

STRATEGIC COMPREHENSIVE PLAN

EPHRATA BOROUGH - LANCASTER COUNTY, PA



Bird's Eye View of Main Street, Ephrata, Pennsylvania.

Ephrata Borough is the largest Borough in Lancaster County, Pennsylvania. The Borough retained Thomas Comitta Associates, Inc. to prepare the Strategic Comprehensive Plan with a focus on development and redevelopment strategies. The Plan was adopted on July 9, 2001, after an extensive Visioning Process.

While Ephrata Borough is already “alive and well” with the Ephrata Cloister (a nationally significant historic site) and the Doneckers Complex (a unique shopping-restaurant-bed and breakfast neighborhood), numerous municipal planning elements needed to be analyzed and evaluated. Context Sensitive Design Standards needed to be addressed. The long term disposition of the Mountain Springs property (a stately old mansion-like Hotel and grounds) had to be evaluated.

Several specialized features were addressed in the Strategic Comprehensive Plan, including:

- Cocalico Creek Greenway
- Ephrata Mountain
- Lincoln Village
- Mountain Springs
- Overlay Districts
- Park Service Areas
- Retail Positioning
- The Point (Gateway area)
- Traffic Calming
- Walkability

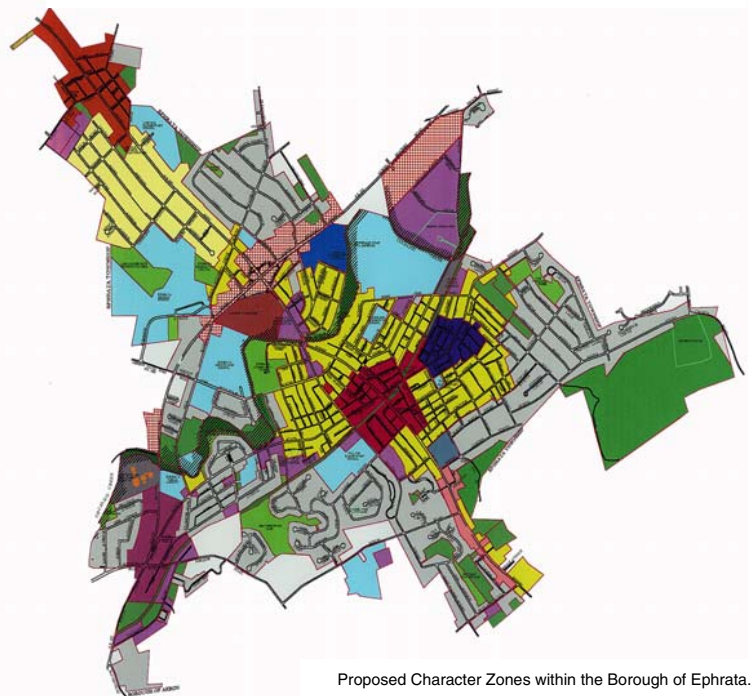
Several basic character elements of the Borough were documented in the “Guidelines and Recommendations for Development and Redevelopment” such as:

- alleys
- building types
- build-to lines
- corner stores
- crosswalks
- downtown
- gateways
- historic overlay district
- housing types
- main street
- mixed uses
- neighborhood structure
- porches
- sidewalks
- street trees
- street walls

The Guidelines and Recommendations for Development and Redevelopment also prescribed standards for features that are typically inappropriate for a borough, such as:

- “Big Box” Buildings
- Cul-de-Sacs
- Rt. 272 Corridor
- Setbacks
- Shopping Centers
- Suburbanization

In the end, the Strategic Comprehensive Plan was valued by Borough Officials for its ability to effectively set the stage for amendments to the Borough Zoning Ordinance, and for initiatives of the Ephrata Economic Development Corporation.



Proposed Character Zones within the Borough of Ephrata.

