

05

VISION



Sylvester James Gates, Jr.
1950—
Theoretical physicist.



HE RESEARCHES SUPERMETRICITY, SUPERGRAVITY AND SUPERSTRING THEORY. AWARDED THE NATIONAL MEDAL OF SCIENCE, HE IS FEATURED ON MANY TELEVISION PROGRAMS ABOUT PHYSICS AND IS PASSIONATE ABOUT COMMUNICATING SCIENCE TO THE PUBLIC.

Dedicated to the work that the past can do for the look at best places you ever go to.

Amelia Earhart
1897-1937

Amelia Earhart was a pioneer in aeronautics, aviation and communication. She set numerous world records in flight.



MRS. EARHART AND HER PLANE DISAPPEARED OVER THE PACIFIC OCEAN AS SHE NEARLY REACHED ASIA.

LANCASTER EAST END SMALL AREA PLAN - OPEN HOUSE

REDEVELOPMENT CONCEPT #1

Illegible text describing the concept, possibly in multiple languages.



Public Open House Lancaster East End Small Area P

VISION OVERVIEW

The Lancaster East End SAP provides a community-generated vision for the neighborhoods surrounding the Lancaster County Prison site. The decommissioning and redevelopment of the Prison will be a major catalyst for improvements and updates to existing zoning, public infrastructure and streetscape, community amenities, housing stock, and multimodal infrastructure.

As outlined in the Public Engagement summaries, the community - including residents, business owners, community organizations, elected officials, boards, and commissions - have been engaged throughout the planning process to help understand existing conditions of the neighborhood and impact of the prison on the community, prioritize future uses and neighborhood improvements, and evaluate scenarios where the redevelopment of the prison site is the catalyst for larger neighborhood improvements. Alongside the community input, the City of Lancaster and the County of Lancaster have engaged their leadership and staff through a City-led Project Team that has met throughout the process to provide guidance, technical expertise, and feedback on plan development.

The vision for the Lancaster East End SAP is guided by the following priorities that reflect the iterative community feedback, technical expertise, and long-range policy goals that will support a redevelopment approach to the Prison site and the surrounding neighborhood that is responsive to current needs and flexible in its implementation.

BREAK UP THE SUPERBLOCK

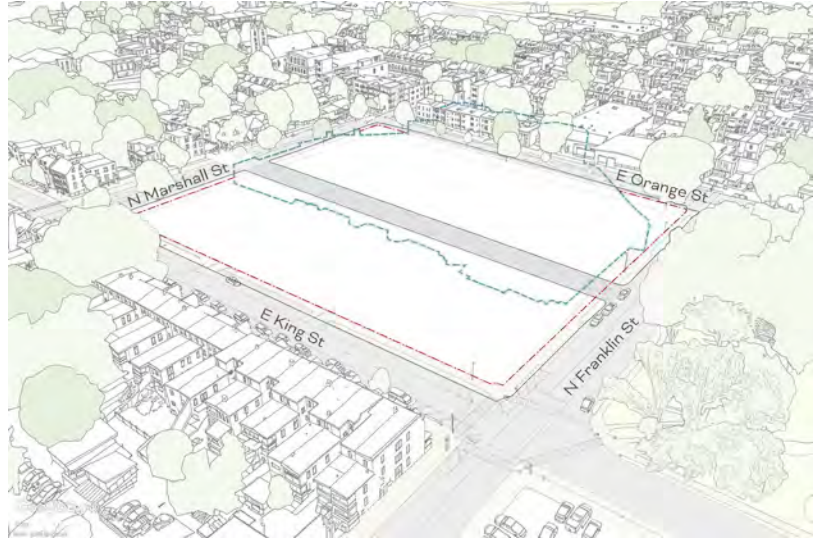
Redevelopment of the prison site presents an opportunity to break up the existing superblock and better align the site with the fine-grained scale of the surrounding East End neighborhood. New street and pedestrian connections, such as an extension of Grant Street or a north-south pathway, could improve walkability and integrate the site into the neighborhood.



Prison Site Diagram: Superblock Breakdown

CLEAN AND BUILDABLE SITE

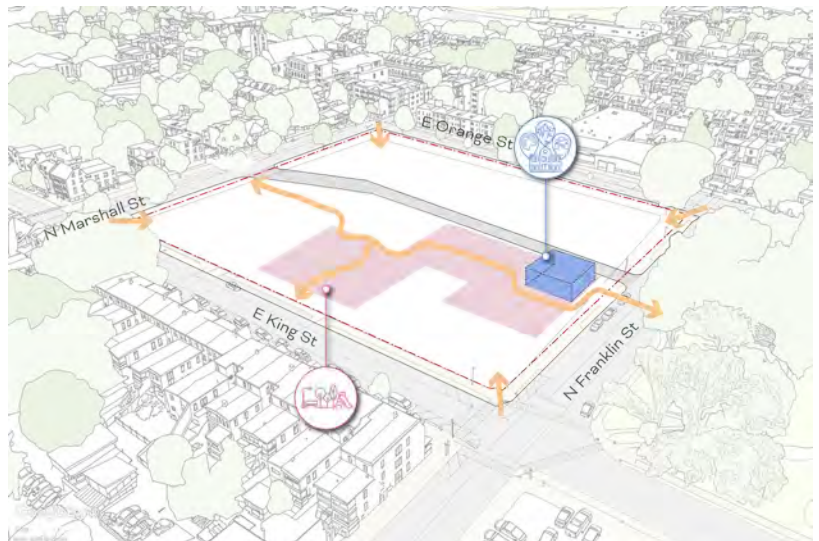
For redevelopment to be feasible, the prison site must be delivered as a clean and buildable property. Without demolition and remediation, developers estimate the site would carry a significant negative value, making redevelopment unlikely.



Prison Site Diagram: Clean and Buildable Property

MIXED-USE REDEVELOPMENT WITH A FOCUS ON COMMUNITY BENEFITS

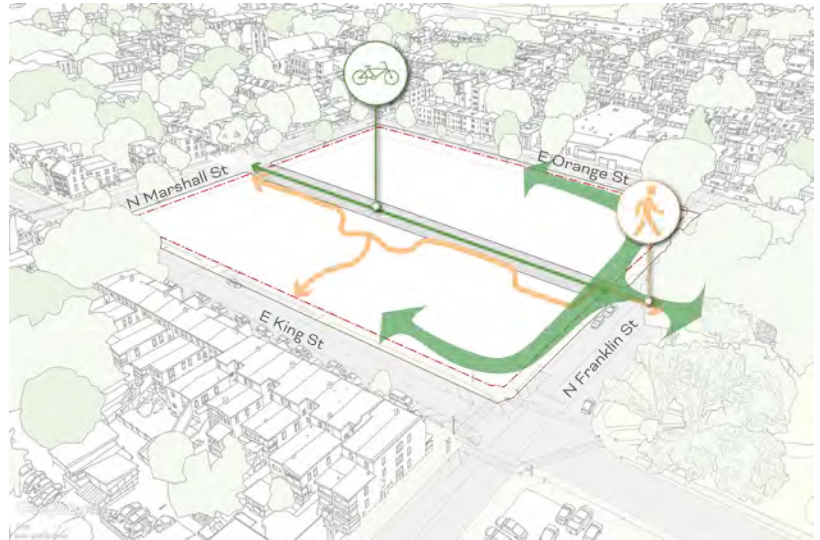
The redevelopment should be a welcoming, community-centered project that delivers public benefits such as open spaces, services, and amenities. Strong physical connections and public access are essential to ensure the site feels inclusive and supports broader neighborhood revitalization.



Prison Site Diagram: Community-centered Project

ORIENT DEVELOPMENT TO PARKS/CREATE BETTER CONNECTIONS TO PARKS FROM DOWNTOWN

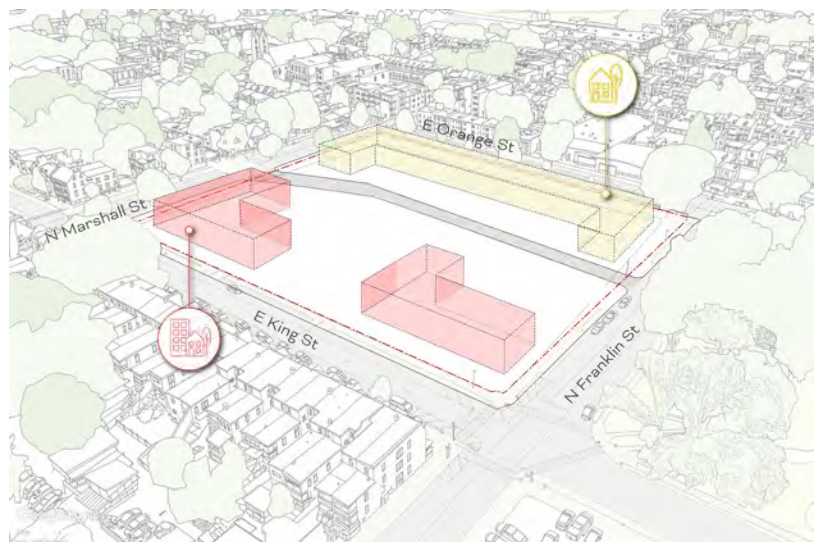
Redevelopment of the prison site could strengthen connections to Reservoir Park and help activate this underutilized citywide green space. Improved access and complementary uses could increase park activity, programming, and community engagement.



Prison Site Diagram: Better Connections to Parks

PRIORITIZE HOUSING BUT AT A SCALE THAT MAKES SENSE FOR THE NEIGHBORHOOD

There is strong support for affordable and attainable housing on the site, scaled to fit the surrounding neighborhood. However, the density needed for economic viability may not be aligned with neighborhood character, making this balance an ongoing challenge requiring further community discussion.



Prison Site Diagram: Housing Prioritization

MANAGE PARKING ON-SITE TO LIMIT IMPACTS TO SURROUNDING NEIGHBORHOOD

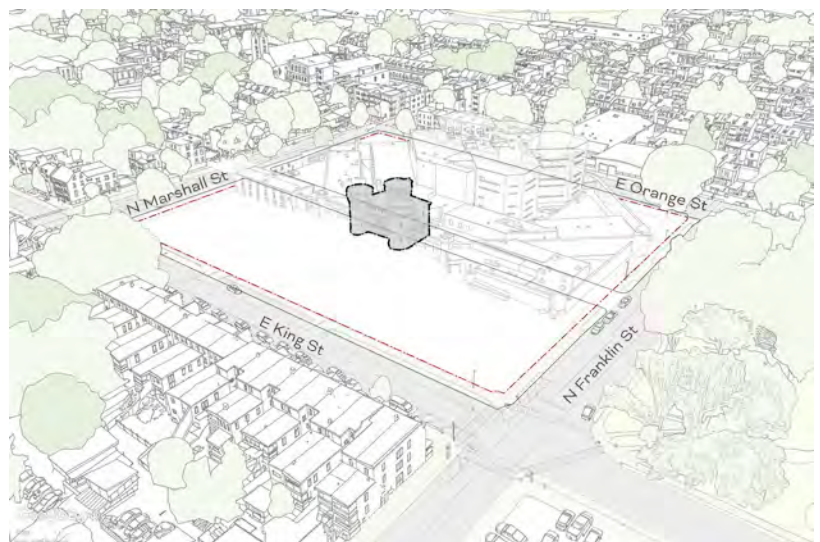
Providing sufficient parking will be a major challenge for any redevelopment scenario. Shared parking strategies may be necessary, particularly if residential uses are included in an area that is not fully walkable to key services.



Prison Site Diagram: On-site Parking Provision

CONSIDER PRESERVATION OF HISTORIC ELEMENTS OF THIS PRISON

Historic preservation of the prison is not viewed as a primary priority for redevelopment. Greater emphasis is placed on a trauma-informed approach that allows the community to reclaim the site and benefit from its transformation.



Prison Site Diagram: Historic Elements Preservation

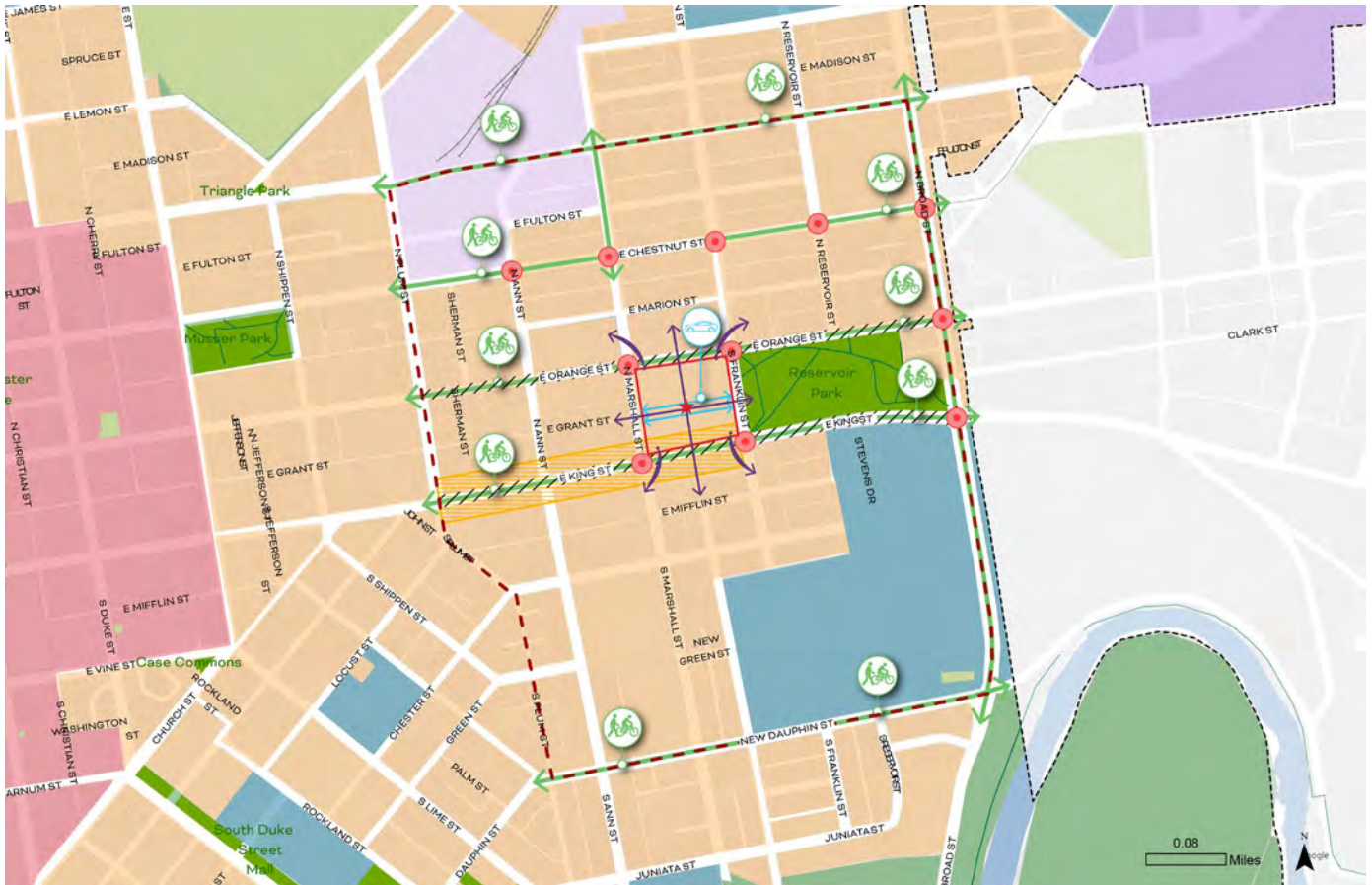
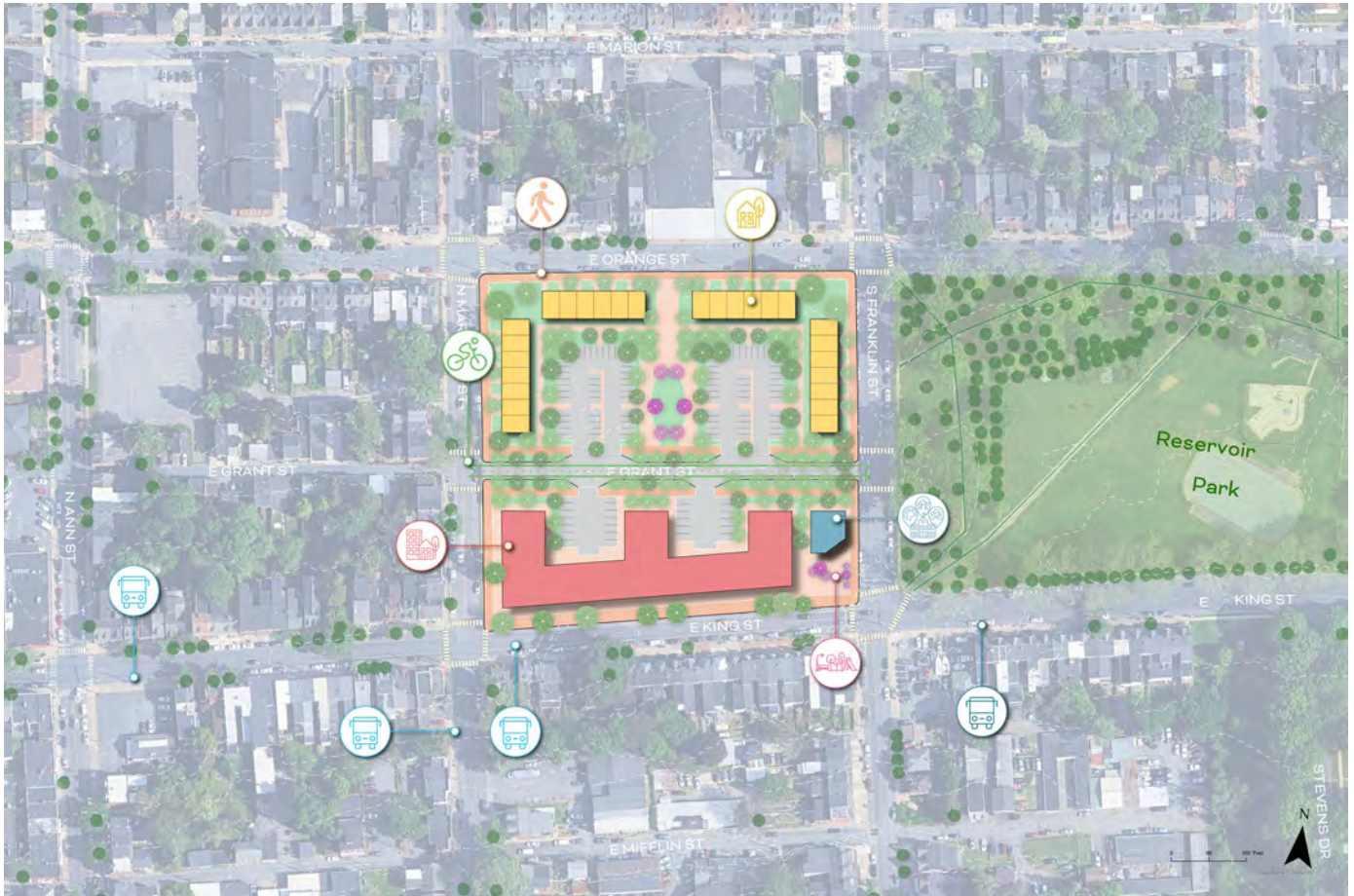


FIGURE 1 | PSA SITE PLAN

LEGEND

- City of Lancaster
- - - Primary Study Area
- ★ Lancaster County Prison
- +— Railroad
- Water
- Intersections Improvements
- ▨ Potential one to two-way conversion
- 🚲 Bike/Pedestrian
- ✚ Neighborhood Connections
- 🏠 Potential Affordable Housing
- Future Land Use**
- Neighborhood Mixed Use
- Urban Centers
- Institutional
- General Commercial/Industrial
- Light Industry & Innovation
- Parks/Open Space



Prison Site Plan

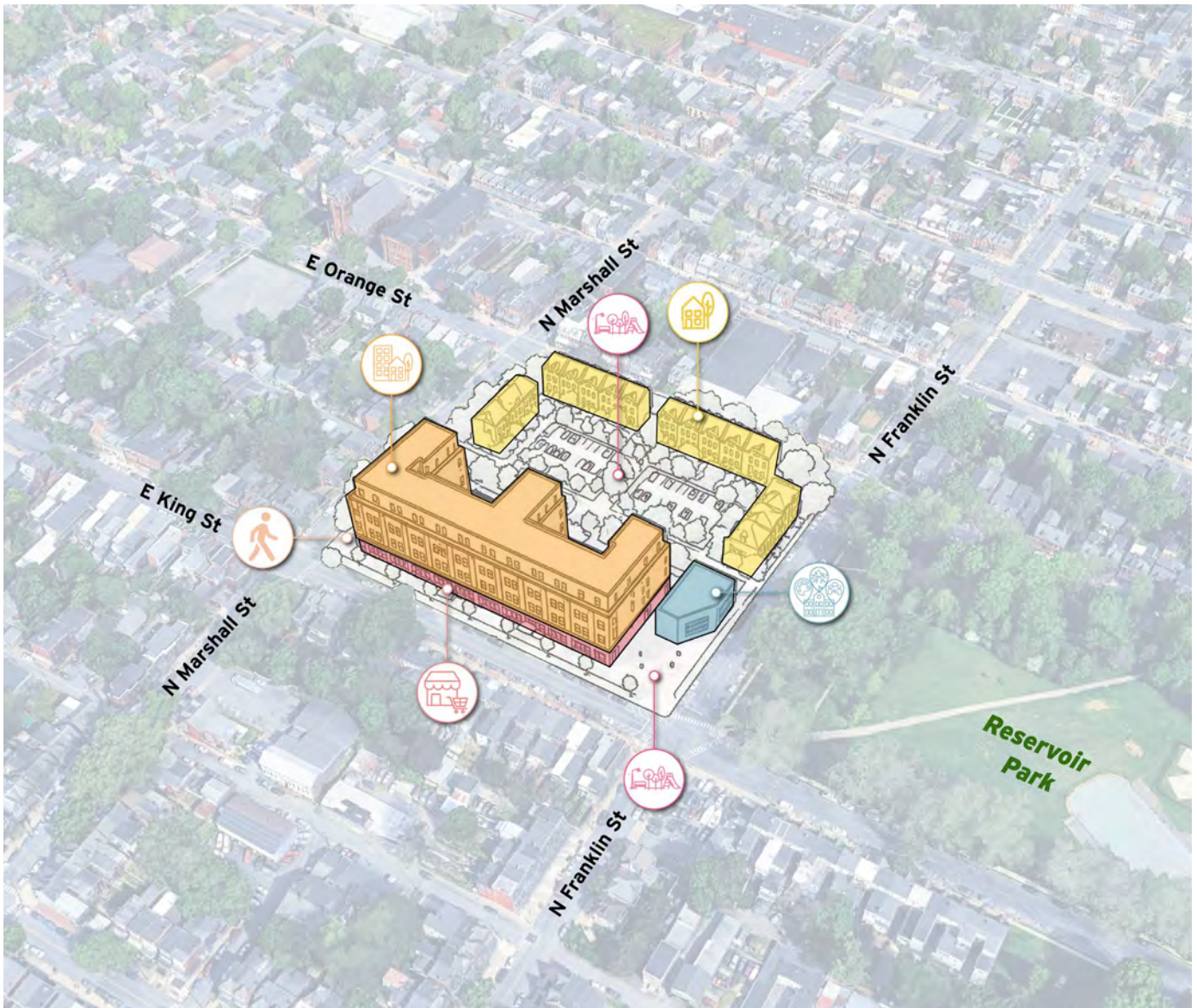
EAST END SAP – PRIMARY STUDY AREA (PSA) SITE PLAN

The PSA delineates the main area of focus for the vision, goals, and recommendations within the East End SAP. The redevelopment of the Prison site is viewed as the catalyst for larger neighborhood-scale improvements including one to two-way conversion of E Chestnut, E Orange, and E King Streets, streetscape improvements to enhance pedestrian and bicycle infrastructure, 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.

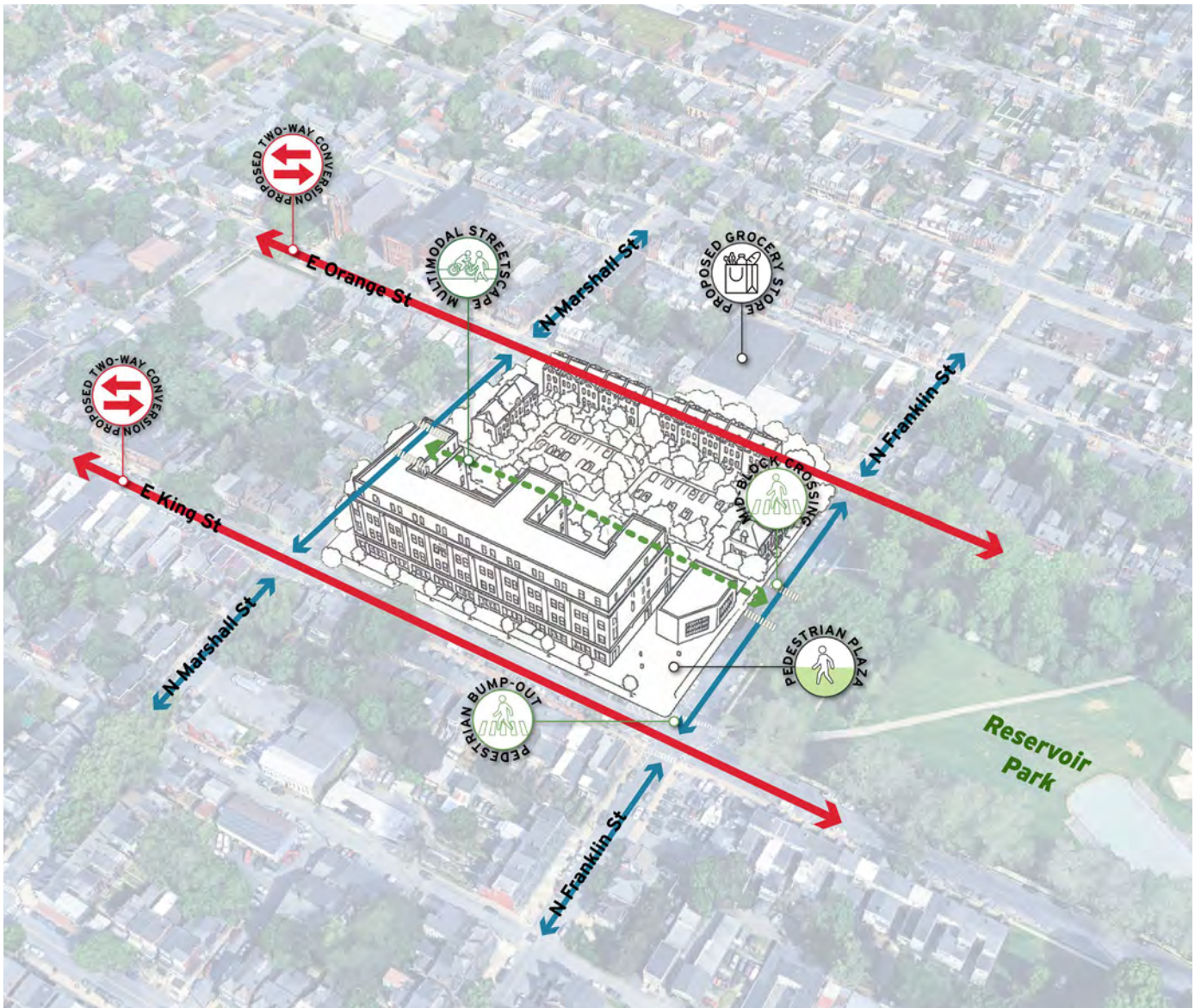
EAST END SAP – PRISON SITE REDEVELOPMENT: SITE PLAN AND RENDERING (PAGE 99)

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 Diagram

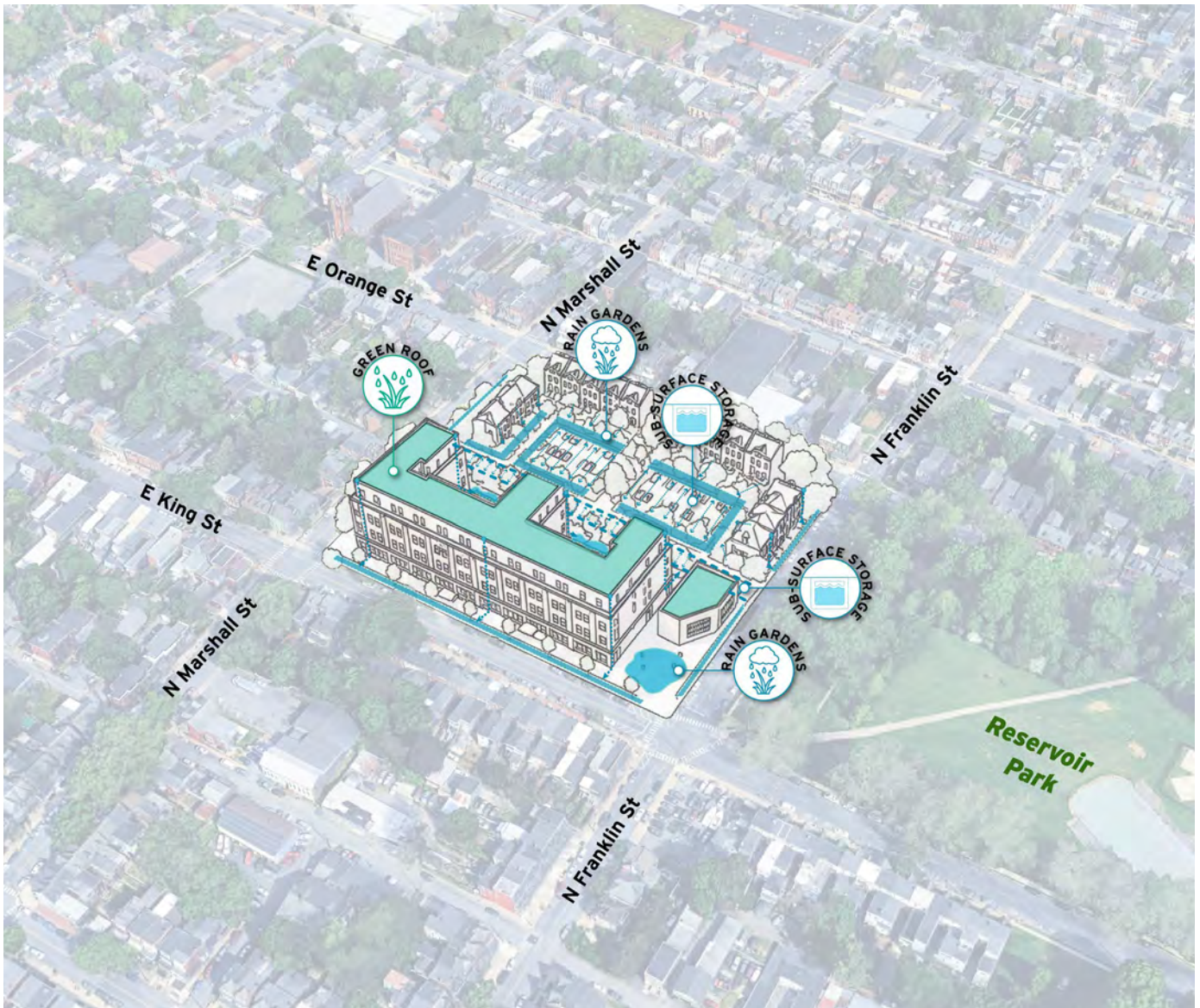
- Housing:** Multi-family housing with ground-floor commercial/retail space is envisioned along E King Street/southern portions of N Franklin and N Marshall Streets to provide activation at the street-level and allow for a development typology that can accommodate multi-family affordable housing. Along 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.



Connectivity Diagram

- 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 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 stores along E Orange Street as well as better connect to neighborhoods north and south of E King Street.



Stormwater Diagram

- **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.
- **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







VIEW FROM E KING AND N FRANKLIN STREETS

The street-level view from E King and N Franklin Streets highlights the multi-family apartment buildings with ground floor commercial/retail spaces that extend into the public realm via outdoor seating. The community multi-purpose space along N Franklin Street faces the park and is a key community asset. Intersection improvements at E King and N Franklin Streets help to better connect the neighborhood to Reservoir Park and provide safer pedestrian and cyclist connections in the neighborhood. The one to two-way conversion of E King Street is also featured.





VIEW FROM E ORANGE AND N MARSHALL STREETS

The street-level view from E Orange and N Marshall Streets highlights the single-family attached townhomes and emphasize how their design and building typologies complement the surrounding neighborhood. A rain garden, green stormwater infrastructure to manage onsite runoff, is located at the corner of E Orange and N Marshall Streets. The connections into the site at the corner and at the mid-block crossing at E Orange (where the future grocery store will be located) enhance pedestrian access. The one to two-way conversion of E Orange Street is also featured.





Lancaster County Prison Site (WRT)



Residential sections along E Orange St (WRT)

Land Use Recommendations

The Lancaster East End SAP provides an initial framework for considerations of key updates and adjustments to zoning and land use within the PSA. The catalyst for the East End SAP is the decommissioning and anticipated redevelopment of the Lancaster County Prison site which is currently zoned Criminal Detention. In order to move forward with any redevelopment of the Prison site, it will be necessary to update the zoning of the site, a process that will be led by the City of Lancaster.

The rezoning of the Prison site and the permitted future uses will be directly informed by the current zoning and land uses within the immediate neighborhood as well as the policy documents that layout future priorities for growth and development for the city. Currently, the majority of the PSA is zoned Residential Medium Density (R3) with a section of Residential High Density (R4) along E. King Street. There is an area zoned Commercial Neighborhood (C1) to the north of the Prison site and the Thaddeus Stevens Campus, located to the south of the Prison site, is zoned Mixed-Use (MU).

In October 2023, the City of Lancaster adopted the Our Future Lancaster Comprehensive Plan which sets out a ten-year blueprint for development and land use within the city addressing housing, transportation, economic growth, and environmental goals. The Comprehensive Plan's Future Land Use Map (FLUM) designates the PSA as Neighborhood Mixed-Use (NMU) which is defined as medium-density residential neighborhoods with occasional neighborhood-scale commercial amenities. The FLUM description of Neighborhood Mixed-Use is outlined in the table below:

COMPREHENSIVE PLAN FLUM: NEIGHBORHOOD MIXED-USE (NMU)	
Development Style	Housing situated on relatively small lots with sidewalk-adjacent front porches, stoops, small front yards, or no front setbacks. Service alleys are typical, but side yards are less common. Future development includes dense single-family, two- to four-family, multifamily, accessory dwelling units, live-work units, and mixed-use buildings, which are built to a scale and layout consistent with existing buildings.
Ground Floor	Building façades engage streets with windows, doors, stoops, porches, and other elements that are consistent with surrounding buildings. Storefronts for smaller, neighborhood-scale commercial retail/ services may be common at or near intersections and along Main Street Commercial Corridors.
Mobility	Bicycle, pedestrian and transit facilities are accommodated, and frequent transit is accessible nearby. On-street parking is prioritized. Front driveways are generally incompatible but service alleys and rear parking are provided wherever possible.
Intensity	Buildings are generally two to six stories and are commonly attached. The building size, density, and uses may vary depending on neighborhood context.
Primary Uses	Single-family houses, accessory dwelling units, two- to four-family, live work units, multi-family, and open space.
Secondary Uses	High-density residential uses, cultural, institutional, and neighborhood-scale commercial uses. These uses typically occur along Main Street Corridors (see Economic Development Policy Map) or at intersections.

Example of Stacked Townhomes - Meriden, CT Commons Phase II (WRT)



The size and scale of the Prison site (approximately 4.7 acres) present an opportunity to rethink land use patterns and future development within the PSA as well as the larger East End neighborhood. The East End SAP land use recommendations center the community and their input alongside the policy and programmatic expertise of City and County staff and leadership, partner organizations, community nonprofits, and local institutions:

PROMOTE MIXED-USE REDEVELOPMENT ON THE PRISON SITE:

Within the East End community, the redevelopment of the Prison site offers a rare opportunity to reimagine almost 5-acres of land in the heart of an established, well-connected residential neighborhood. The redevelopment of the prison site will reactivate and reintegrate two city blocks into the neighborhood grid, bringing back street-level activity, providing ‘eyes on the

street,’ and reintroducing a vibrancy along E King and E Orange Streets that will better connect the surrounding neighborhood and neighbors to one another and to local amenities and resources such as Reservoir Park, McCaskey High School campus, and Thaddeus Stevens Institute of Technology. By allowing for a mix of residential, commercial, and community uses (i.e., a recreation center, community kitchen, etc.), the site can be a hub for neighborhood services and resources as well as a driver for local economic growth.

ALLOW FOR HIGHER-DENSITY, MULTIFAMILY HOUSING WITH GROUND FLOOR NONRESIDENTIAL USES ALONG THE E. KING ST. CORRIDOR:

E King Street already serves as a major gateway in and out of Lancaster City and, with the potential two-way restoration project, E King could also support enhanced multimodal infrastructure and an expansion of ground-floor nonresidential uses

(i.e., retail, office, etc.) creating a more vibrant and active public realm that could complement higher-density residential uses. Within the PSA, introducing multifamily housing along E King Street can help contribute to a renewed sense of vibrancy and reactivation of the corridor as the prison site redevelops. Additionally, multifamily housing along E King will contribute to increasing the city's housing stock and diversify housing options within the neighborhood.

EXPAND OPPORTUNITIES FOR NEIGHBORHOOD-BASED COMMERCIAL USES ALONG THE E. KING AND E. ORANGE ST. CORRIDORS:

While there are pockets of neighborhood-based businesses within the PSA, the redevelopment of the Prison site offers an opportunity to better connect, highlight, and expand local businesses in the East End, particularly along E King and E Orange Streets. E King Street has a history as a neighborhood commercial hub, previously serving the city's eastern neighborhoods with a robust corridor of local businesses and services. The potential restoration of two-way traffic along E King and E Orange Streets, currently being explored in the City's Two-Way Restoration Study, could help foster a more pedestrian-scale environment that could support small businesses along the corridors. Throughout the East End SAP planning process, community members have highlighted the need for more neighborhood-serving businesses from local restaurants and cafes to veterinary services to spaces where youth can spend time before and after school.

CREATE EASEMENTS FOR PUBLICLY ACCESSIBLE RIGHTS-OF-WAY WITHIN THE PRISON SITE REDEVELOPMENT:

The East End community has grown around the Prison site, and for over 150 years the 4.7-acre has been inaccessible to the public. With the decommissioning and sale of the Prison site, it is essential that the site be reintegrated into the neighborhood fabric and made accessible to community members via publicly accessible rights-of-way. The East End SAP concept plan for the PSA proposes an extension of Grant Street that will split the Prison site from east to west and provide a direct, mid-block connection to Reservoir Park. Additionally, pedestrian pathways connecting the site from north to south are proposed as public easements to enhance access into the site and to adjacent amenities and businesses along E King and E Orange Streets.

Zoning District Recommendations

Building height and density shape the physical form, character, and the way people experience the community. The East End SAP density and height recommendations are based on Our Future Lancaster Comprehensive Plan's Future Land Use Map designations. Within the context of the Comprehensive Plan, the majority of the PSA is designated as Neighborhood Mixed Use: Medium-density residential neighborhoods with occasional neighborhood-scale commercial amenities.

In order to achieve the stated goals of Neighborhood Mixed-Use, the adoption of an infill development district should be considered to create a walkable, mixed-use area with missing middle housing options and neighborhood-scale amenities and services. Infill development districts allow for redevelopment within an established neighborhood that will allow for strategic density that is aligned with overall neighborhood character and more flexible land use regulations that encourage mixed-use redevelopment.

With the City of Lancaster beginning its Zoning Update process, there is a great opportunity to evaluate how the recommendations of the East End SAP can be achieved utilizing an infill development district and to determine the appropriate land development regulations to achieve a mixed-use neighborhood that can provide diverse housing options, neighborhood serving retail and commercial, and enhanced open space and community amenities for existing and new residents.



Building Height and Density Recommendations

Future development includes medium-density single-family, two- to four-family, multifamily, accessory dwelling units, live-work units, and mixed-use buildings, which should be built to a scale and layout consistent with existing neighborhood form; however, increased density is encouraged along the PSA's two main corridors of E King and E Orange Streets:

E KING STREET:

- Encourage mixed-use buildings of up to five stories, with active ground-floor non-residential uses and a maximum building height of 60 ft that will support neighborhood-serving commercial activity while maintaining appropriate scale.
- For multi-family buildings, allow for a maximum density of 50 units/acre.

E ORANGE STREET:

- Encourage single-family attached townhomes of up to 40 feet in height and a maximum of 3.5 stories along E Orange St, to provide moderate- density housing that is compatible with surrounding residential character.

For single-family attached townhomes, allow for a maximum density of 24 units/acre.

Affordable Housing Recommendations

As the East End neighborhood accommodates growth, affordable housing strategies must balance community needs, feasibility, and neighborhood context. While the PA Municipalities Planning Code (MPC) does not allow for inclusionary zoning or affordable housing mandates via a municipality's zoning ordinance, incentives such as density bonuses can be utilized to promote the inclusion of affordable units in new developments. Within the East End SAP PSA, the following recommendations around affordable housing are proposed:

The East End SAP proposes the following recommendations for advancing affordable housing goals within the PSA as well as the larger city context:

- Include affordable housing criteria in Lancaster County's RFP for the disposition of the prison site, requiring any responding developer ensure at least 20% of their units are affordable (recommended 50-80% AMI).
- The City of Lancaster should consider establishing an affordable housing overlay along E King Street that would incentivize developers to make at least 15% of all new units affordable. Incentives could include density bonuses, flexibility in height and bulk, changes to setback requirements, impact fee waivers, reduced parking requirements, and an expedited approval process and exemptions to any discretionary review.
- The full geographic extent of the overlay and incentives associated with providing affordable units should be determined via the City's Zoning Update process.



Example of Town Home development - Perry Homes, Pittsburgh PA (WRT)

Commercial/Retail Recommendations

Commercial and retail development bring opportunities to support economic growth, job creation, and long-term neighborhood sustainability. Clear guidance on type, scale, and location of commercial uses helps align private investment with community priorities and market conditions.

As stated in Our Future Lancaster Comprehensive Plan, the East End - specifically the PSA for this Small Area Plan - is identified as a 'Community Commercial Hub' that can support moderate commercial activity and serve one or more city neighborhoods. The East End SAP envisions E King Street as a primary commercial corridor for the neighborhood and surrounding communities and E Orange Street as a secondary hub for commercial/retail that is reflected in the uses permitted by-right and by special exception. The exact uses permitted by right and those that

require a special exception should be addressed via the ongoing Zoning Update:

E KING STREET:

Permit commercial spaces under 2,000 square feet by right and commercial spaces up to 5,000 square feet by special exception.

E ORANGE STREET:

Permit commercial spaces of 1,200 square feet by right and commercial spaces up to 3,000 square feet by special exception.

Community Resources Recommendations

Community resources are essential to the social, economic, and physical well-being of neighborhoods. The PSA is located about three-quarters of a mile from downtown Lancaster, providing relatively easy access to downtown resources and services. However, within the immediate PSA area there is a lesser concentration of neighborhood assets that is acutely felt by the community, particularly for youth and young adults looking for activities/resources before and after school. There is an opportunity to utilize the redevelopment of the Prison site as well as overall PSA planned improvements to enhance community resources and amenities.

Reservoir Park is a citywide asset that offers passive and active recreation opportunities; however, there is currently limited programming in the park. The City of Lancaster’s 10-Year Parks, Recreation, and Open Space Plan identifies a Master Plan for Reservoir Park as a key priority for the city’s open space and recreational resources. The Master Plan process is anticipated to begin in mid-2026 and improvements to Reservoir Park will likely occur prior to the disposition of the Prison site. The Reservoir Park Master Plan will lay out a vision for enhancing the park’s assets, amenities, accessibility, and connectivity to the larger neighborhood and city. The improvements will complement the planned redevelopment on the Prison site and enhance overall quality life in the East End neighborhood.

When reimagining the role of the Prison site in the neighborhood, many community members

highlighted the need for development on the site to serve the existing community and provide better access to amenities and services within the PSA. These recommendations focus on the catalytic redevelopment of the Prison site and seek to enhance neighborhood-serving resources that will be better connected to essential services and integrate community facilities into broader strategies to strengthen existing assets in the PSA and SSA:

- Encourage the construction of a shared multi-purpose space (owned/operated by a nonprofit and/or private sector partner) within the Prison site redevelopment that can provide indoor recreation facility space for the neighborhood.
- With a revitalized commercial corridor along E King Street, promote spaces for essential services such as childcare, urgent care/ medical offices, and veterinary services.
- Ensure the redevelopment of the Prison site complements enhancements to Reservoir Park and promotes accessibility into the park.



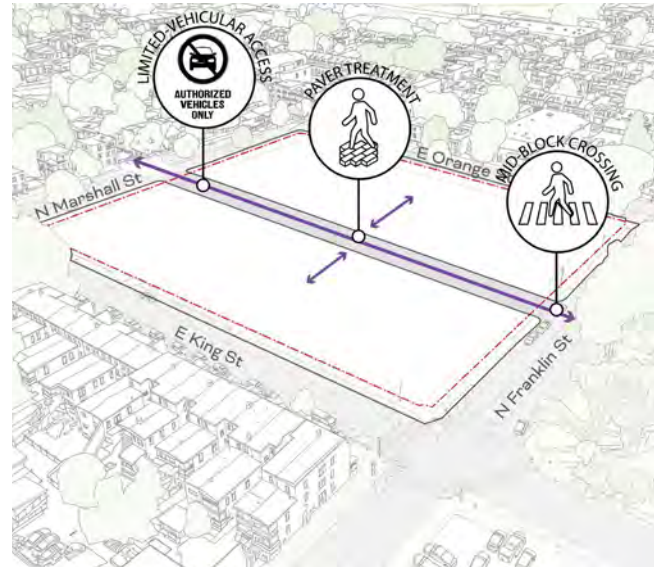
Example of Community Amenity Space (WRT)

Transportation

Redevelopment within urban areas can be successful with planning efforts and proper consideration focused on access to and from the subject area. Within the Primary Study Area (PSA) for the existing prison project site, access is afforded on all four sides currently for pedestrians, vehicles, and transit. There is a designated bike lane along Broad Street within the PSA. The presence of Reservoir Park directly adjacent to the east side of project site is an important feature when considering pedestrian access to public spaces for redeveloping the existing prison site.

KEY CONNECTION POINTS

Design ideas for the redevelopment of the site include breaking up the superblock into two smaller segments. A redesign option like this would allow for the east-west extension of E Grant Street (from the West) into or through the redeveloped prison site. E Grant Street, to the west of the project site, can be categorized as an “alley” due to the limited width of the roadway between 14 and 18 feet. Any extension into the redeveloped site would need to allow for passenger vehicles as well as delivery, refuse and emergency vehicle access and be designed to City of Lancaster street standards. One option would be to provide vehicular, bicycle and pedestrian access from N Marshall to N Franklin Street. A second option would be to provide access from N Marshall Street, but limit through access for vehicles. This could be accomplished by limiting the eastern portion of E Grant Street extension in width and pavement type (e.g. paver treatment) to provide pedestrian only access to Reservoir Park.



Prison Site Diagram: Key Connection Points within the Prison Site redevelopment

A paver treatment (or similar) could still allow for access by emergency vehicles but prohibit regular vehicular access. This second option would need to provide areas for refuse and delivery vehicles to be able to turn around and exit the site safely.

Like the mid-block pedestrian crossing on N Marshall Street (near E Grant Street), consideration should be given to a mid-block pedestrian crossing on N Franklin Street. This would provide direct access from the redeveloped site to Reservoir Park. An engineering study is needed to determine feasibility and final design, but may include raised pedestrian crosswalk, reduced pedestrian crossing distances and possibly signage with rectangular rapid flashing beacons. Redevelopment of the site should also consider north/south pedestrian walkways in the middle of the site for access to E King and Orange Streets.

PARKING RECOMMENDATIONS

On street parking should be allowed adjacent to the project site on Orange, King, Marshall and Franklin Streets. Onsite parking should also be accounted for with the redevelopment of the project site and meet City of Lancaster's Zoning Code regulations.

PEDESTRIAN, BIKE, AND TRANSIT INFRASTRUCTURE

Safety for pedestrians and bicyclists at intersections is of utmost importance for the City of Lancaster, as evidenced by the development of the Vision Zero plan to address high injury network roadways and the current study underway for the conversion of one-way traffic flows on E Orange and King Streets to two-way traffic flows. As such, redevelopment of the prison site should first focus on the four immediately adjacent intersections, two of which are signalized (on N Franklin Street) and two are unsignalized intersections along N Marshall Street. Any modifications to these intersections must appropriately balance vehicle, bicycle and transit traffic flows without compromising pedestrian access and safety. This can be accomplished through proper intersection lighting, pavement striping, curb bump-outs to minimize pedestrian crossing distances, traffic signage, and pedestrian crossing indications at signalized intersections. Any modifications to these intersections will require the appropriate review and approvals by the Pennsylvania Department of Transportation (PennDOT), as both E Orange and King Streets are state owned roadways.



Existing One-way E Orange St (WRT)



On-street parking along N Franklin St (WRT)

Public and Private Infrastructure

The redevelopment concepts for the former Lancaster County Prison site are supported by a strong foundation of existing municipal utilities and broadband infrastructure. Because the site is already fully served by water, sewer, electric, gas, and high speed internet, redevelopment can focus on modernizing systems within the block rather than constructing costly off site improvements. At the same time, the introduction of new streets, open spaces, and green infrastructure allows the project to directly support Lancaster's Combined Sewer Overflow (CSO) reduction goals while creating a more resilient, sustainable, and connected neighborhood.

STORMWATER/GREEN INFRASTRUCTURE

The redevelopment concepts transform the heavily impervious prison superblock into a mixed-use redevelopment that can actively reduce stormwater runoff and directly support the City's CSO Control Plan. This is achieved by breaking up the superblock with a new street, creating public green spaces that interconnect with new pedestrian connections. The additional green spaces provide more opportunities for stormwater to be slowed, absorbed, and reused before it ever enters the combined sewer system. Utilizing the approach outlined in the cities Green Infrastructure Design Manual to implement elements—such as planting new native trees, rain gardens, permeable pavements, cisterns for reuse, tree wells/trenches adjacent to roadways and green roofs – that will help manage rainfall at the source, reducing peak flow volumes and

improving water quality. Strengthened pedestrian and ecological connections to Reservoir Park expand opportunities for land based detention and infiltration, providing additional relief to nearby CSO outfalls. These strategies improve the site's environmental performance while contributing to citywide reductions in overflow events.

WATER

The site is well served by the City of Lancaster's Bureau of Water, with existing water mains along every surrounding street. This allows new residential, mixed use, and community buildings to connect efficiently as development progresses. As the conceptual street network is introduced, water lines can be looped internally to enhance pressure, support firefighting needs, and improve system reliability. Because major off site upgrades are not required, the redevelopment concepts can focus on incorporating efficient fixtures, smart metering, and sustainable water use practices without compromising service.

SEWER

The property benefits from access to the City of Lancaster's municipal sewer system, enabling straightforward connections for future buildings and uses. By replacing a single institutional connection with a network of smaller, parcel specific laterals, the redevelopment concepts support efficient and maintainable sewer service. Importantly, the integration of distributed green infrastructure reduces stormwater inflow to the combined sewer system—an outcome that directly advances the objectives of Lancaster's CSO Control Plan. By reducing both the volume and speed of runoff entering the system during storm events, the site helps decrease

the frequency and severity of combined sewer overflows, contributing to cleaner waterways and improved public health.

GREEN ENERGY

The redevelopment concepts also support a forward looking energy strategy that complements Lancaster’s sustainability goals. With the introduction of new buildings and clearer solar access created by the reestablished street grid, the site is well suited for rooftop solar panels, solar canopies, and all electric building systems. Reliable electric service makes it feasible to prepare the district for EV charging, microgrid ready infrastructure, and highly efficient mechanical systems. These green energy opportunities work in tandem with stormwater improvements to reduce environmental impacts and enhance long term district performance.

OTHER UTILITIES (E.G., GAS, ELECTRIC, BROADBAND)

The former prison site is exceptionally well served by additional utilities, including electric power, natural gas, and high speed broadband. PPL Electric Utilities and UGI Utilities already serve the surrounding streets, allowing new development to connect without extensive off site work. Broadband connectivity is one of the site’s strongest existing assets: located within a well connected urban corridor, the site benefits from robust Comcast Xfinity service and near universal high speed coverage. This supports a broad range of potential uses, including teleworking, digital community programming, business operations, and smart city technologies such as public Wi Fi and environmental sensors. These digital tools can also help monitor stormwater



Rain Garden in Lancaster City (City of Lancaster)

performance, providing additional support for the City’s CSO management efforts. Together, these utilities create a reliable, future ready foundation for the redevelopment concepts and help ensure the site evolves into a resilient, sustainable, and community focused district.



Example of public realm activation (WRT)



Example of multimodal streetscape (WRT)

Placemaking Recommendations

Placemaking is essential to shaping how people experience, identify with, and feel a sense of belonging in the neighborhood. Thoughtful design of public spaces, streets, buildings, plazas, parks, and gathering spaces can reflect local culture, history, and everyday community life. The following recommendations seek to strengthen neighborhood identity, support social interactions, and ensure that the public realm is welcoming, inclusive, and reflective of the East End community.

STREETSCAPE IMPROVEMENTS

Within the PSA, there are significant opportunities to enhance the existing streetscape and public rights-of-way to create a more welcoming and vibrant East End. Strategic

improvements such as thoughtful design of sidewalks, pedestrian crossings, lighting, and adequate street furniture supports walkability and more inviting streets and helps to build a shared sense of ownership of the public realm. Additionally, a well-designed, accessible, and inviting streetscape can help to build neighborhood identity and sense of place within the community. The City is also in the process of updating its Street Design Guidelines which will help enhance streetscape improvements.

THE KEY RECOMMENDATIONS FOR ENHANCING THE LEESAP STREETSCAPE INCLUDE:

Enhance streetscape design along the main corridors of E King, E Orange, E Chestnut, E Franklin, and E Marshall Streets. Enhancements can include integration of green stormwater management infrastructure (i.e., rain gardens, bioswales, etc.), extended sidewalks and public

rights-of-way to accommodate outdoor dining and extension of commercial/retail activities in the public realm along commercial corridors (E King and E Orange Streets), and improved pedestrian and bike infrastructure to increase safety and encourage multimodal travel.

- Prioritize intersection improvements within the PSA to enhance safety of pedestrians and cyclists. The PSA has a high concentration of crosswalks in the 'high injury network,' and interventions such as flex post installations, bump outs, raised crosswalks, and rapid flashing beacons.
- Extend Grant Street as a public right-of-way within the Prison site to improve safety, comfort, and accessibility for all users, including upgraded sidewalks, improved lighting, street trees, street furniture, and green infrastructure. Utilize the extension of Grant Street to create an enhanced bike/pedestrian connection to Reservoir Park.
- With the redevelopment of the Prison site, create multiple access points to the site at intersections and mid-block crossings. Site design should encourage pedestrian circulation along pathways running east to west as well as north to south. By creating multiple access points and providing public spaces within the redeveloped site, the redevelopment will help to connect the neighborhood and activate the public realm.

PUBLIC SPACES

While the East End is home to Reservoir Park - one of the city's largest open spaces, the park does not function as a central gathering place for the neighborhood or the larger community. Due to the park's previous use as a reservoir, it is slightly elevated from the street/sidewalk which

creates a disconnect between the park and the street-level public realm. The City's recent Parks, Recreation, and Open Space Plan lays out a vision for upgrades to Reservoir Park, and it is expected that the master planning process for the park will begin in 2026. There is a great opportunity for the parallel processes of the East End SAP and the Reservoir Park Master Plan Public to inform each other and provide complementary amenities and activities on each site.

The redevelopment of the Prison site is envisioned to create multiple publicly accessible spaces and multimodal pathways into and within the site that will make it a true community amenity and build a strong and sustainable connection to Reservoir Park. A focal point of the Prison site redevelopment includes a central public plaza setback from E King Street between the two multifamily buildings. This public plaza is envisioned to serve as a

- Encourage shared public and open spaces along E Grant St extension within the site and E King St
- Community spaces with sports courts and music/ recording spaces for tech ed.

STREET FRONTAGES

The redevelopment of the prison site presents opportunities to improve the pedestrian experience within the site with visibility and safety while creating frontages that contribute to a safe, active, and pedestrian-oriented street environment.

- Allow visually permeable street frontages along E King St, N Franklin, N Marshall St, and E King St, using design strategies such as setbacks, limiting the use of tall, opaque walls that create a private or closed-off appearance.



Lancaster County Prison (WRT)

‘BIG MOVES’

The Lancaster East End SAP sets a community-created vision for what can happen with the future disposition and redevelopment of the Lancaster County Prison site. When the prison was built in 1851 the surrounding area was the city’s reservoir (now Reservoir Park), farmland, and forests. The East End community was built around the Prison and residents have lived alongside an operational prison for over 150 years.

Now, as the County begins the process of building a new facility outside the city, the community has an opportunity to reimagine their neighborhood. Through multiple phases of engagement, the community has shared priorities for a development that reconnects the neighborhood, supports existing residents and businesses, provides new amenities and resources, and builds a thriving and vibrant East End. These ‘big moves’ represent catalytic policies and projects that can help to achieve the community’s goals and vision and set the stage for a transformative shift for the East End.

UPDATE ZONING

The City’s Comprehensive Plan, Our Future Lancaster, provides clear direction and priorities for future land uses and priority development areas over the next 10 to 15 years. In order to make these visions a reality, the City is now moving ahead with updating their Zoning Code to implement the recommended changes from the Comprehensive Plan.

The East End and the potential embedded in the redevelopment of the Prison site play an important role in the city’s future. The Comprehensive Plan identifies the East End SAP as a key Place-Based (PB) Policy and Action that will set the stage for the East End to become a community commercial hub through the redevelopment of the prison site. The East End SAP provides an initial set of land use recommendations that reflect the community’s priorities for zoning updates and policies that align with the Comprehensive Plan’s vision.



Example of complete street with rain garden (WRT)



Example of mixed-use development (WRT)

EXTENSION OF GRANT STREET

Breaking up the Prison site 'superblock' is foundational to advancing the community's vision and priorities for redevelopment. The Prison site sits on the equivalent of two city blocks and disrupts the overall connectivity of the city's streets and alleys on the East End. The East End SAP proposes breaking up the superblock by extending Grant Street through the prison site to Reservoir Park. The extension of Grant Street is proposed as public right-of-way that will allow for vehicular access into the site for parking, deliveries, loading, etc.; however, it will be designed to prioritize pedestrians and cyclists and enhance connectivity from downtown to Reservoir Park. Extending Grant Street integrates the Prison site back into the street grid and enhances connectivity for East End residents and the larger community by providing a new multimodal connection into the site and to the adjacent park.

ONE TO TWO-WAY CONVERSIONS

The City of Lancaster is currently studying the potential for converting corridors across the city from one-way to two-way streets. Two of these corridors run through the PSA: E Orange Street and E King Street. E Orange and E King Streets are directly adjacent to the Prison site and the conversion of corridors to two-way streets would be of great benefit to the site redevelopment and larger economic and community development impacts for the East End.

Benefits of two-way streets include increased pedestrian visibility, less pedestrian/bike conflicts with vehicles, and more accessible and efficient transit routes. Additionally, studies have shown that conversion from one-way to two-way streets can have positive benefits for local businesses, creating higher foot traffic, more visibility, and more welcoming environments for customers. Within the context of the East End SAP, the conversion of E King and E Orange Streets to two-way would create safer environments for pedestrians and cyclists, promote visibility for existing and future neighborhood-serving businesses, and help to cultivate placemaking efforts and build neighborhood identity.





African-American Cultural Festival at Reservoir Park (One United Lancaster)

BRINGING BACK EAST KING AS A COMMERCIAL CORRIDOR

Within the context of the one to two-way conversion of E King Street, the opportunity to create an enhanced environment for local businesses and economic development can play a role in bringing back E King Street as a neighborhood commercial corridor. Historically, E King Street has served as a vital commercial hub for the East End and Southeast neighborhoods in Lancaster and was a thriving district for many years. General disinvestment in urban areas and a shift to more suburban style shopping centers beginning in the late 1950s, resulting in E King Street shifting from commercial to more residential development. Today, there are beloved local businesses along E King Street but there is the opportunity and capacity of the corridor to be reimagined as the bustling neighborhood commercial hub it once was.

RECONNECTING NEIGHBORHOODS NORTH AND SOUTH OF E KING ST

The Prison site has long been a barrier to connectivity between the neighborhoods north and south of E King Street. The Prison - taking up two city blocks and lacking any street presence or frontage - has created a deadzone along E King, N Marshall, E Orange, and N Franklin Streets with little pedestrian activity. The opportunity to reimagine and redevelop the Prison site is also an opportunity to rethink how adjacent neighborhoods connect to one another and can lay the groundwork to build a shared identity across the East End. The proposed redevelopment vision for the Prison site includes many access points including an extension of E Grant Street and a pedestrianized north to south connection through the site in order to increase neighborhood connectivity.



Corner of Prison Site - E Orange and N Franklin Streets (WRT)

Additionally, the one to two-way conversion of E King and E Orange Streets will create a public realm and streetscape that is human-scale and will help to activate the neighborhood's public spaces and encourage connections. The conversion to two-way streets will also enhance pedestrian and bicycle infrastructure allowing for more multimodal connections within and between neighborhoods.