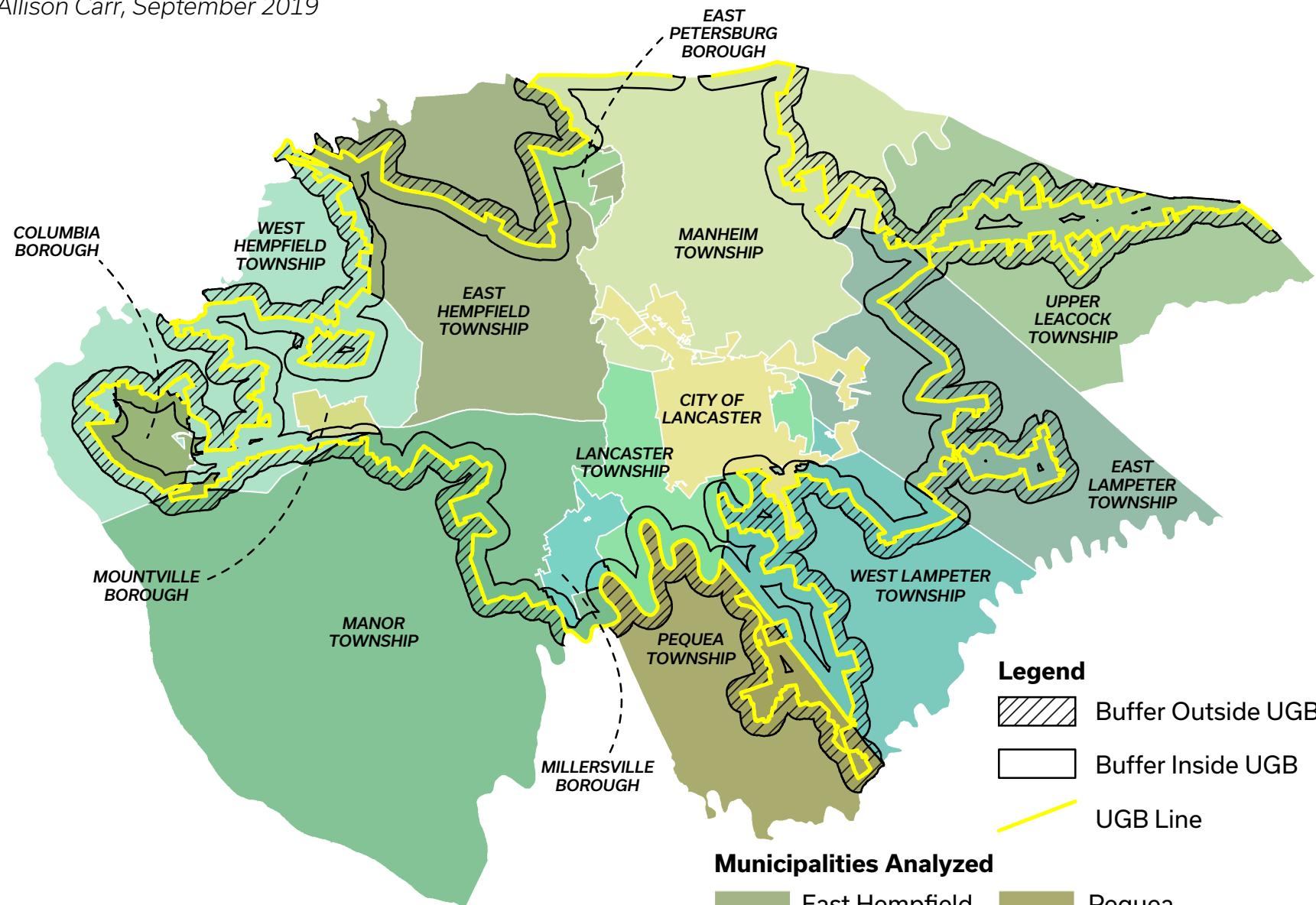


Lancaster County Urban Growth Boundary Analysis

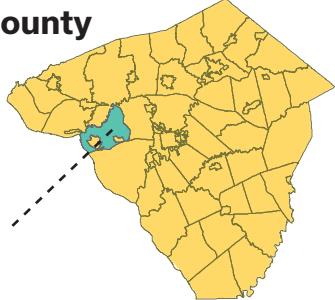
Allison Carr, September 2019



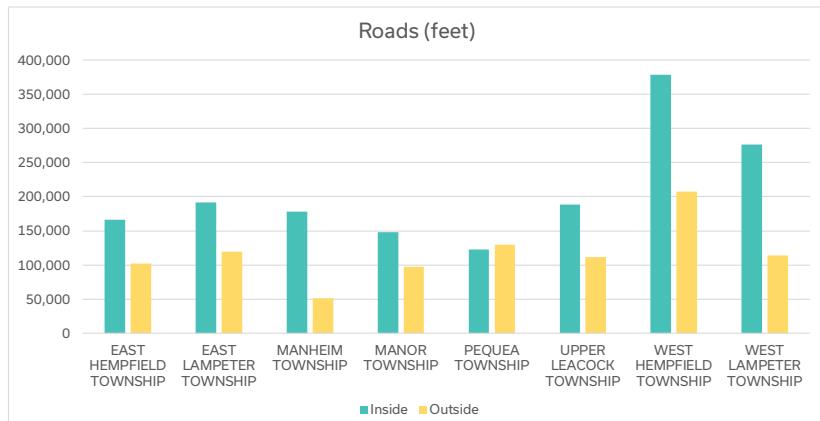
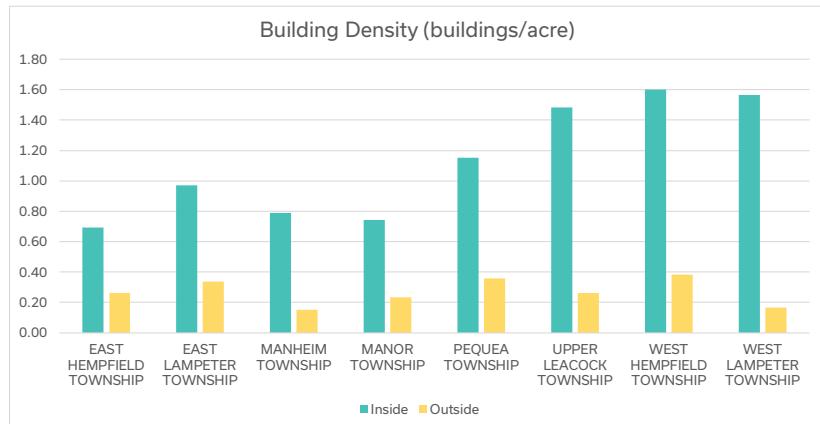
0 1.5 3 6 Miles

West Hempfield Township would be an excellent choice for expanding Lancaster's urban growth boundary (UGB) because it has high building densities inside the UGB and also has the most acres of land available for development outside of the UGB. Additionally, West Hempfield Township has the most robust road network outside of the urban growth boundary, which will allow new development to proceed at a lower public cost.

Lancaster County



West Hempfield Township



Municipality	Traffic (daily VMT)			Roads (feet)		
	Inside	Outside	Difference	Inside	Outside	Difference
East Hempfield Township	469,958.00	243,091.00	226,867.00	166,080.24	102,136.78	63,943.46
East Lampeter Township	303,235.00	175,037.00	128,198.00	191,747.59	119,808.24	71,939.35
Manheim Township	314,456.00	409,475.00	-95,019.00	178,260.19	50,991.81	127,268.38
Manor Township	67,169.00	80,963.00	-13,794.00	148,143.52	97,049.59	51,093.93
Pequea Township	101,010.00	129,299.00	-28,289.00	122,869.54	129,483.08	-6,613.53
Upper Leacock Township	190,785.00	134,128.00	56,657.00	188,062.50	111,477.08	76,585.42
West Hempfield Township	538,303.00	659,293.00	-120,990.00	378,379.84	207,585.06	170,794.79
West Lampeter Township	171,573.00	147,049.00	24,524.00	276,725.71	113,557.02	163,168.69

Municipality	Buildings (count)			Parking (square feet)		
	Inside	Outside	Difference	Inside	Outside	Difference
East Hempfield Township	887.00	415.00	472.00	8,188,585.66	1,240,835.98	6,947,749.68
East Lampeter Township	1,846.00	748.00	1,098.00	10,582,547.68	2,903,881.98	7,678,665.71
Manheim Township	1,492.00	129.00	1,363.00	1,090,756.59	473,255.20	617,501.39
Manor Township	1,143.00	400.00	743.00	929,868.13	213,504.20	716,363.92
Pequea Township	1,037.00	830.00	207.00	2,021,730.96	553,455.63	1,468,275.33
Upper Leacock Township	2,710.00	685.00	2,025.00	12,149,118.30	1,244,589.27	10,904,529.03
West Hempfield Township	4,230.00	802.00	3,428.00	6,234,252.50	1,068,187.60	5,166,064.91
West Lampeter Township	3,287.00	367.00	2,920.00	4,367,430.31	953,828.18	3,413,602.12

Municipality	Buildings (buildings/acre)			Grass Shrub Land in UGB Extension
	Inside	Outside	Difference	
East Hempfield Township	0.69	0.26	0.43	1,105.73
East Lampeter Township	0.97	0.34	0.64	1,512.09
Manheim Township	0.79	0.15	0.64	578.60
Manor Township	0.74	0.23	0.51	1,112.97
Pequea Township	1.15	0.36	0.80	1,153.85
Upper Leacock Township	1.48	0.26	1.22	1,890.38
West Hempfield Township	1.60	0.38	1.22	1,939.35
West Lampeter Township	1.56	0.17	1.40	1,236.37

