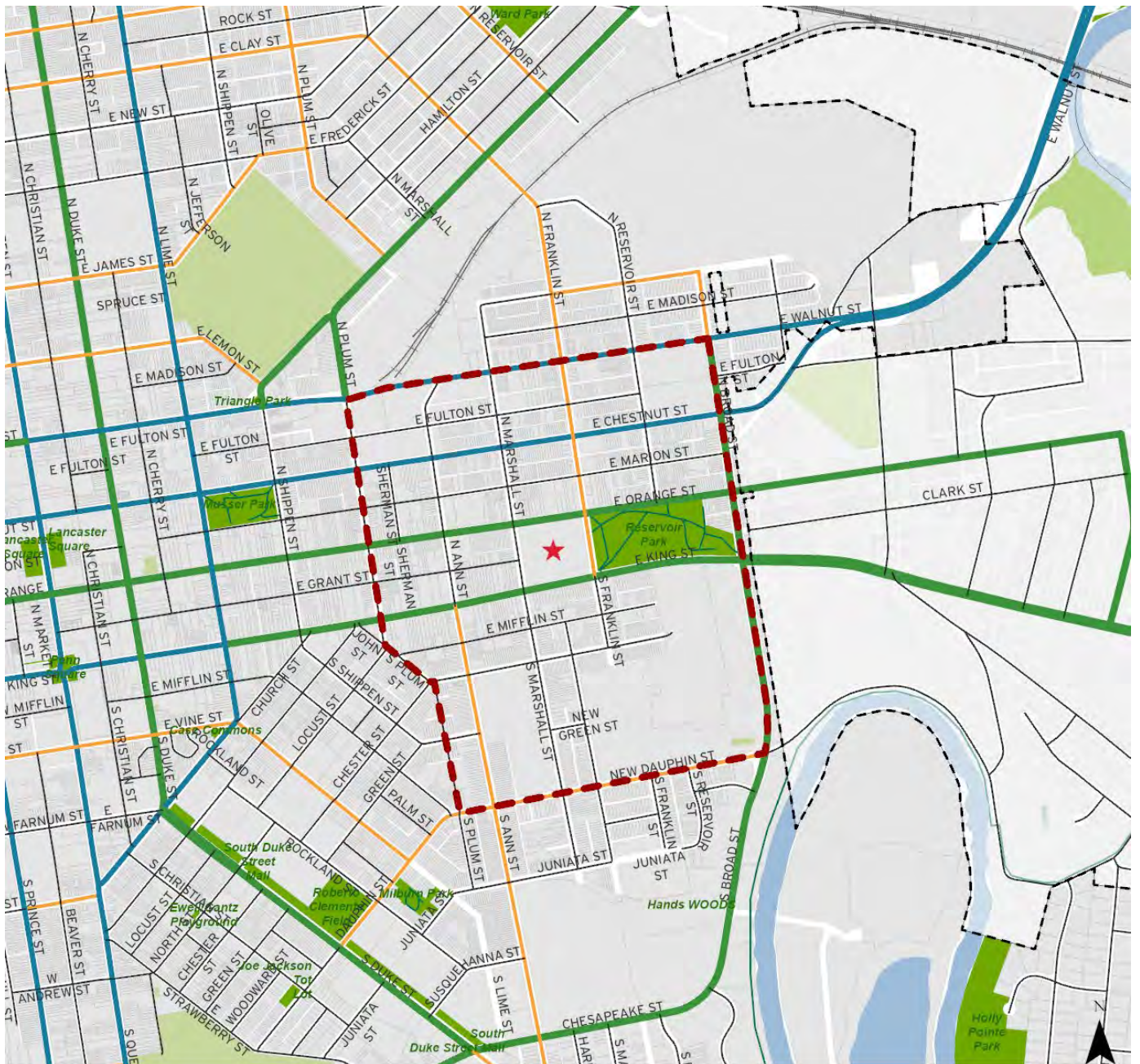


FIGURE 6 | ROADWAY + RAILWAY

Data Source: Penn Dot, City of Lancaster, PASDA

LEGEND

- City of Lancaster
- Primary Study Area
- ★ Lancaster County Prison
- Parks
- Cemetery
- +— Railway
- Administrative Classifications of Roadway**
- Other Principal Arterial
- Minor Arterial
- Collector Roads
- Local

HIGH INJURY NETWORK AND CRASH DATA

A small portion (6%) of Lancaster’s streets accounts for 77% of the city’s serious and fatal crashes and 66% of all bicycle and pedestrian crashes. This highlights the disproportionate danger posed by these critical corridors.

The High Injury Network (HIN) includes E Orange St. and E King St., the two major roads north and south of the prison site, as well as N Broad St., where many students cross at a particularly dangerous intersection. With 15% of PSA residents walking to work, addressing these safety concerns is critical.



E King St and N Franklin St crosswalks (WRT)



Sidewalks along Marshall St (WRT)



Orange St crosswalk (WRT)

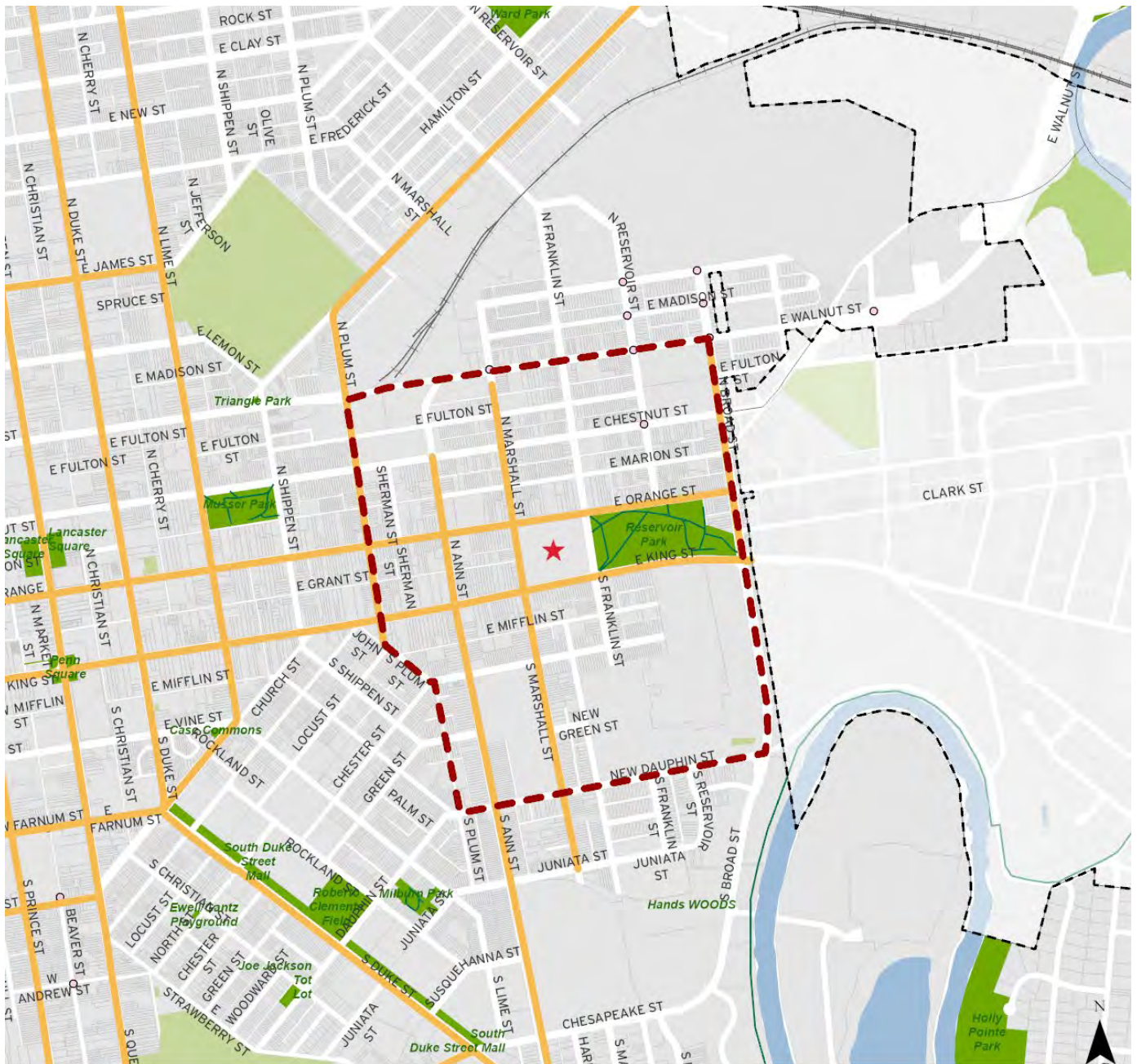


FIGURE 7 | HIGH INJURY NETWORK AND CRASH DATA

Data Source: City of Lancaster; PASDA; High Injury Network (2025)

LEGEND

- City of Lancaster
- Study Area Boundary
- ★ Lancaster County Prison
- Cemetery
- Trails
- Railroad
- High Injury Network (2025)

TRAFFIC DATA

Roads in the PSA have a 25-mph speed limit. However, through anecdotal and observational data, it has been observed that many don't adhere to the posted speed limit, contributing to dangerous walking, driving, and biking conditions in the PSA. Most crashes in Lancaster City happen at intersections, with 60% due to aggressive driving.

Lancaster City is studying the potential for the one-way to two-way conversion of E. King and E. Orange Streets - this effort encourages vibrancy to downtowns, place making, increased storefront exposure, property values increase, improved mobility rates, improves walkability and pedestrian safety.

PARKING

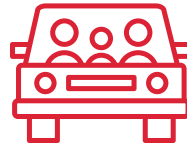
The closest public parking garage is the East King Street Garage, 4 blocks away from the County Prison site and outside of the PSA. The closest parking lot to the prison site is the Mifflin St. lot, which sits across the East King Street Garage. Additionally, while not permitted by the City, many people use the Reservoir Park parking lot along E Orange Street as public parking.

On-street permit parking is concentrated in the western portion of the PSA, closer to Downtown Lancaster. Additionally, the PSA features metered parking and numerous on-street parking spaces throughout the area.



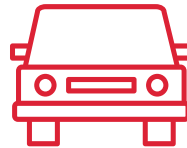
53%

of workers in the PSA drive alone to work



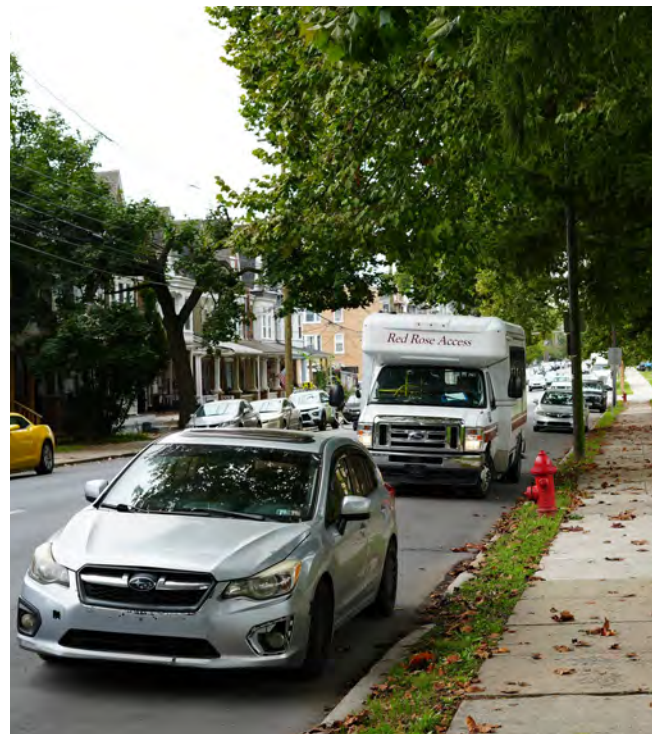
11.2%

of workers in the PSA carpool to work



82%

of households in the PSA have at least 1 car



On-street parking along E King St (WRT)

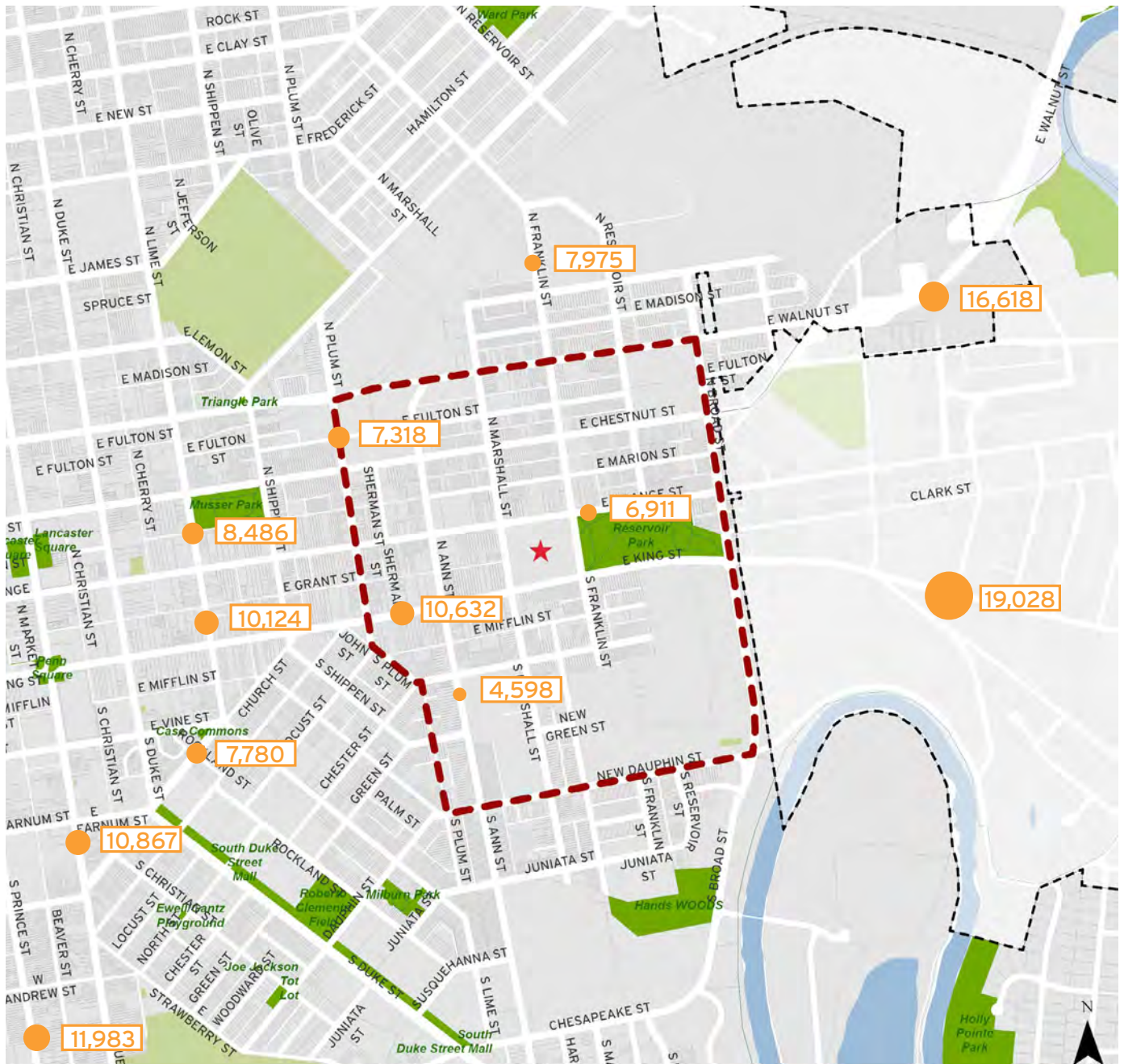


FIGURE 8 | TRAFFIC DATA

Data Source: Penn Dot TIRE, City of Lancaster, PASDA

LEGEND

- City of Lancaster
- Primary Study Area
- ★ Lancaster County Prison
- Parks
- Cemetery
- Trails
- Railroad
- Daily Traffic Volume Number

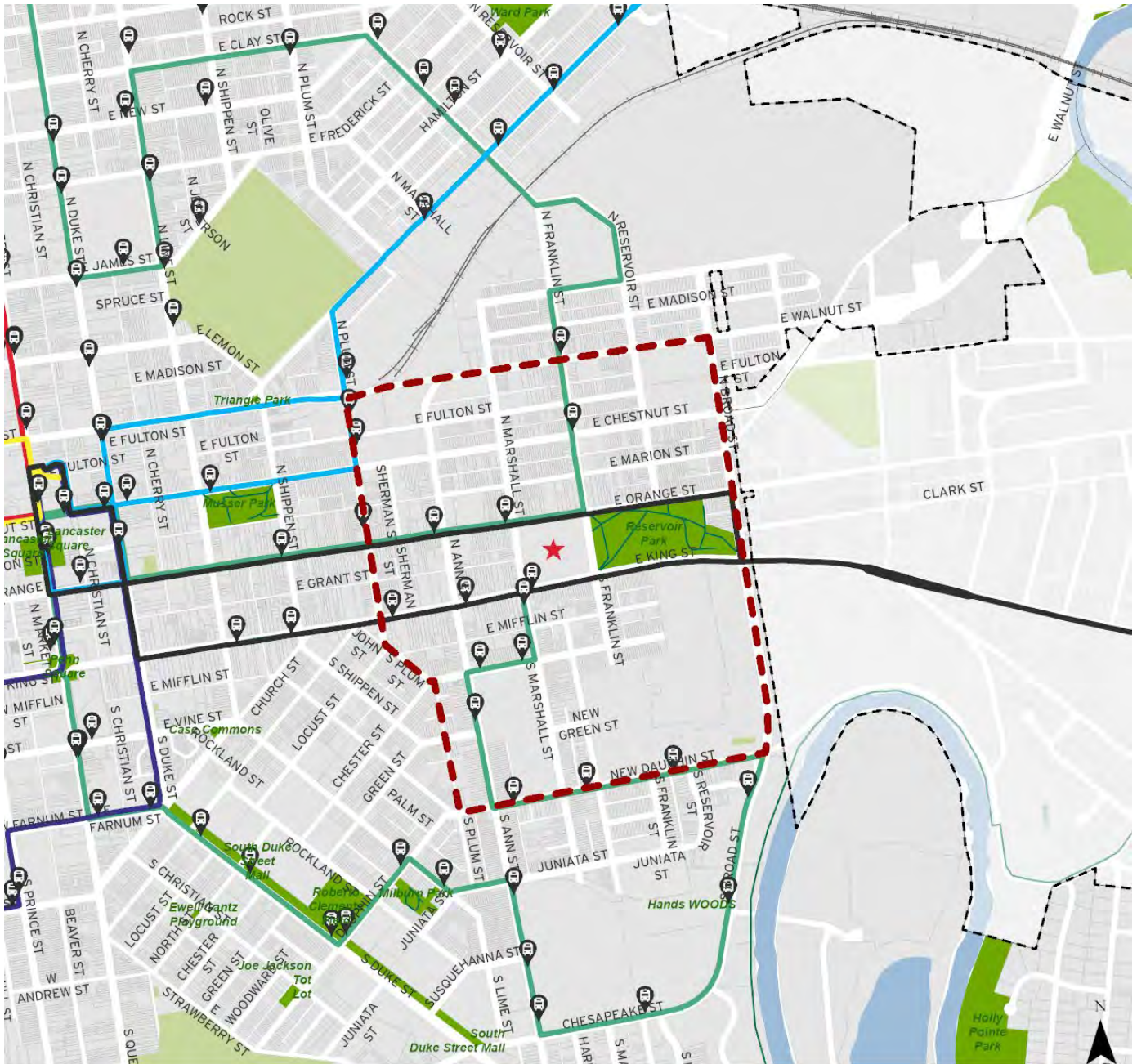


FIGURE 9 | BUS ROUTES CITY

Data Source: RRTA, City of Lancaster, PASDA

LEGEND

- City of Lancaster
- - - Primary Study Area
- ★ Lancaster County Prison
- Park
- Cemetery
- City Bus Stop
- RRTA Routes: City**
- Route 1
- Route 3
- Route 5
- Route 6
- Route 8
- Route 20

The PSA is well-served by city and county bus lines that connect to other areas within Lancaster City as well as the larger Lancaster County area. For city routes, Route 1 - North/Southeast serves the immediate study area and also connects to the downtown, Northeast Lancaster, Amtrak, Penn Medicine Lancaster General Hospital, McCaskey High School, and Southeast Lancaster. There are four county routes that serve the PSA with routes going East/West routes on E. Fulton, E. Chestnut, E. Orange, and E. King Streets.

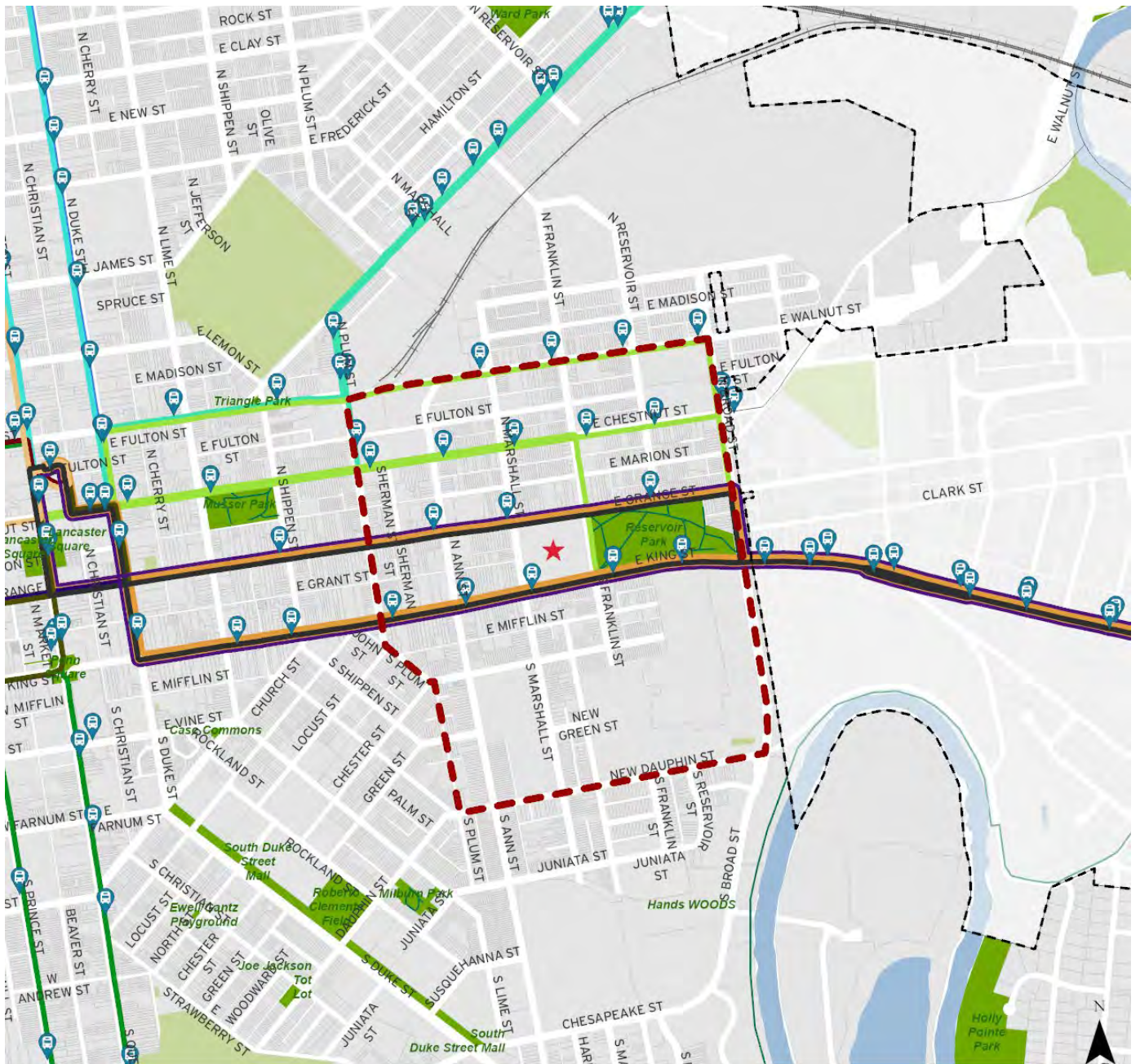


FIGURE 10 | BUS ROUTES COUNTY

Data Source: RRTA, City of Lancaster, PASDA

LEGEND

- City of Lancaster
- - - Primary Study Area
- ★ Lancaster County Prison
- Park
- Cemetery
- 📍 County Bus Stop
- RRTA Routes: County**
- Route 10
- Route 11
- Route 12
- Route 13
- Route 14
- Route 15
- Route 16
- Route 17
- Route 18
- Route 19
- Route 20
- Route 21
- ||||| Trolley

CYCLING NETWORKS

There is a bike share station along E Orange Street adjacent to the Reservoir Park parking lot. N Broad Street, the eastern most boundary of the PSA, is a dedicated bike route with a bike lane and is key to the city's larger bicycle network. Across the city, Lancaster offers a range of bike facilities (bike lanes on N Broad St. and a separated bike lane on Walnut St.), including conventional and separated bike lanes, bicycle boulevards, multi-use paths, sharrows, bike parking, a bike share program, bike boxes at intersections, and safety enhancements like rectangular rapid flashing beacons (RRFBs), supporting a comprehensive and cyclist-friendly infrastructure.



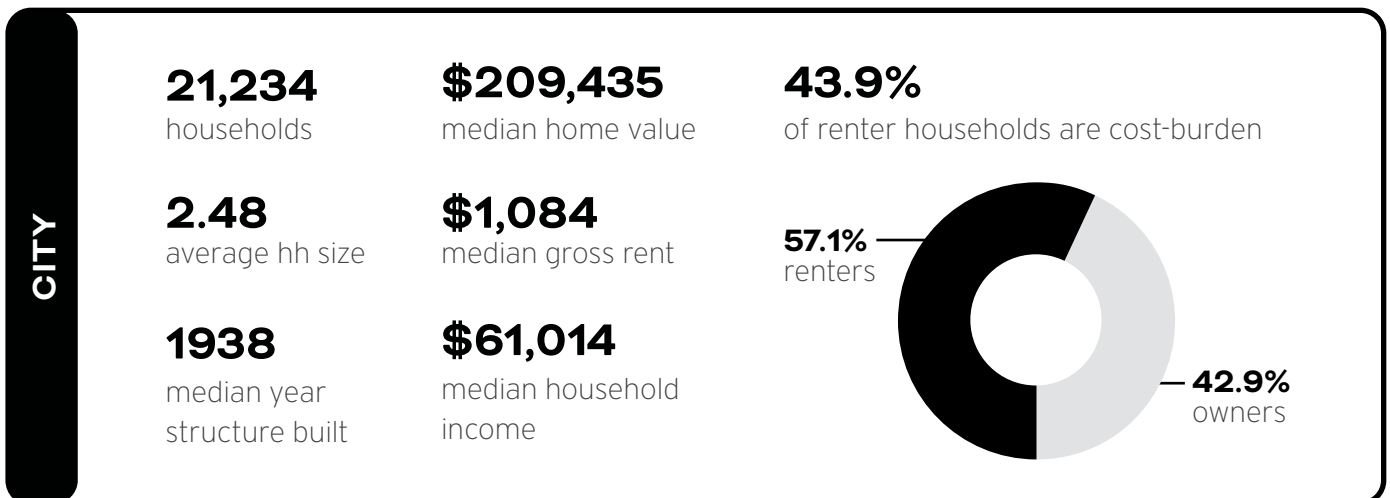
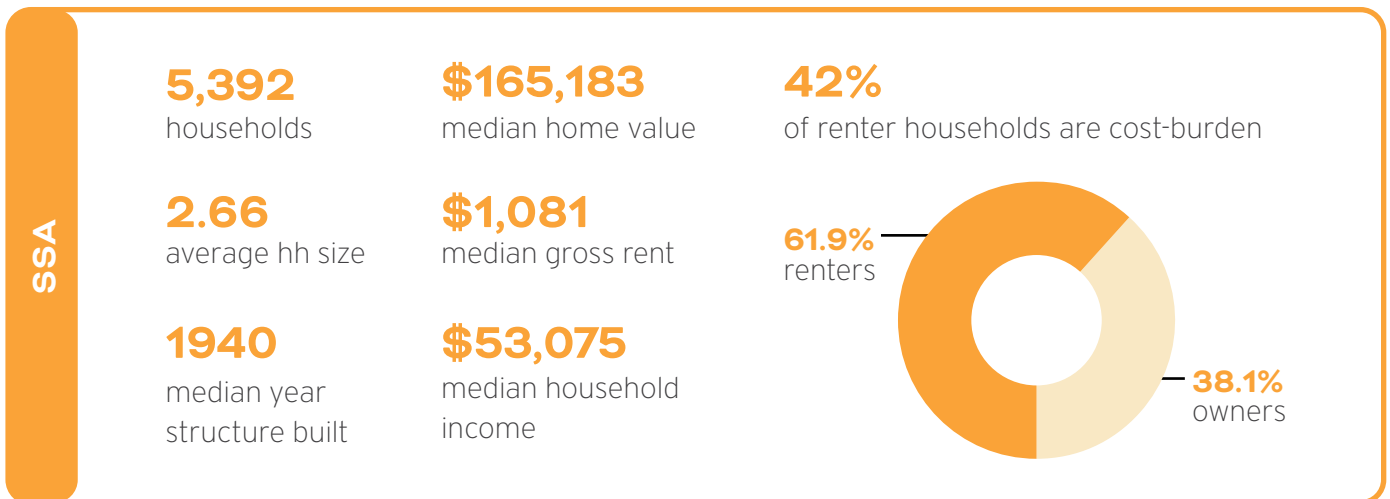
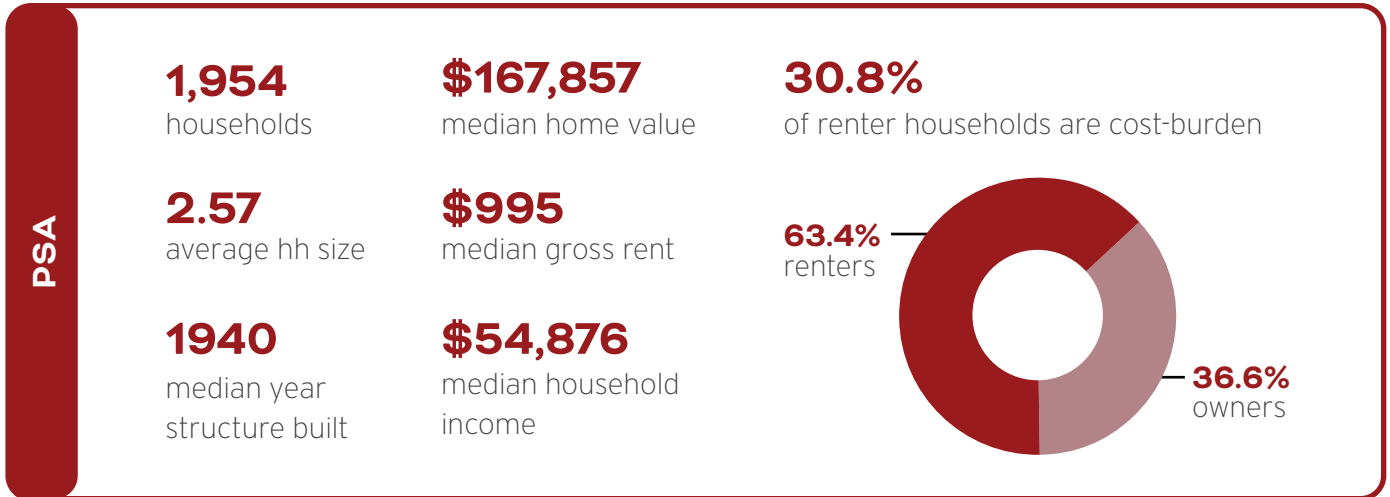
A bikeit bike-sharing station at Reservoir Park (WRT)



Bike rack/bike parking fixtures (WRT)

HOUSING

Data Source: ESRI, ACS (2018-2022), U.S. Census





Single Family Home E. Orange (WRT)



Row Homes along E. King Street (WRT)



Housing along E. Orange (WRT)

The housing stock within the PSA and SSA is mainly attached rowhomes with some semi-detached row homes and single-family homes on small lots. Overall, the housing stock in the PSA and SSA reflects housing typologies found across the city's neighborhoods. The PSA and SSA have lower median home values when compared with the citywide average. There is a higher prevalence of renters in than PSA and SSA when compared with the city as a whole. Interestingly, within the PSA, about 30% of renter households are cost burden (spending more than 30% of their income on housing); however, in the SSA and citywide the percentage of cost-burden renters is over 40%.



Housing corner of E. King and E. Franklin (WRT)

RENTAL MULTIFAMILY PERFORMANCE

The PSA has seen no new multifamily development in nearly 40 years and contains approximately 403 units, accounting for only 1.5% of the total market. By comparison, the SSA has added about 28 units in the past five years, for a total of 1,174 units. Lancaster County hosts 27,160 units; approximately 3,200 units have been built in the last five years.

VACANCY IN LANCASTER RENTAL MARKET

The East End SAP analyzed vacancy trends across three analysis areas - the PSA, SSA, and larger Lancaster market (inclusive of the City of Lancaster as well as areas in the larger county region). Vacancy rates across all three analysis areas have historically been extremely tight, with the PSA and the SSA demonstrating rates of 1.5% or less. Based on the total inventory in the Study Area, the vacancy rate at year-end 2024 equates to only five available units. The Lancaster Market, which has experienced an expansion in new supply in recent years, has a slightly higher vacancy rate of 5.2%, still notably lower than the industry standard 7.0% rate that typically is used to measure market health.

Across all three geographies, vacancy has risen between 2023 and 2024. The completion of 1,110 new units in the larger market area in 2024 caused the vacancy rate to increase as the available new units are leased.

TRENDS IN RENTAL COSTS

Rents in the PSA and SSA are nearly identical, following a similar growth pattern of +2- 3% per year. However, the Lancaster housing market reports a strong premium over the study areas, typically measuring rents that are +25-28% higher. The rate of rent growth in the market has also been faster, at +5-8% per year.

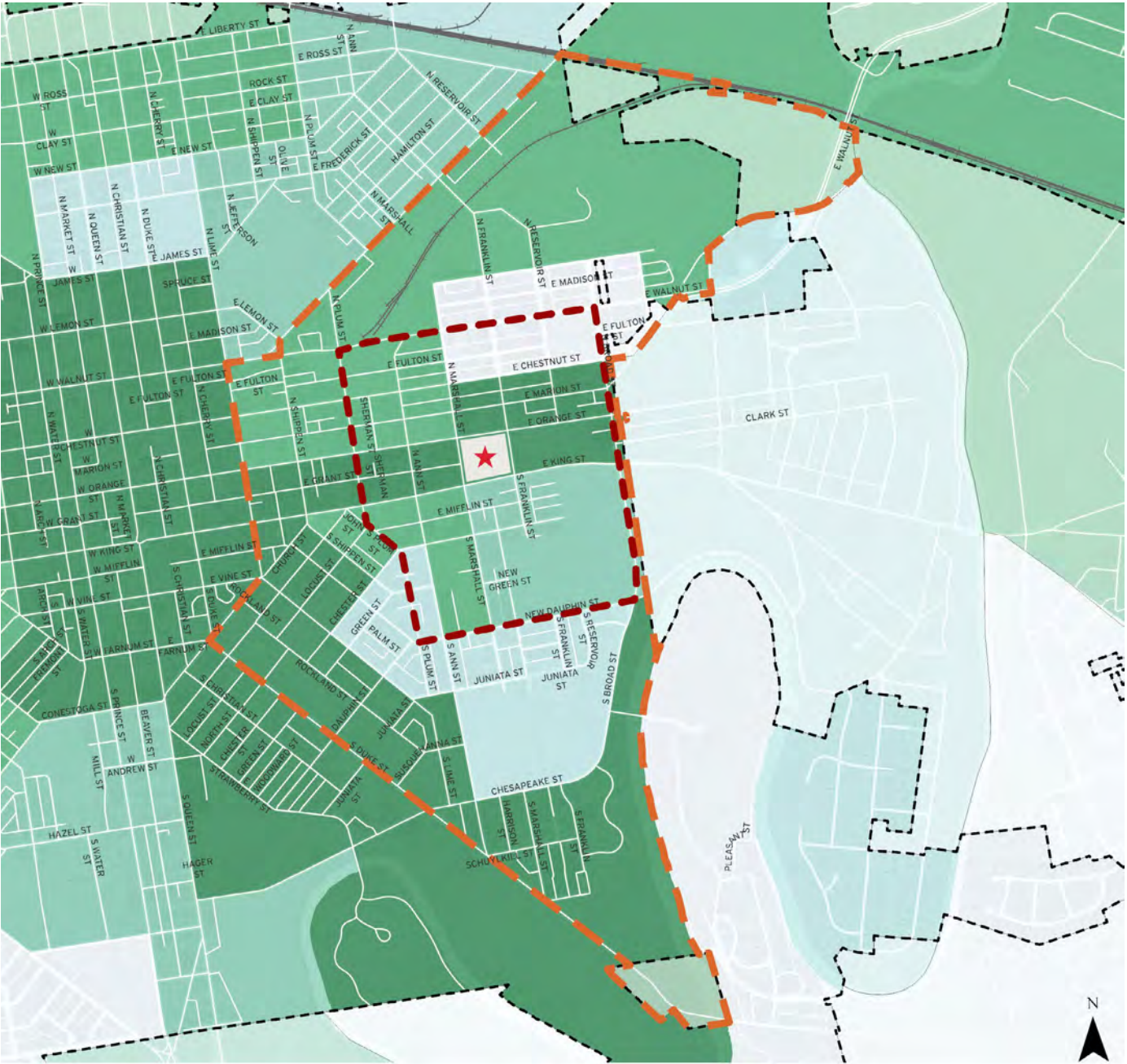


FIGURE 12 | RENTAL MULTIFAMILY PERFORMANCE

Data Source: ESRI ACS (2018-2022), U.S. Census Bureau Block Group Data, City of Lancaster, PASDA

LEGEND

- City of Lancaster
 - - - Primary Study Area
 - - - Secondary Study Area
 - ★ Lancaster County Prison
- | | |
|---|---|
| <p>Renter Percentage per Block:</p> <ul style="list-style-type: none"> 0% - 15% 16% - 30% 31% - 45% | <ul style="list-style-type: none"> 46% - 67% 68% - 98% No Data/Insufficient Data |
|---|---|

FIGURE 13 | COMPARISON OF VACANCY RATE TRENDS, 2019-2024

Data Source: CoStar, Kimley-Horn

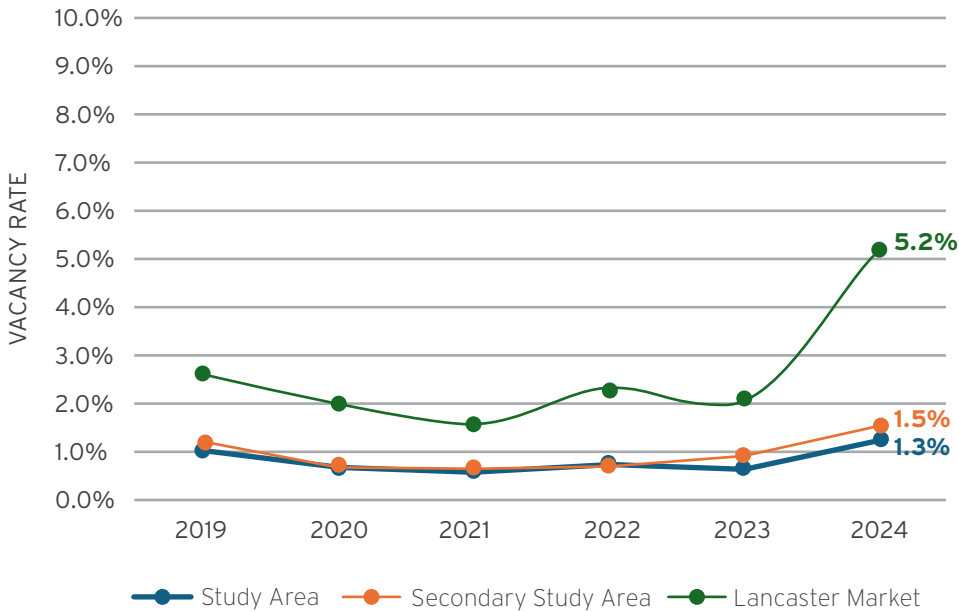
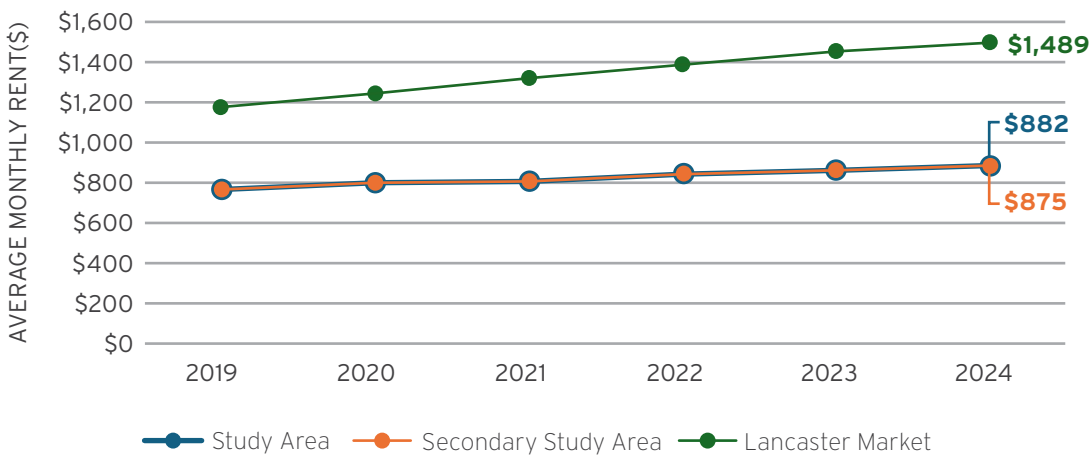


FIGURE 14 | COMPARISON OF MONTHLY RENT TRENDS, 2019-2024

Data Source: CoStar, Kimley-Horn



Market Considerations for Site Redevelopment

RESIDENTIAL

Rental housing presents a strong opportunity for site redevelopment, as vacancy rates remain low even with new market additions. No new rental developments have occurred within the PSA or SSA lagging behind downtown redevelopment. Maximizing allowable density and leveraging financial incentives can help address these market constraints.

RETAIL

Retail can serve as a complementary use to activate the site, as existing retail in the Study Area is limited but highly occupied. To support local businesses, new retail pricing should prioritize affordability through smaller storefronts or subsidy mechanisms.

OFFICE

While office space in the PSA, SSA, and Lancaster County is performing well, it is unlikely to be an anchoring land use in the short-term due to financing challenges nationally.



caption (WRT)

PUBLIC SERVICES AND INFRASTRUCTURE

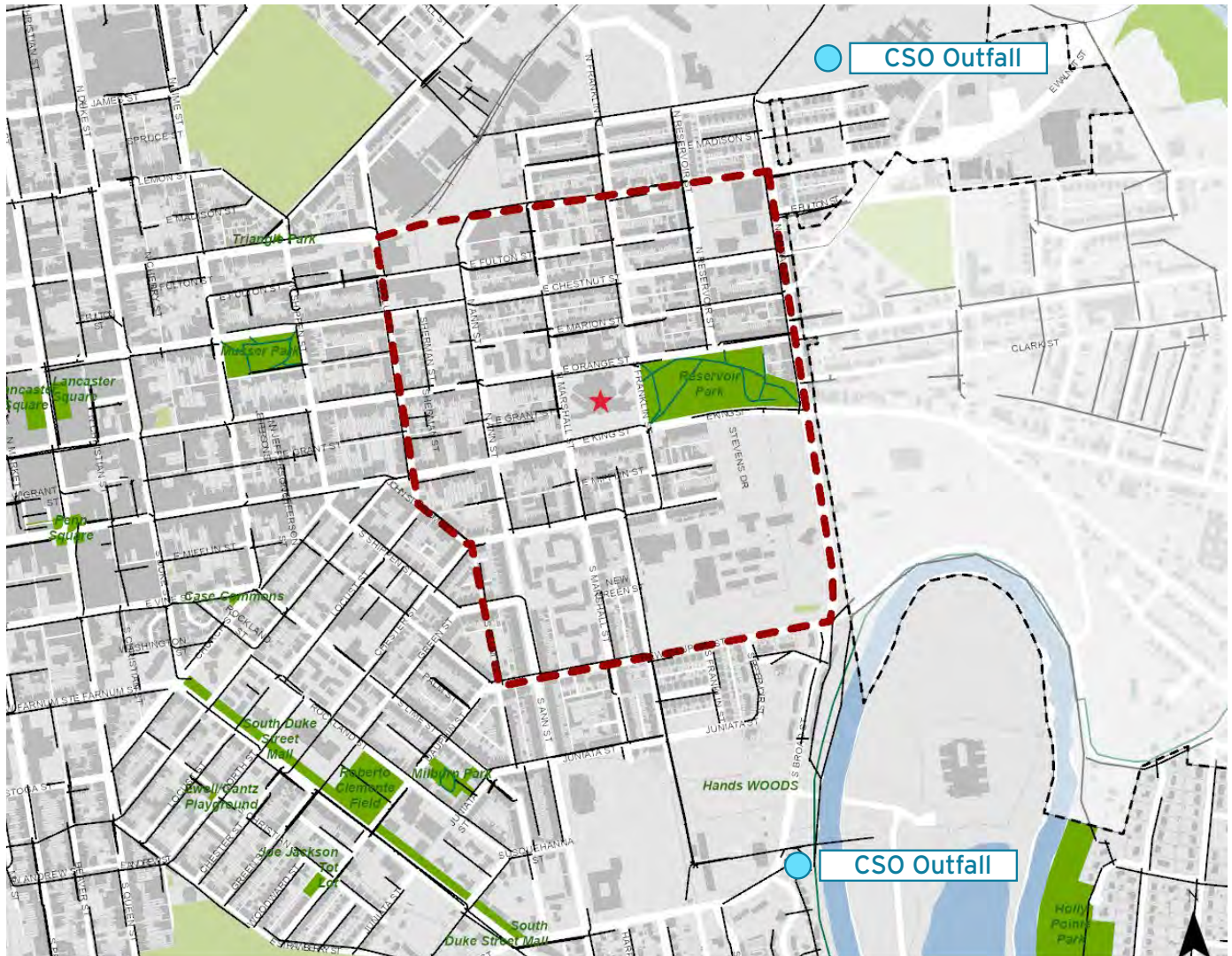


FIGURE 17 | SEWER AND WATER

Data Source: City of Lancaster, PA DEP, PASDA, Kimley-horn

LEGEND

- City of Lancaster
- - - Primary Study Area
- - - Secondary Study Area
- ★ Lancaster County Prison
- + + + Railroad
- Parks
- Cemetery
- Water
- City Gravity Sewer Mains
- Combined Sewer Overflow Outfall

SEWAGE AND WATER MAIN

The PSA is fully served by the City’s water and sewer infrastructure. Along E Orange Street a 20” main was built in the late 1800s and relined in 2005. The prison site demands a lot of capacity on the utilities, thus any utility needs of a future redevelopment project(s) will likely be satisfied by existing infrastructure.

PARKS AND OPEN SPACE



Fenced splashpad at Reservoir Park (WRT)



Pathway through the flex lawn at Reservoir Park (WRT)



FIGURE 19 | RESERVOIR PARK

Reservoir Park sits within a network of open spaces at the City's eastern gateway (Source: WRT, Google Earth)

LEGEND

- | | | | |
|--|--------------------------------|--|-----------------------------------|
| | Primary Circulation | | Potential Crossing |
| | Secondary Circulation | | 22' 64' Crosswalk Distance (Feet) |
| | Stairs | | Intersection Daylight (Curbless) |
| | Seating (Bench & Picnic Table) | | Park or Open Space |
| | Exiting Crosswalk | | |

RESERVOIR PARK & OPEN SPACE

Reservoir Park sits at the City's eastern gateway. Taking nearly 4 blocks of the City's street network, Reservoir Park's corners are essential to its access and serve as gateways. Each corner presents its own opportunity for increased pedestrian visibility and safety. At over 8 acres, Reservoir Park is one of the largest open spaces in the city.

In mid-2026, it is anticipated that the City of Lancaster will begin the process of completing a Master Plan for Reservoir Park which was a key recommendation from the City's Parks, Recreation, and Open Space Master Plan. The Reservoir Park Master Plan is a separate effort from the East End SAP; however, there are synergies with how the East End SAP and Reservoir Park Master Plan can contribute to enhancing the vibrancy and connectivity of the area.

KEY PLANNING EFFORTS

The East End Small Area Plan builds on previous and existing planning efforts to provide new opportunities and enhancements for the East End community. A review of 13 citywide and regional plans informed this plan, including analysis of shared vision statements and key themes. The review also identified strategies from these plans that could directly or indirectly impact the PSA and SSA and these insights provide a strong foundation for the plan’s recommendations. Three key plans are highlighted here with the remaining summaries available for review in the Appendix.



OUR FUTURE LANCASTER: A COMPREHENSIVE PLAN FOR THE CITY OF LANCASTER

2023

The Comprehensive Plan advances an integrated framework built on equity, sustainability, and economic development. Equity emphasizes directing investment to areas of greatest need and ensuring inclusive outcomes for all residents. Sustainability focuses on improving environmental conditions while enhancing overall quality of life. The economic principle seeks to strengthen and expand private, public, and non-profit assets to support long-term community prosperity.

THE STRATEGIES THAT PERTAIN TO THE EAST END SMALL AREA PLAN INCLUDE:

- **Redevelopment:** Recommendation for East End Small Area Plan to guide redevelopment of prison site that reflect community priorities.
- **Future Land Use:** Majority of PSA and SSA are designated as 'Neighborhood Mixed-Use' on the Future Land Use Map.
- **Economic Development:** East End identified as a 'Community Commercial Hub' that can support moderate commercial activity and serve one or more city neighborhoods.
- **Change of use:** Prison site designated as a 'Land Use Change Area' that is likely to undergo notable changes in land use patterns and development in the next 10-20 years.

OUR PARKS LANCASTER: COMPREHENSIVE PARKS, RECREATION & OPEN SPACE PLAN

2024

This Plan advances the priorities of sustainability, 10-minute access, system connectivity, universal access, and adaptability and resiliency for the city's parks.

THE STRATEGIES THAT PERTAIN TO THE EAST END SMALL AREA PLAN INCLUDE:

- **Prison site opportunity:** Redevelopment of the prison site is a rare large lot development opportunity that can enhance connectivity to Reservoir Park.
- **Distribution of park facilities:** Address unequal distribution of park facilities in the south/southeast areas of the city.
- **Park investments:** Invest in maintenance, ambassadors, and workforce development opportunities.
- **Capacity building opportunities:** Build capacity for community management, stewardship, and leadership (i.e., recreation coordinations, horticulturalists, etc.).

VISION ZERO LANCASTER

2020

The Vision Zero Plan aims for 'zero traffic deaths and serious injuries by 2030' through the goals of equity, safety and slow speeds, culture change, and data collection.

THE STRATEGIES THAT PERTAIN TO THE EAST END SMALL AREA PLAN INCLUDE:

- **High Injury Network:** Address high injury network streets in the neighborhood including E Orange St., E King St., and N Broad St. as well as high injury network intersections including E Orange and N Marshall Streets.
- **Coordination Committee:** Establish a standing Vision Zero coordinating committee.
- **Community-Based Organizations:** Support the participation of community-based organizations in the implementation of Vision Zero.
- **Community Engagement:** Development community engagement plans for all Vision Zero projects.
- **Prioritize Schools:** Work with at least one school per year on traffic calming and safety.