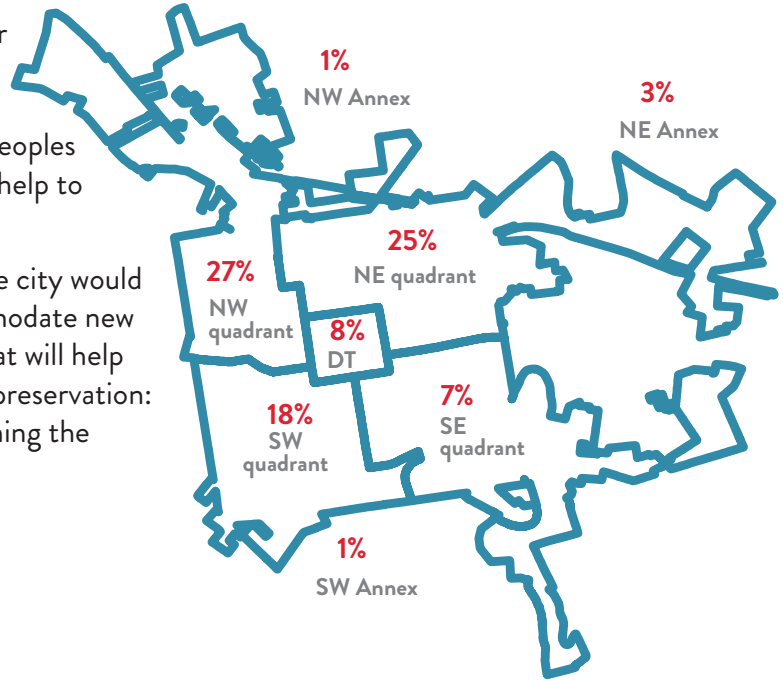


# »» Shape the City: Building Design Survey Results

The Shape the City: Building Design Survey was created to allow the city to learn more about community preferences for Lancaster City's built environment. Lancaster City is known for its historic charm and walkability, and the size, design and use of Lancaster's buildings contributes to its character and peoples experiences. The size, design and use of Lancaster's buildings help to create those desirable characteristics.

Through previous community conversations we have heard the city would benefit from more housing and commercial spaces to accommodate new businesses. The survey helps answer the following question that will help the city identify an appropriate balance between change and preservation: How should the city accommodate growth while also maintaining the "small town" character that residents love?



## Who Responded

**177 individuals**

- 89% of respondents live in the city;
- 11% reside outside of the city.

27% of respondents live in the northwest quadrant; 25% live in the northeast quadrant; 18% live in the southwest quadrant; and 7% live in the southeast quadrant, as seen in the map above.

## What We Heard

Respondents were asked to identify what types of development they would like to see in Lancaster City. A summary of these results is identified below.

## Residential Preferences



**65%**

of respondents want to see more Single-Family Attached housing



**47%**

of respondents would prefer to see more Multi-Family Apartments with Traditional Materials and Design



**34%**

of respondents want to see more Multi-Family Apartments of 3-4 Stories



**24%**

of respondents want to see more Single-Family housing with Traditional Materials

- 50% of Downtown residents would like to see single-family attached housing and multi-family apartments of 3-4 stories.
- 7% of total respondents do not want to see any new housing.
- 75% of both Northwest and Southeast residents would prefer to see more single-family attached housing.

## Commercial Preferences



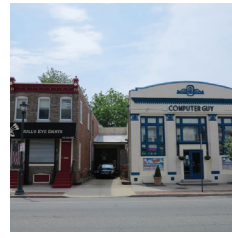
**66%**

of all respondents want to see more Medium-Sized Downtown Commercial development



**58%**

of all respondents want to see more Urban Downtown Style Commercial development



**50%**

of all respondents want more Small Downtown Style development



**20%**

of all respondents want to see more 4+ Stories, Urban Downtown Style development

- **58%** of Southeast residents want both urban downtown style and medium-sized downtown style commercial development.
- **75%** of Northwest residents would prefer to see medium-sized downtown style commercial development.
- **5%** of all respondents do not want to see any more commercial development.

## Mixed-Use Preferences



**59%**

of respondents prefer to see more Traditional Design, Three Stories Mixed-Use development



**31%**

of respondents want to see more Modern Design, Five Stories Mixed-Use development



**28%**

of respondents prefer to see more Modern Design, Four Stories development



**25%**

of respondents want to see more Two Stories Mixed-Use development

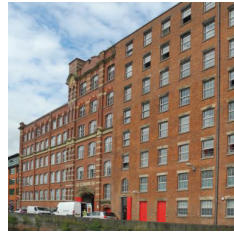
- **25%** of Southeast residents want modern two-story and modern four-story style mixed-use development.
- **9%** of participants do not think more mixed-use development is appropriate.
- The majority of both Northwest and Southeast residents would prefer to see traditional design, 3 story-style mixed-use development.

## Industrial Preferences



**70%**

of respondents prefer to see Traditional Urban Design, 2-4 Story Industrial development



**28%**

of respondents prefer to see Traditional Urban Design, 5+ Story Industrial development



**8%**

of respondents want to see Suburban Style, One-story Industrial development



**7%**

of respondents want to see Multi-story, modern, minimal features Industrial development

- **13%** of Southwest residents would prefer to see suburban style, one-story industrial development.
- **21%** of participants do not want more industrial development.
- Traditional urban design (2-4 story structure) was identified as the preferred industrial style in all responding quadrants.