Landscapes2

Bringing growth and preservation together for Chester County
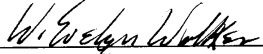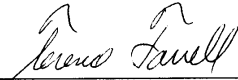
Chester County Comprehensive Policy Plan

<u>RESOLUTION 56-09</u>

WHEREAS,   Chester County continues to experience a sprawl development pattern that consumes vast amounts of land and resources; and

WHEREAS,   this sprawl pattern contributes to the decline in the quality of life, reduced investment in our urban communities, as well as the loss of natural and cultural resources; and

WHEREAS,   the resulting development pattern is not sustainable in terms of the resources consumed and the ability to provide adequate services and infrastructure; and

WHEREAS,   the resulting development pattern promotes traffic congestion, pollution and the production of greenhouse gases; and

WHEREAS,   the Board of County Commissioners of Chester County continues to be committed to the vision of preserving and enhancing the unique character of the County's landscapes by concentrating growth in the most appropriate areas; and

WHEREAS,   the Board of County Commissioners recommits itself to managing growth by encouraging sound economic development, revitalizing our urban centers, and protecting open space and agricultural resources; and

WHEREAS,   the Chester County Planning Commission has prepared an update to the county's comprehensive plan, Landscapes, containing goals, policies and actions for achieving this vision; and

WHEREAS,   the updated plan established three initiatives for change: build working partnerships, create sustainable communities, and keep Chester County green.

NOW, THEREFORE, be it resolved that on the 9th day of November, 2009, the Board of County Commissioners of Chester County adopts the updated comprehensive plan, Landscapes2, as recommended by the Chester County Planning Commission.

_____
Terence Farrell, Chairman

_____
Carol Aichele, Commissioner

ATTEST:

_____
Evelyn Walker
Chief Clerk

_____
Kathi Cozzone, Commissioner

Acknowledgements

Education
John Baillie, Intermediate Unit
Mary Jo Boyer, Delaware County Community College
Dottie Ives Dewey, West Chester University
Alan Elko, West Chester Area School District
Christopher Fiorentino, West Chester University
Alice Johnson, Downingtown Area School District
Chip Lewis, Oxford Area School District
Marie Moughan, Immaculata University
Kathy Pettis, Great Valley School District/CCIU

Historic Preservation
Peter Benton, John Milner Architects
Mary DeNadai, John Milner Architects
Kristina Heister, Valley Forge National Historic Park
Seth Hinshaw, Wise Preservation Planning
Bruce Knapp, Paoli Battlefield Preservation
Rob Lukens, Historic Yellow Springs
Andrea MacDonald, PHMC
Roy Smith, Preservation Pennsylvania
John Snook, Brandywine Conservancy
Robert Wise, Wise Preservation Planning/CC Historic Preservation Network
Peter Zimmerman, P. Zimmerman Architects

Housing
Pat Bokovitz, Community Development
David Brant, Suburban West Realtors Association
Dolores Colligan, Community Development
Nancy Frame, Housing Partnership of Chester County
Shaun Gallagher, Brandolini Companies
Kathy McCarthy, Community Development
Mike McGee, Homebuilders Association of Chester & Delaware Counties
Dave Norwood, Community Development
Craig Poff, Homebuilders Association of Chester & Delaware Counties
Jamie Ridge, Suburban West Realtors Association
Bridget Scanlon, Homebuilders Association of Chester & Delaware Counties
David Sweet, Housing Partnership of Chester County
Joe Tarantino, CCPC
Sal Triolo, Suburban West Realtors Assoc.

Municipal Managers
Mike Brown, Honey Brook Township
Steve Brown, London Grove Township
Rick Craig, West Goshen Township
Mildred Donnell, South Coventry Township
Mimi Gleason, Tredyffrin Township
Jack Hines, West Bradford Township
Kathy Howley, Pennsbury Township
Sandra Kelley, Malvern Borough
Sharon Lynn, West Goshen Township
Ernie McNeeley, West Chester Borough
Gail Murphy, Atglen Borough
Sharon Nesbitt, West Grove Borough
Greg Prowant, Caln Township
Ronald Rambo, West Brandywine Township
Vince Visoskas, West Bradford Township
John Weller, West Whiteland Township
James Wendelgass, West Vincent Township
Terry Woodman, East Whiteland Township

Open Space
Pam Brown, French & Pickering Creek Trust
Sheri Evans-Stanton, Brandywine Conservancy
Bill Gladden, Open Space Preservation
Molly Morrison, Natural Lands Trust
Claire Quinn, French & Pickering Creek Trust
Edie Shean-Hammond, Hopewell Furnace National Park
David Shields, Brandywine Conservancy
Bob Struble, Brandywine Valley Association, Red Clay Valley Association
Dick Whiteford, Sierra Club
Peter Williamson, Natural Lands Trust
Marilyn Wood, 10,000 Friends of PA

State Agencies
George Love, DCNR, Bureau of Geology
John Morgan, Pennsylvania Game Commission
Fran Rupert, DCNR, Bureau of Recreation and Conservation
Pam V'Combe, DRBC
Carolyn Wallis, DCNR, Bureau of Recreation and Conservation

Transportation
Rich Bickel, DVRPC
Chuck Davies, PennDOT
Richard Esposito, AMTRAK
Rob Henry, Greater Valley Forge TMA
Mike Herron, TMA of Chester County
Jerry Kane, SEPTA
Gary Krapf, Krapf Coaches
Peter Quinn, Greater Valley Forge TMA
Fred Rothman, Chester County Cycling Coalition
Hans van Naerssen, Bicycle Coalition of Greater Philadelphia
Jack Weber, SCCOOT

Utilities
Greg Cary, PECO
Barbara D'Angelo, Wallace Township Municipal Authority
Steve Farney, Chester Water Authority
Karl Kyriss, Aqua Pennsylvania
Ed Lennox, Oxford Area Sewer Authority
Stan Schuck, Verizon
Bill Stullken, Southern Chester County Refuse Authority
Steve Tagert, Aqua Pennsylvania

Chester County
Planning Commission Staff

Administration Services
Ronald T. Bailey, AICP, Executive Director
David D. Ward, AICP, Assistant Director
Beth A. Cunliffe, Administrative & Personnel Manager
Karen Peed, Administrative Coordinator
Marie Celii, Information Specialist
Lavina Simeone, Librarian/Archivist Specialist

Transportation and Information Services
Natasha Manbeck, AICP, EIT, Transportation Services Director
Matthew Anderson, Transportation Planner
Justin Smiley, Urban Planner
Robert Walker, County Planner
Randy Waltermyer, Transportation Planner
Patti Strauber, Administrative Support

Technical Services
Thomas P. West, Technical Services Director
Catherine Sbarbaro, GIS Program Manager
Keary Larson, GIS Analyst
Brian Sweeney, Computer User Liaison
Steven Cummings, Planning Aide
Glenn Bentley, Plan Reviewer
Wes Bruckno, AICP, Plan Reviewer
Paul Farkas, Plan Reviewer
Suzanne Desiata, Land Development Analyst
Jenn Kolvereid, Land Development Analyst
Diana Gent, Graphics Supervisor
Christopher Bittle, Graphics Specialist
Polly Chalfant, Graphics Specialist
Elizabeth Kolb, Graphics Specialist
Carolyn Oakley, Graphics Specialist

Planning Services
Carol J. Stauffer, AICP, Planning Services Director
Susan Elks, AICP, Community Planner
Mark Gallant, Community Planner
Kathy McCarthy, Community Planner
Kevin Myers, Community Planner
Jeannine Speirs, Community Planner
Reagan Smiley, Community Planner
Carolyn Conwell, Environmental/Open Space Planner
Jake Michael, Environmental/Open Space Planner
Yvonne Guthrie, Administrative Support

Agricultural Development
Hillary Krummrich, Esq., Agricultural Development Director

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CHAPTER 1
Introducing the process

A Renewed Call to Action

Chester County is at a critical point in its history. We must make a choice for our future. We can let the unsustainable development pattern of the past continue, or we can choose to work together toward a new pattern of development that preserves the unique character of Chester County.

The Board of County Commissioners and the Chester County Planning Commission seek to unite the efforts of the public, private, and corporate citizens of the county to find real solutions to the problems of sprawl, urban decay, traffic congestion, and environmental deterioration. At the same time, we seek to find ways that will enable Chester County's citizens to build a strong and efficient economy, which respects the tradition of livable, affordable, and sustainable communities, surrounded by areas of productive farmland, rich natural areas, and scenic open space.

Chester County has become the fastest growing county in Pennsylvania

Landscapes2 is Chester County's comprehensive policy plan. It has brought together growth management and preservation strategies. It has guided municipalities, developers, preservationists, and many others in setting priorities for where and how our county grows—including both how to revitalize our urban centers and small towns and how best to protect our natural, rural, and historic heritage.

The original Landscapes was adopted in 1996 and, since that time, Chester County has become the fastest growing county in Pennsylvania—increasing by nearly 70,000 people in the last ten years. The median home price has doubled between 1996 and 2007 (from $156,250 to $312,500). Over 40,000 new housing units have been proposed for development from 1997 to 2007.

Chester County is now a regional employment center—not just a "bedroom community."

Chester County is now a regional employment center—not just a "bedroom community" of commuters driving outside the county to work. In ten years, the number of registered vehicles in the county grew by 35 percent—that's 100,000 vehicles, all of which have an impact on area roadways.

The growth and character of Chester County is shaped to a large degree by the region in which it is situated.

The growth and character of Chester County is shaped to a large degree by the region in which it is situated. Chester County is part of the greater Philadelphia Region and is strategically connected with Philadelphia and Wilmington. Of equal significance is the county's position in the heart of the eastern seaboard megalopolis that extends from Boston to Washington, DC. This geographic location results in significant development pressure on all parts of the county and helps define the role the county, and its businesses and institutions, play within the region. The **regional context map** provides a view of this megalopolis with the urban expansion displayed in orange. Landscapes2 plan recommendations consider this regional role and how the county can better plan for a sustainable future.

The demographic, economic, environmental, and infrastructural impact of these growth trends has been enormous—and confirms the need to revisit Landscapes. Landscapes2 reflects the changing needs of Chester County. The update was built on past efforts, addresses newly emerging concerns, and makes use of current technology to achieve an up-to-date vision for the county's future; one that brings together the best of both growth and preservation strategies.

Process used to create the plan

The Landscapes2 plan involved an iterative, cooperative process. Progress was monitored online throughout the process. There were opportunities to offer comments, ideas, and concerns about the update throughout the process. Input was invited during both the drafting and plan acceptance phases. The update occurred in three phases:

Phase 1— Initial public input (2007)
This phase sought to collect public opinion on planning-related issues and the effectiveness of the original Landscapes plan. It involved two key activities:
- **Public opinion survey**
- **Focus group sessions**

Phase 2— Draft plan update (2008-09)
The preparation of the draft plan involved several steps:
- The refinement of planning issues facing the county with the assistance of a Plan Steering Committee;
- The preparation of supporting information, including sites where more data could be reviewed, was posted on the website;
- A series of list serve e-mails were sent to keep interested parties up-to-date on the progress being made on the plan;
- The preparation of plan update reports were posted to this site for public review and comment;
- The development of planning scenarios were presented using Geographic Information System (GIS) technology;
- The preparation of a new Livable Landscapes map was developed; and
- The creation of a public review draft of the full Landscapes2 plan update was posted to the website.

Phase 3— Plan, public input, acceptance, and adoption (2009)
This phase consisted of the following steps as prescribed by the Pennsylvania Municipalities Planning Code:
- A series of public information meetings held by the Chester County Planning Commission;
- An interactive, on-line version of the draft plan update;
- A public hearing held by the Board of County Commissioners; and
- Adoption of the plan update by the Commissioners at a public meeting.
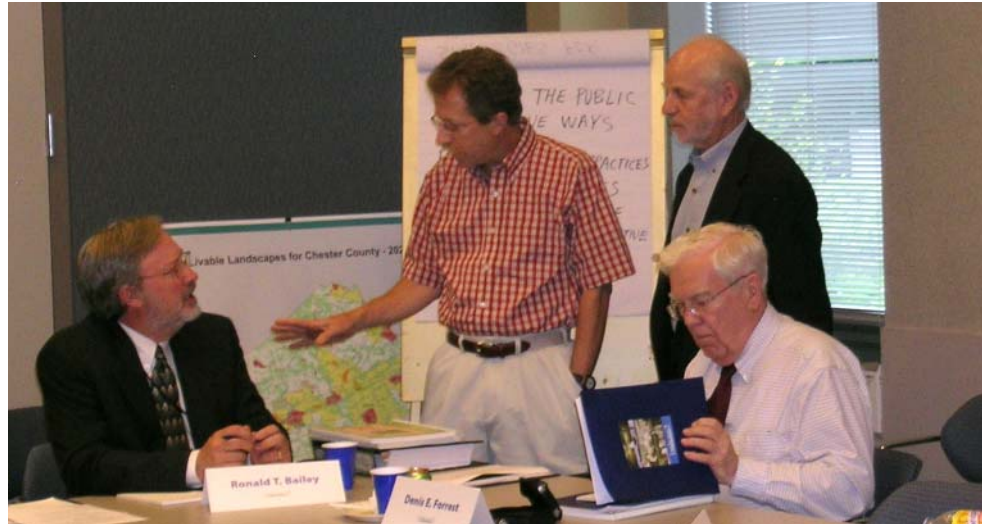
Building an agenda for the plan

A series of community events were performed to help define contemporary concerns, issues, and perspectives of the citizens of Chester County. Community events consisted of three initiatives: (1) an online **public opinion survey**; (2) a series of regional meetings with municipal and school district officials; and (3) a series of **focus group** meetings.

The survey and meetings indicated a clear and consistent set of priorities. The overwhelming response to the following issues indicated that residents continue to identify a clear agenda for the county.

Traffic congestion. The issue of traffic congestion in the county dominated the survey and all focus groups. Congestion was identified in the survey as the number one negative impact in the county and the most important issue facing the county.

Expanding housing choices. There was a universal concern over housing costs and a lack of affordable housing. All segments of the community were affected by increasing costs. Employer recruitment, employee work trips, and the ability of young adults to remain in the county have all been impacted.

A balance between open space and development. The issue of development consuming our rural areas continued to be a concern of residents. In addition to continuing open space preservation, there was strong interest in seeing more progress on revitalization and guiding growth.

Expanding transportation opportunities. More opportunities for alternative travel, including public transportation, bicycling, and walking, were seen as being needed in the county. The survey identified transportation services as a continuing need in Chester County. There was a growing understanding of the connection between transportation and land development.

Family-farm retention and open space conservation. Open space and farmland conservation continued to be the dominating issue to county residents. Nearly three quarters of respondents identified this issue as both the number one aspect defining the character of the county, and the loss of these resources as one of the most pressing issues facing the county.

What Landscapes has accomplished

Landscapes has made significant progress in achieving the original vision of preserving and enhancing the unique character of Chester County landscapes by concentrating growth in the most appropriate areas. To date, the plan has helped bring growth and preservation together for Chester County through the following accomplishments:

- Preserved more open space and productive farmland;
- Preserved more historic resources;
- Strengthened our urban centers;
- Promoted transportation options that reduce traffic congestion; and
- Assisted municipalities in achieving consistent planning programs for managing growth through the creation of the Vision Partnership Grant program and the Urban Centers Revitalization program.

What Landscapes2 will accomplish

The accomplishments of the original plan went a long way to managing growth and protecting resources in the county. Much more, however is needed to fully accomplish the plan's vision. In addition to the accomplishments of the past, the county hopes to initiate and enhance the following programs:

- Promote cooperative planning;
- Reinvest in our urban centers;
- Update and maintain our road system and other infrastructure;
- Provide affordable housing; and
- Invest in a green future.

CHAPTER 2
Introducing the plan
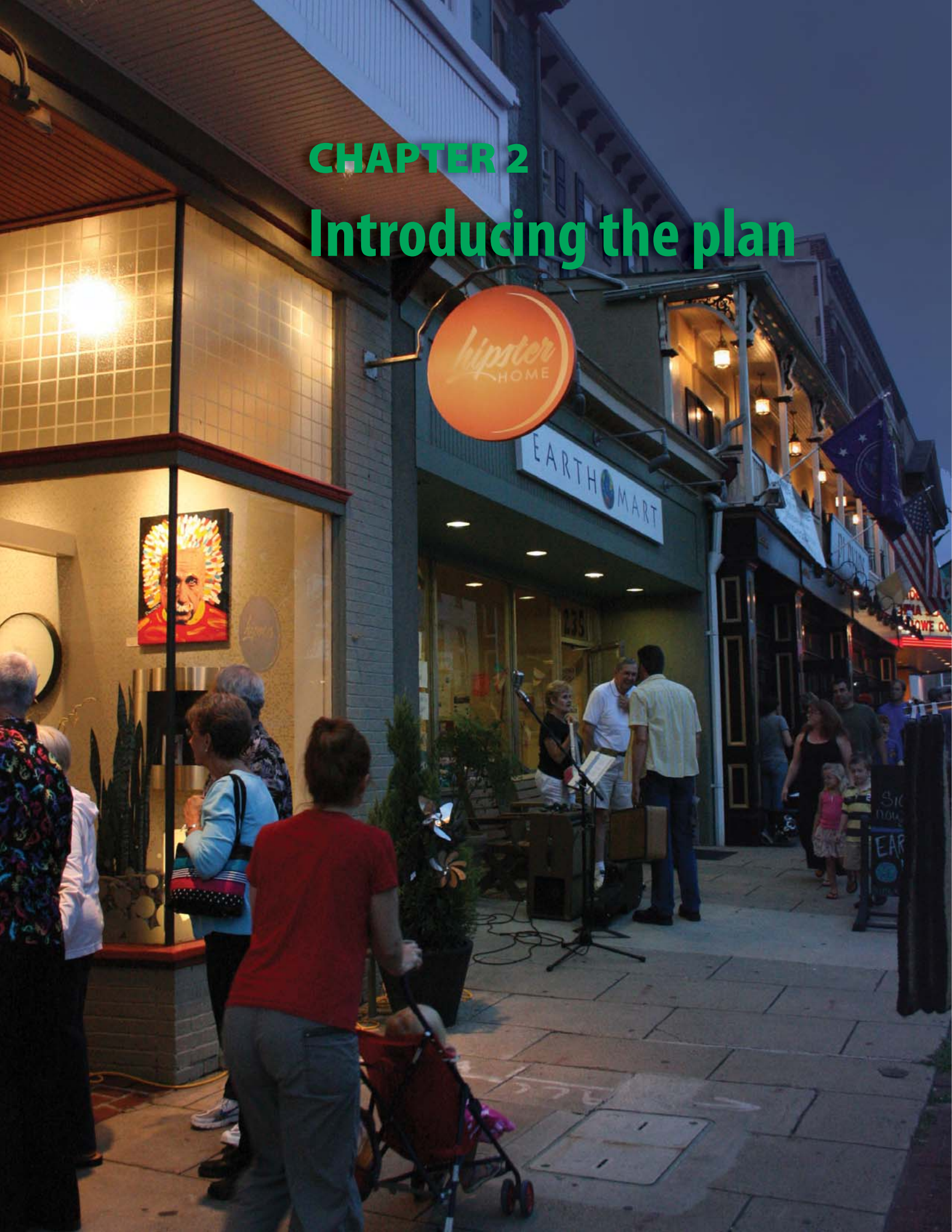
A renewed vision for our future...

Preserve and enhance the unique character of Chester County landscapes by concentrating growth in the most appropriate areas.

Landscapes initiatives for change

The county will champion three major initiatives to balance the county's vision of managing growth and preservation, while maintaining the quality of life and sense of place enjoyed by residents. These initiatives advocate for a better, more sustainable future for Chester County and further promote the principles of Landscapes.

Build working partnerships

The county will join with municipal governments and stakeholders to develop productive partnerships that champion specific actions to achieve the vision of Landscapes. This initiative will involve the following:
- Retool the Vision Partnership Program;
- Provide municipal officials with planning information and resources; and
- Update the guidance offered through county reviews.

Create sustainable communities

The county will work with the state, municipal governments, and other partners to build and enhance sustainable communities within designated growth areas to provide options for:
- Transit and infrastructure improvements;
- Housing and service opportunities; and
- Economic development and revitalization.

Keep Chester County green

The county will advocate for a green future. This initiative will:
- Promote the protection of natural and cultural resources;
- Use green technologies and energy conservation measures to reduce the impact on the environment; and
- Encourage the sustainable use of resources in the county and local municipalities.

These initiatives will be accomplished through the collective implementation of the policies and actions established by this plan.

Structure of the plan

Elements

█ **Land Use**

█ **Natural Resources**

█ **Open Space and Greenways**

█ **Agriculture**

█ **Historic Resources**

█ **Transportation**

█ **Housing**

█ **Utilities and Infrastructure**

█ **Community Services**

█ **Economic Development**

█ **Energy Conservation**

Elements of the plan
This document is organized into a series of eleven planning elements, as displayed to the left. These elements address the planning issues facing the county and comply with Pennsylvania statute.

Guiding goals for each element
Guiding goals are presented by element in this plan, and provide the guidelines for drafting the plan update and for refining the Livable Landscapes map.

Priority actions for plan implementation
A variety of actions are proposed for each of the eleven elements that will achieve the vision and policies established by the plan; bringing growth and preservation together for Chester County. Priority actions are based on goals outlined in the County Commissioners' Strategic Plan and as required by the Pennsylvania Municipalities Planning Code.

Livable Landscapes map
The concept of "livable landscapes" provides a framework for protection and growth strategies within Chester County. The Livable Landscapes map serves as a guide for accommodating expected future growth while maintaining the quality of life in the county.

Objectives, policies and action plans for each element
Each element provides a series of planning objectives central to the topic. Objectives define public planning aspirations; how an aspect of a goal will be accomplished. To help understand these objectives, and define a means to achieve them, a series of planning policies and actions for implementation are included.

Links to issues, additional resources and research materials
The plan is presented as a web-based document in order to be accessible to more people and to provide access to additional resources and research materials. The interactive capability of the plan is intended to make the document a more practical tool for public planning.

Guiding goals

The following goals provide the guidelines for drafting the plan update, and for refining the Livable Landscapes map. These guiding goals serve as a refinement of the original goals established in the 1996 plan. They continue to reflect the aspiration of Chester County residents to achieve the highest quality of environmental, social, and economic vitality for Chester County. Future planning decisions will be considered in the context of these goals and how they will implement the vision for the year 2030.

Land Use: Preserve and enhance the diversified mix of land uses within the urban, suburban, rural, agricultural, and natural landscapes to maintain a balance between growth and preservation.

Natural Resources: Protect, restore, and maintain the network of natural resources as a county-wide ecosystem that is integrated into the built environment while accommodating planned growth.

Open Space and Greenways: Acquire, enhance, and manage as essential infrastructure, an integrated network of protected open spaces that are linked together by greenways or trail corridors.

Agriculture: Promote environmentally and economically sustainable agriculture through which agricultural soils are conserved, agriculture is recognized as an economically viable land use, and the industry of farming is encouraged at an appropriate scale throughout the county.

Historic Resources: Protect and maintain Chester County's fabric of historic and archeological resources and cultural landscapes for the benefit of current and future generations while promoting sustainable development.

Transportation: Provide a safe intermodal transportation system, which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

Housing: Provide diverse and affordable housing options county-wide, consistent with the principles of Smart Growth and sustainability, to meet the needs of all households.

Utilities and Infrastructure: Provide, maintain, and upgrade utility infrastructure, facilities, and services to meet needs within the county, protect the environment, ensure public health and safety, and support development consistent with regional, county, municipal, and multi-municipal plans.

Community Services: Provide accessible community services and facilities county-wide; and meet the specific human services and public health needs of all county residents.

Economic Development: Support a strong and diverse economy through sustainable development practices, to attract, grow, and retain business and industry, create jobs, and maintain the quality of life that has made Chester County an attractive place to live and work.

Energy Conservation: Through sound planning practices and design, promote the use of green technologies in construction, and encourage the use of energy efficient technology and consumer education to promote sustainable development that minimizes energy consumption and incorporates the use of renewable energy resources.

Priority Actions
for plan implementation

Landscapes2 serves as the comprehensive policy plan for Chester County for the next ten years. In that capacity, the plan proposes a variety of actions for each of the eleven elements. Collectively, these actions will achieve the vision and policies established by the plan; bringing growth and preservation together.

In order to be successful and achieve immediate results, the following recommendations have been selected from the actions presented for each element. These recommendations will be advanced as priority actions. This prioritization is prescribed by the Pennsylvania Municipalities Planning Code, Act 247, Section 301 (4.2). Many of these actions also contribute towards achieving the goals of the County Commissioners' Strategic Plan.

Code in parenthesis refers to the action within each element.

Priority Actions

Land Use

Retool the Vision Partnership Program (VPP) grant program to target high priority initiatives:
- Fund the VPP and revise the eligibility requirements to champion projects that maximize implementation of the goals, objectives and policies of Landscapes2. (LU-1a)
- Place a priority on VPP applications involving multi-municipal planning efforts to direct development to designated growth areas and centers. (LU-1d)
- Prioritize VPP grants to establish effective agricultural zoning in municipal ordinances. (LU-5b)
- Prioritize VPP grants for municipal planning that integrates land use planning with natural resource protection standards. (LU-6b)
- Provide VPP resources to assist municipalities in integrated natural resource planning. (NR-4a)
- Support municipal historic resources planning through VPP technical planning assistance and funding, and clarify the program manual for historic resources projects. (HR-2c)
- Integrate the county's Landscapes2 transportation policies with local municipal plans through VPP grants. (T-1l)
- Fund studies and plans specifically designed to increase the supply of moderately-priced housing, through VPP grants. (H-2b)

Provide municipal resources to address specific issues:
- Prepare municipal outreach resources promoting good design, through higher density mixed use development, to create walkable communities while protecting open space resources. (LU-3a)
- Prepare municipal outreach resources promoting urban density development (greater than five dwelling units per acre), vertical development, and mixed use development, which integrate residential, commercial and office uses as critical components of a sustainable community. (LU-2a)
- Prepare municipal outreach resources to accommodate limited development while preserving open space. (LU-4a)
- Advocate and direct resources to use Smart Growth principles at the municipal level to accommodate Transit Oriented Development at rail stations. (LU-3b)

Natural Resources

Complete resource inventories and plans needed to manage resources in an integrated methodology:
- Create a natural resources protection guidebook that will include all resources. (NR-0a)
- Update the 2000 Natural Areas Inventory and associated mapping. (NR-2a)
- Prepare guides and technical assistance to municipalities and civic groups to assist them in updating land resources protection standards in their ordinances. (NR-1a)

Refine county reviews and funding to promote integrated natural resource planning:
- Amend the review process for Act 537 Municipal Sewage Facilities Plans to consider maintenance of the water balance in the review. (NR-3b)
- Provide VPP resources to assist municipalities in integrated natural resource planning. (NR-4a)

Open Space and Greenways

Complete a county-wide park and recreation plan:
- Develop a county-wide park and recreation plan, with elements addressing the unique recreation needs of the county's diverse regions and landscapes, in collaboration with the Chester County Department of Parks and Recreation. (OSG-1a)
- Prepare a county-wide park and recreation plan that includes a strategy for the use of greenways and trails as open space links. (OSG-3a)

Create an automated system for accurately monitoring open space on an annual basis:
- Inventory and map protected parks and preserves on an annual basis to promote coordinated planning between recreation and preservation organizations. (OSG-1h)

Agriculture

- Recommit technical and financial resources to agricultural land preservation programs. (A-0a)
- Establish funding for the Agricultural Development Council to use as matching money to educate, promote and advocate for the agricultural industry in Chester County. (A-3c)
- Develop and distribute marketing materials to encourage the local agricultural marketplace. (A-5c)
- Work with Delaware Valley Regional Planning Commission to keep the regional food-shed/food system viable. (A-5a)

Historic Resources

- Integrate the **Chester County Cultural Interpretive Heritage Regions map** into county planning and parks programs to coordinate historic resource protection and create linkages between resources. (HR-1a)
- Partner with municipalities to complete the Chester County Historic Resource GIS Atlas project as an update to the **Chester County Historic Sites Survey**. (HR-1c)
- Partner with public and private entities in preservation and planning efforts of large scale nationally and locally significant historic resources and landscapes such as the Brandywine Battlefield National Historic Landmark and Valley Forge National Historic Park. (HR-1b)

Transportation

Identify new funding sources for transportation infrastructure and services:
- Identify potential traditional (federal, state, and local) and innovative (private partnerships and user fees) funding sources and strategies for transportation priorities. (T-1p)

Expand alternative transportation opportunities throughout the county:
- Establish a county funding source for transportation infrastructure improvements and public transportation services, with a focus on revitalizing urban areas and connecting growth areas. (T-1q)
- Prioritize the county's most critical transportation needs given limited financial resources for the biennial State Transportation Commission (STC) hearing and Transportation Improvement Program (TIP) update. (T-1e)

Housing

Promote housing advocacy:
- Form a county-wide Housing Options Task Force charged with identifying regulatory barriers to affordable housing, and developing strategies for reducing the barriers. (H-6b)
- Join the U.S. Department of Housing & Urban Development (HUD) initiative "National Call to Action," and recommit to addressing the shortage of moderately priced housing in Chester County. (H-6a)
- Implement an education campaign that will inform municipal officials and citizens about the benefits of housing affordability. (H-6d)

Promote housing diversity:
- Develop planning tool kits to assist municipalities with increasing the diversity of housing options and affordability within their jurisdictions. (H-2a)
- Design and implement a county-wide study that creates an inventory of substandard housing. (H-3a)
- Direct Community Revitalization Program bonus funding to urban center projects that support an increase in moderately-priced housing. (H-4b)

Utilities and Infrastructure

- Allocate Planning and Community Development grant funds for planning and upgrades to existing smaller-scale municipal wastewater systems, and give priority to systems within designated growth areas. (UI-2a)
- Review Act 537 municipal facilities plans for appropriate designation of areas for on-lot disposal and public sewer service areas that reflect, and are consistent with, current demographic and land development conditions as well as the Livable Landscapes map. (UI-2b)
- Develop a county-wide Act 167 stormwater management plan, which encompasses all 73 municipalities, to maintain water quality consistency with state and federal requirements. (UI-6b)

Community Services

- Provide tools and technical assistance to school districts and municipalities to coordinate school and community development planning, to reduce busing, facilitate alternative means of student travel to school, and increase after school use of facilities. (CS-1b)
- Provide training opportunities for all emergency services personnel to obtain and maintain certification to perform their duties. (CS-3b)
- Conduct training drills to ensure readiness to provide medical supplies to the public during a major public health emergency. (CS-6b)

Economic Development

- Create a county-wide economic development strategy by coordinating resources and planning among county departments, workforce development entities, economic development specialists, the private sector, and educational institutions. (ED-6b)
- Expand funding and technical assistance for revitalization planning and development within the 15 boroughs and the City of Coatesville. (ED-5a)
- Partner with public and private entities to identify sites that are appropriate for business and industrial development within designated growth areas. (ED-5b)

Energy Conservation

Promote energy conservation through partnerships with municipalities:
- Promote Smart Growth principles when pursuing the development of county buildings and projects. (EC-1a)
- Develop a Chester County energy conservation action plan. (EC-5a)

Promote energy efficiency and alternative energy sources within county buildings:
- Establish a municipal grant program to support emerging innovative green technologies. (EC-2c)
- Establish a minimum average fuel efficiency standard for the procurement of the county's fleet of vehicles. (EC-2d)
- Purchase energy from sustainable and renewable sources for county facilities. (EC-4b)

CHAPTER 3
Mapping the plan
The Livable Landscapes map
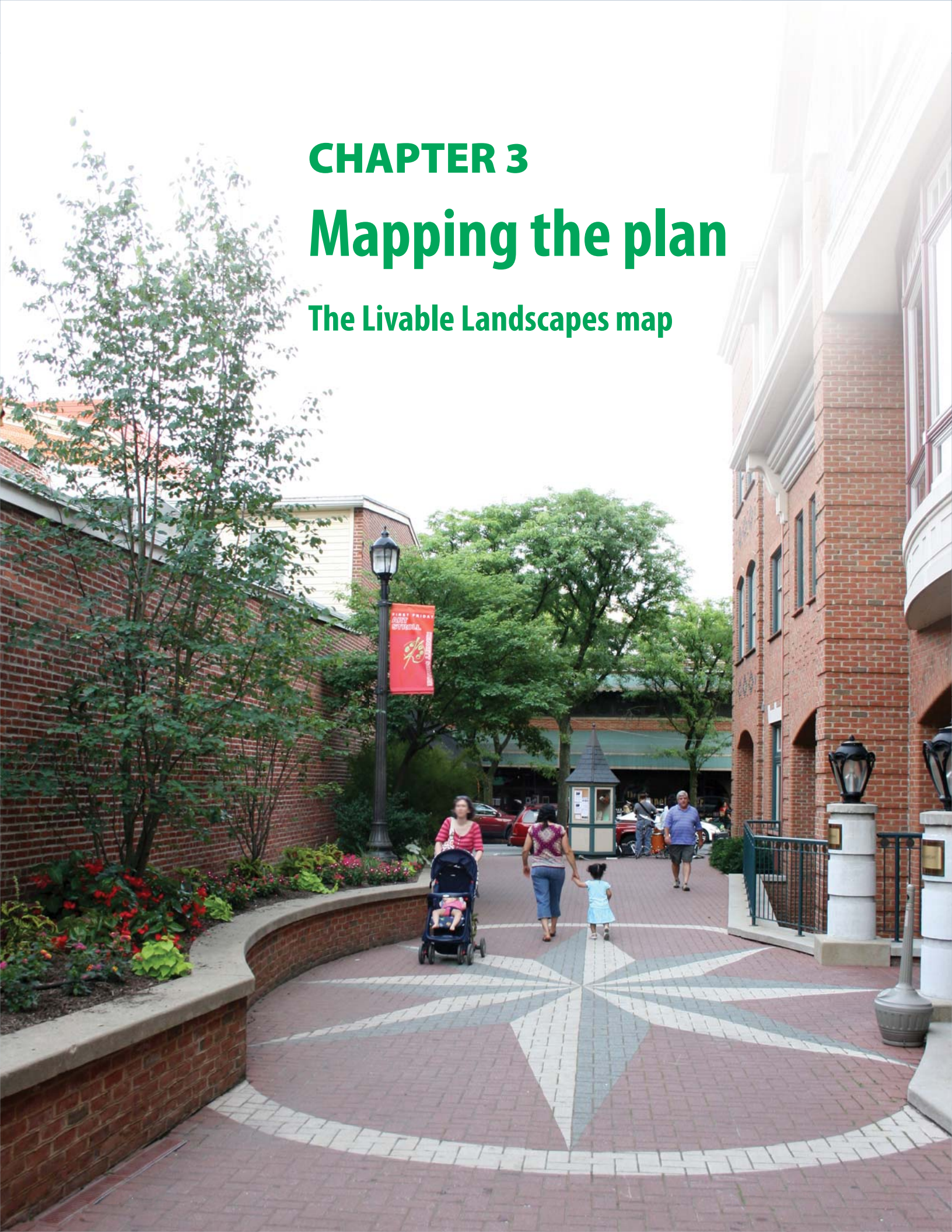
The Livable Landscapes map

Explore the interactive Livable Landscapes map

Customize the view that's best for you!
- Zoom in to see details.
- Turn features on/off.
- Make features lighter/darker.

www.Landscapes2.org/mapping/InteractiveMap.cfm

The concept of "livable landscapes" provides a framework for protection and growth strategies within Chester County. The map provides a guide for accommodating expected future growth while maintaining the quality of life in the county. Livable Landscapes recognizes the diversity that makes Chester County a special place. Each landscape has a different character and is appropriate for different intensities and varieties of development. Livable Landscapes is not a land use map. Any land use can be found in each of the landscapes, but the mix and intensity of land uses will be different to preserve the character of each landscape.
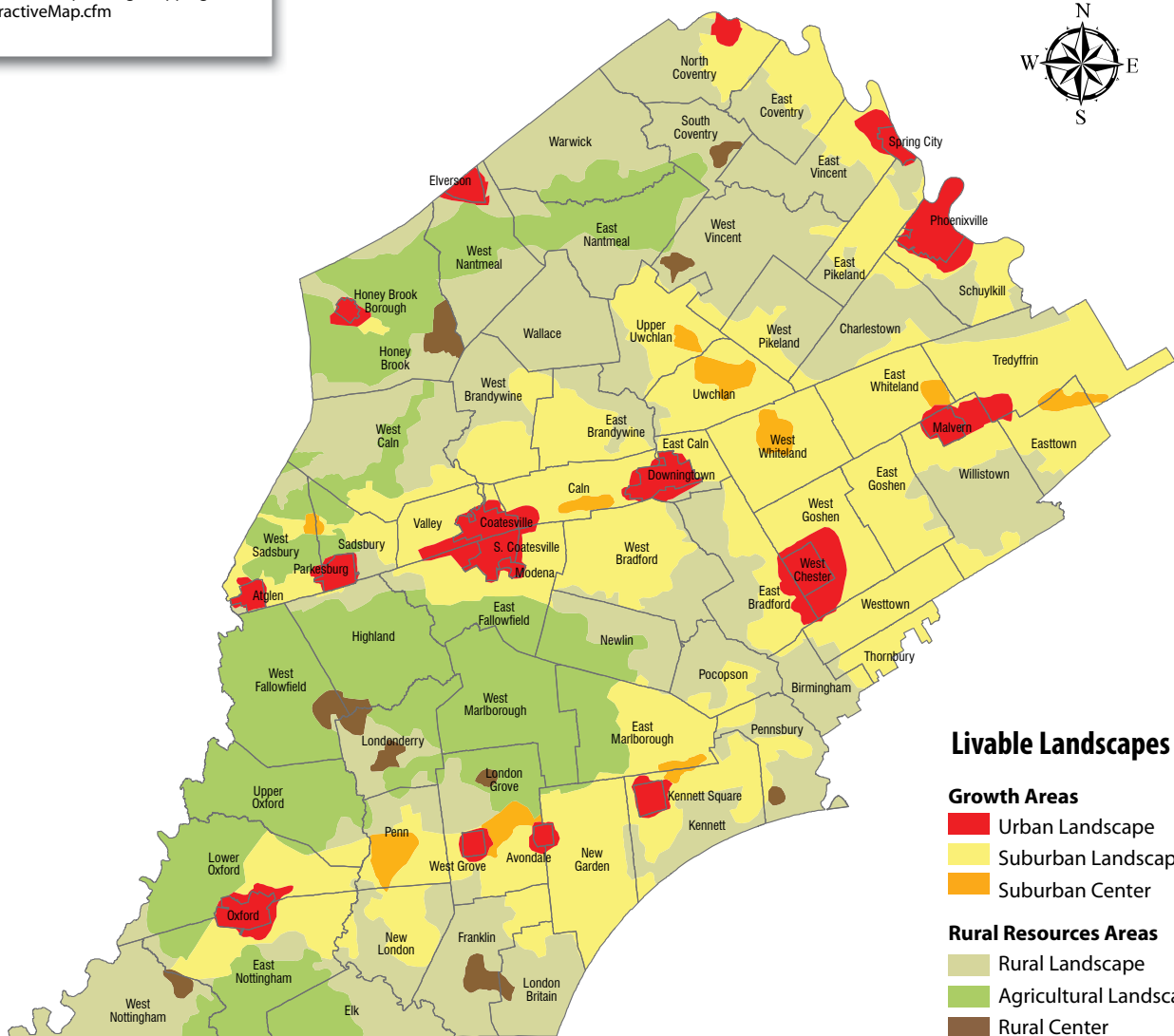
Livable Landscapes Map

Growth Areas
- Urban Landscape
- Suburban Landscape
- Suburban Center

Rural Resources Areas
- Rural Landscape
- Agricultural Landscape
- Rural Center

How the map was created

Two core areas make up the Livable Landscapes map

The Livable Landscapes map is divided into two core areas—growth areas and rural resource areas, as prescribed by the Pennsylvania Municipalities Planning Code.
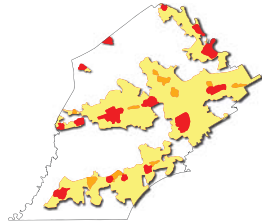
Growth Areas consist of the urban landscape, suburban landscape, and suburban centers, and can best accommodate future growth. The county will encourage future development to be concentrated in these landscapes.
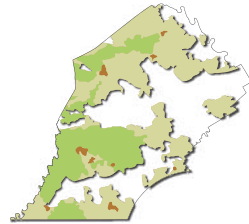
Rural Resource Areas consist of the rural landscape, the agricultural landscape, and rural centers, and are least appropriate for intense growth. The county will not encourage development in these landscapes.
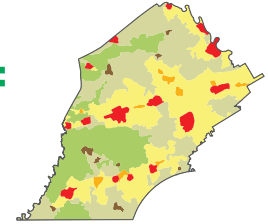
Livable Landscapes map

Overlay features

In addition to the two core areas of growth and rural resources, the map recognizes a series of unique resources located throughout the county. The natural landscape, villages, and protection areas of national significance identify special natural and man-made features that exist throughout Chester County. These designations are considered "overlays" on the map. They serve as a foundation for building the Livable Landscapes map and identify areas where special protection exists or where development activity requires additional precaution.
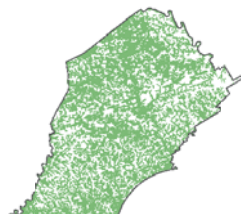
The Natural Landscape exists throughout the county recognizing the important network of natural resources needing specific protection.
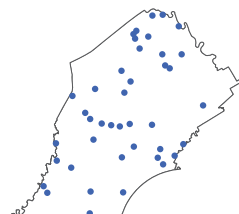
Villages contain historic resources and are enduring reminders of the county's heritage.
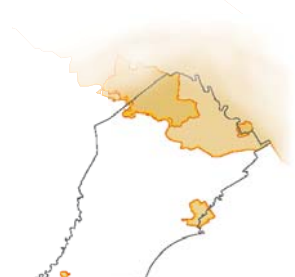
Protection Areas of National Significance contain natural, cultural and historic resources of national significance.

Growth Areas

The growth areas contain and are planned for a full range of public infrastructure services, including utilities, transportation facilities, community facilities, and parks. These areas contain large employment centers, commercial centers, population centers, and large areas of residential development. The growth areas can best accommodate the majority of growth anticipated in Chester County by the year 2030. They are suitable for redevelopment and new development. The growth areas contain historic and natural resources that have been and will be protected from development. The growth areas consist of the urban and suburban landscapes, as well as suburban centers.

Growth Areas

- 🟥 Urban Landscape
- 🟨 Suburban Landscape
- 🟧 Suburban Center
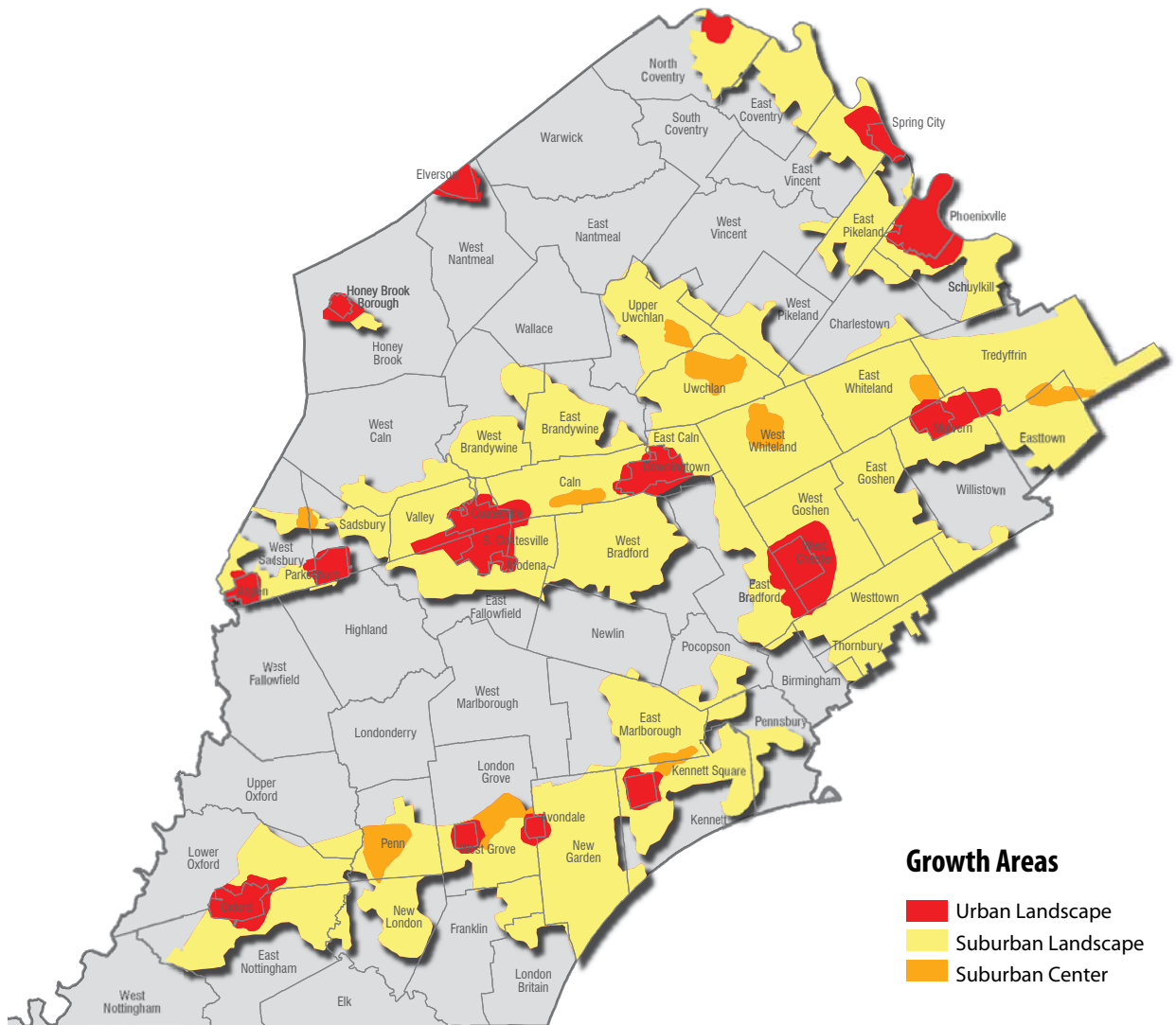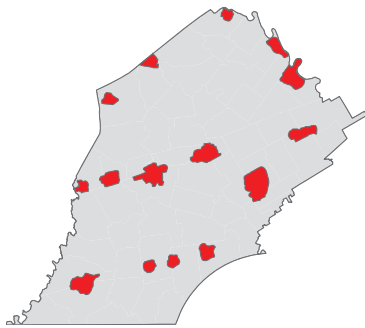
Urban Landscape *in the Growth Areas*

Description

The urban landscape includes historic population centers that demonstrate an urban development pattern of grid streets and alleys. These places serve as centers for commerce, civic, and cultural activities for the surrounding area. They have a pedestrian-orientation with sidewalk systems. This landscape includes the City of Coatesville, all boroughs, and a few select portions of townships that demonstrate a distinctive existing or potential urban development pattern.

The Vision

The urban landscape consists of a downtown with an adjacent set of walkable residential neighborhoods. Revitalization and infrastructure upgrades in the existing urban areas will be important activities to achieve this vision. The downtown will consist of structures, often with three or more stories, containing a mix of residential and commercial land uses. Neighborhoods will be in close proximity to the downtown and contain a variety of housing types on small lots available at a range of price levels. The urban landscape will be characterized by a traditional grid street pattern, a complete sidewalk system, and served by mass transit. It will be fully served by public sewer and water systems and advanced technology communications infrastructure. This landscape will contain historic sites and structures important to preserve and reuse. Open space will be dominated by small parks and areas protecting natural resources. The urban landscape will have the highest development density in the county and is appropriate for new development, redevelopment, and revitalization activities.
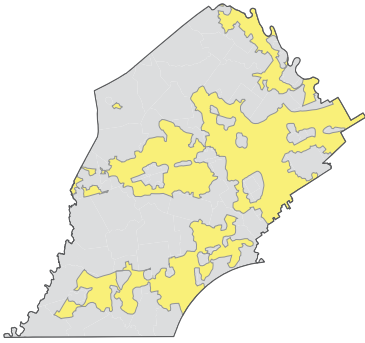
Suburban Landscape in the Growth Areas

Description

The suburban landscape is dominated by the built environment. It has an auto-oriented transportation network and is primarily served by public sewer and water systems. This landscape includes land within the Census 2000 Urbanized Area and nearby areas with planned future development. It is characterized by residential subdivisions containing primarily single-family housing. This landscape contains concentrations of non-residential land uses and the largest employment centers in the county. It is concentrated in eastern and central Chester County, along the Schuylkill River, and along major highway corridors.

The Vision

The suburban landscape is targeted for substantial future growth. There will be opportunities for redevelopment to meet future needs with older structures being remodeled or replaced by new structures and new land uses. Redevelopment will be important in commercial centers and office parks as demand changes and existing buildings and uses become obsolete. Neighborhoods will be inter-connected by street and pedestrian facilities to reduce travel distances and provide opportunities for expanded transit, bicycling, and walking. Infill development and redevelopment will incorporate Smart Growth principles to replace sprawl development. Neighborhoods will contain a variety of housing types and densities, and supporting land uses, including stores and professional services offices. Many residents will work in nearby employment centers, which will be accessible by multiple means of transportation. Agricultural activities, such as Community Supported Agriculture (CSAs), small specialized farms and nurseries, community gardens, and farmers markets, will provide residents with fresh locally-grown food. Preserved open space will be dominated by parks and recreation areas and homeowners' association common areas. The open space network is designed to conserve natural resources and to provide opportunities for an interconnecting trail and greenways system.
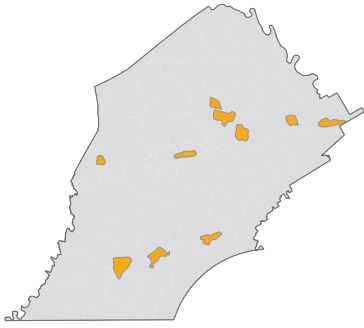
Suburban Centers in the Growth Areas

Description

Suburban centers are the focal point for intense mixed use growth in the suburban landscape and serve as economic centers for the county. These areas include a mix of commercial uses, office buildings, parks, and community facilities, and they are suitable for additional development and redevelopment. Suburban centers are located at major crossroads, such as Exton.

The Vision

Suburban centers will serve several municipalities. They will include a mix of retail uses, offices, community services, entertainment, parks, schools, and high density residential development. Vertical development with structures of three or more stories will be appropriate. There will be a strong land use-transportation connection with train or bus service and well designed highway corridors providing access to these centers. Bicycle and pedestrian facilities will provide connections between uses within the center and with surrounding neighborhoods. As suburban centers grow, redevelopment will be an important component to reuse or eliminate obsolete structures and to discourage unsustainable development practices.

Rural Resource Areas

Rural resource areas contain important agricultural, environmental, and scenic resources that contribute to the traditional, rural character of Chester County. These lands are appropriate for conservation and preservation activities, and serve as a target area for the county's agricultural and municipal open space preservation programs. Rural resource areas are located outside of designated county growth areas. As such, they are not targeted for significant infrastructure investment and are the least appropriate for development. The rural resource areas consist of the rural and agricultural landscapes, as well as rural centers.

Rural Resource Areas

- Rural Landscape
- Agricultural Landscape
- Rural Center
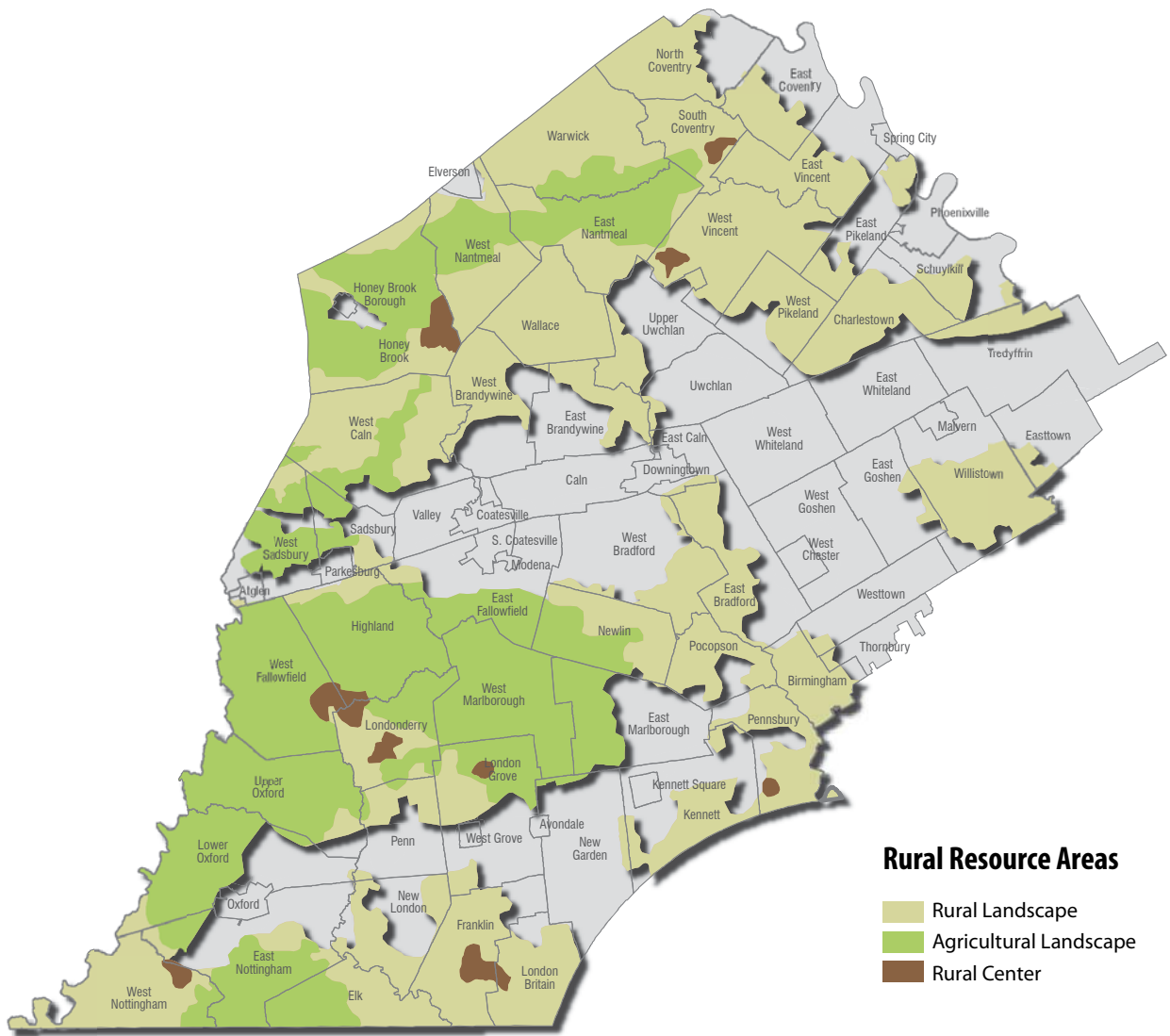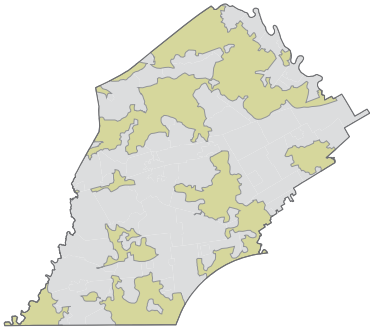
Rural Landscape in the Rural Resource Areas

Description

The rural landscape is characterized by open space dominated by woodland and other open areas. It contains agriculture and scattered residential lots and subdivisions on relatively large lots or with protected common open space. There is an auto-oriented land use pattern with limited non-residential uses. Development is primarily served by on-lot sewer and water systems. The rural landscape is located throughout rural resource areas.

The Vision

Woodlands and open space will occupy a large proportion of the land. Agriculture will continue to be a common sight, helping to define the rural character, and remaining important to the local economy. Municipalities will adopt open space preservation programs targeted at removing development rights from cherished resource areas. Future development will consist of clustered smaller residential lots screened by protected open space. Small stores and businesses will serve nearby residents. While the rural landscape will remain predominantly auto-oriented, trails and demand responsive transit will be available to local residents. Roads will be conducive to use by bicyclists. The majority of growth in the rural landscape will be concentrated in rural centers. Public or community sewer and water service will be limited to the rural centers and other areas where concentrated development is desired.

Agricultural Landscape in the Rural Resource Areas

Description

The agricultural landscape is dominated by a concentration of active farms, Agricultural Security Areas in proximity to farms, large clusters of land permanently protected by agricultural easements, and areas with municipal commitment to adopt effective agricultural zoning. This landscape is located in western Chester County, where the character is more similar to the large agricultural area in Lancaster and Berks Counties than to the Philadelphia metropolitan urban area. Agricultural production is diverse, including dairy production, horses and other livestock, poultry, mushrooms, nurseries, orchards, and field crops, making Chester County second among all Pennsylvania counties in the value of agricultural products sold. This landscape is not planned to accommodate future projected growth.

The Vision

The agricultural landscape will continue to include the critical mass of farmland necessary to maintain agriculture as the principal, viable industry. Farms within the agricultural landscape attract and maintain the support services farmers need, including equipment dealers and operators, feed suppliers, and others. These farms will also continue to provide products needed by agricultural businesses elsewhere in the county, such as straw and manure for the mushroom industry. This landscape will include highways sufficient for truck access necessary to get supplies to farms and farm products to market. These areas will contain housing for farm workers and permit secondary businesses providing income to farm families. The agricultural landscape will be protected from laws restricting the byproducts of normal farming operations, including noise, dust, and odors. Land uses unrelated to the agricultural industry will be limited and setback from farm operations. Public water and sewer lines will not extend into this landscape. The existence and preservation of farms in the agricultural landscape will be critical to the overall continuation of the agricultural industry in Chester County.
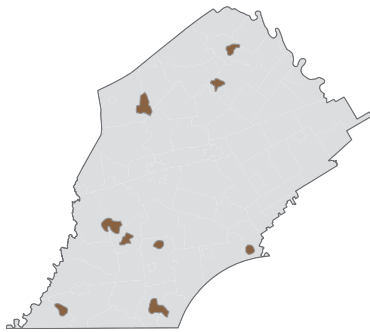
Rural Centers in the Rural Resource Areas

Description

Rural centers are not part of the county growth areas where development is promoted. They are focal points for accommodating limited growth anticipated within the rural resource areas, and are intended to meet anticipated development that rural townships must plan for. Many of the rural centers are included on the previously adopted Livable Landscapes map (2003) or are identified in municipal comprehensive plans. Rural centers are located along a main street or at crossroads. They frequently contain an existing core development, often including historic structures, which serves as a basis for future development.

The Vision

Rural centers will project a sense of place containing a mixed-use core along a main street or crossroads with residential and commercial uses. They will demonstrate a compact traditional neighborhood form with rectilinear streets. Retail and community services will be locally oriented and often located in preserved historic structures. Rural centers will have residential neighborhoods with small lots and a variety of housing types, often connected to the core area with a system of sidewalks. Open space will be protected in small parks and often a town square for community gatherings. Overall development will maintain a scale compatible with the character of the rural and agricultural landscapes.

Overlay features

The natural landscape, villages, and protection areas of national significance

identify special natural and man-made features that exist throughout Chester County.

These designations are considered "overlays" on the map. They do not replace the

landscapes (urban, suburban, rural, and agricultural) and centers (suburban and rural),

but add to the basic designations. The overlays serve as a foundation for building the

Livable Landscapes map and identify areas where special protection exists or where

development activity requires additional precaution.

Overlay Features

- ▇ Natural Landscape
- ● Village
- ▭ Protection Areas of National Significance
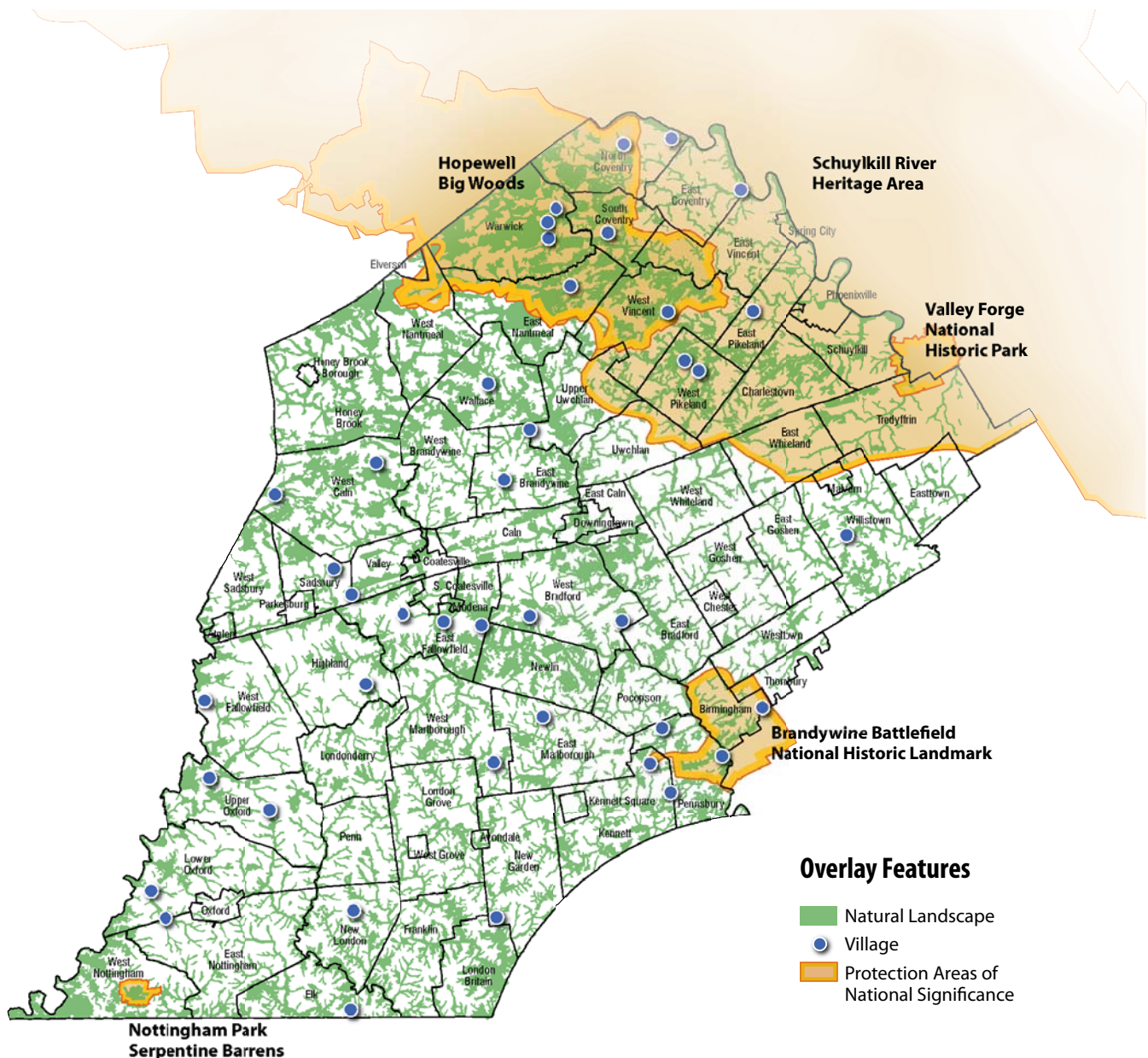
Natural Landscape — an Overlay feature

Description
The natural landscape is a network of natural resources throughout Chester County. It is identified by streams, floodplains, and forests. These resources are essential elements of the physical environment and the foundation for the livability of all landscapes. The natural landscape serves as an overlay to all other landscapes. It does not preclude all development or agricultural operations, but indicates major areas of natural resources that should be protected or subject to limited disturbance. The natural landscape contains the highest concentrations of important natural resources.

The Vision
Conservation practices will be used to protect and restore the natural resources. The significance of the natural landscape in maintaining biodiversity of species, water recharge areas, and preserving a network of natural resources and habitats will be fully recognized and supported by both citizens and government agencies. Appropriate low intensity land uses may develop with special precautions to address natural constraints.

Natural Landscape
— an Overlay feature

Natural Landscape
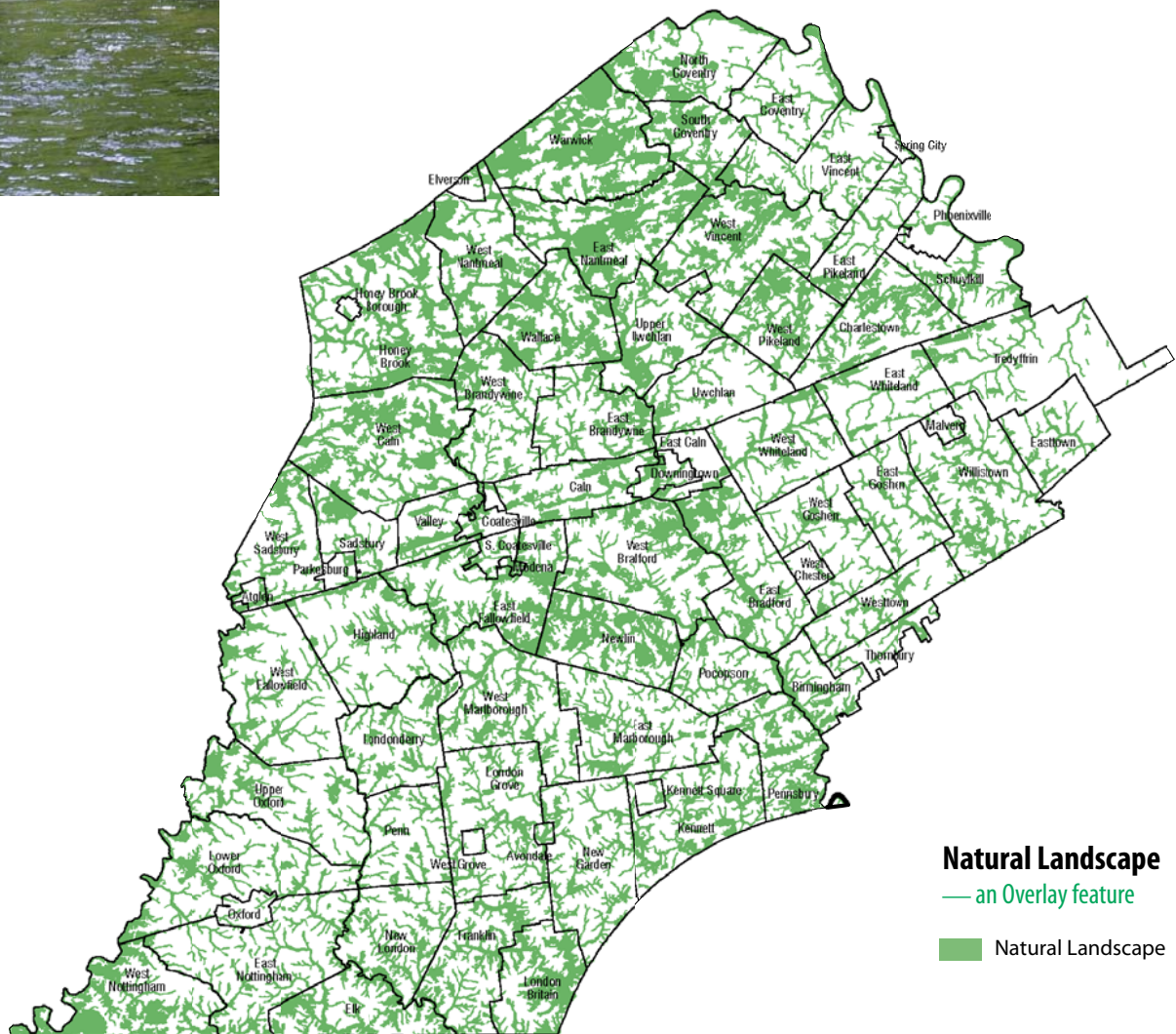
Villages — an Overlay feature

Description

Villages are enduring reminders of the county's heritage. They contain historic resources and provide community identity. These places have small residential lots and sometimes serve the local shopping and community needs of residents. Villages are not intended to be growth areas. They are located in the suburban, rural, and agricultural landscapes.

The Vision

Limited development will be accommodated to maintain economic viability and reinforce the village scale and setting. They will have a traditional mix of residences on small lots and may include retail and services meeting local needs. Historic preservation and adaptive reuse of buildings will maintain important resources and community character. Traffic calming elements on the main roadways and internal pedestrian circulation will be important features of the transportation network.

Villages
— an Overlay feature

● Village
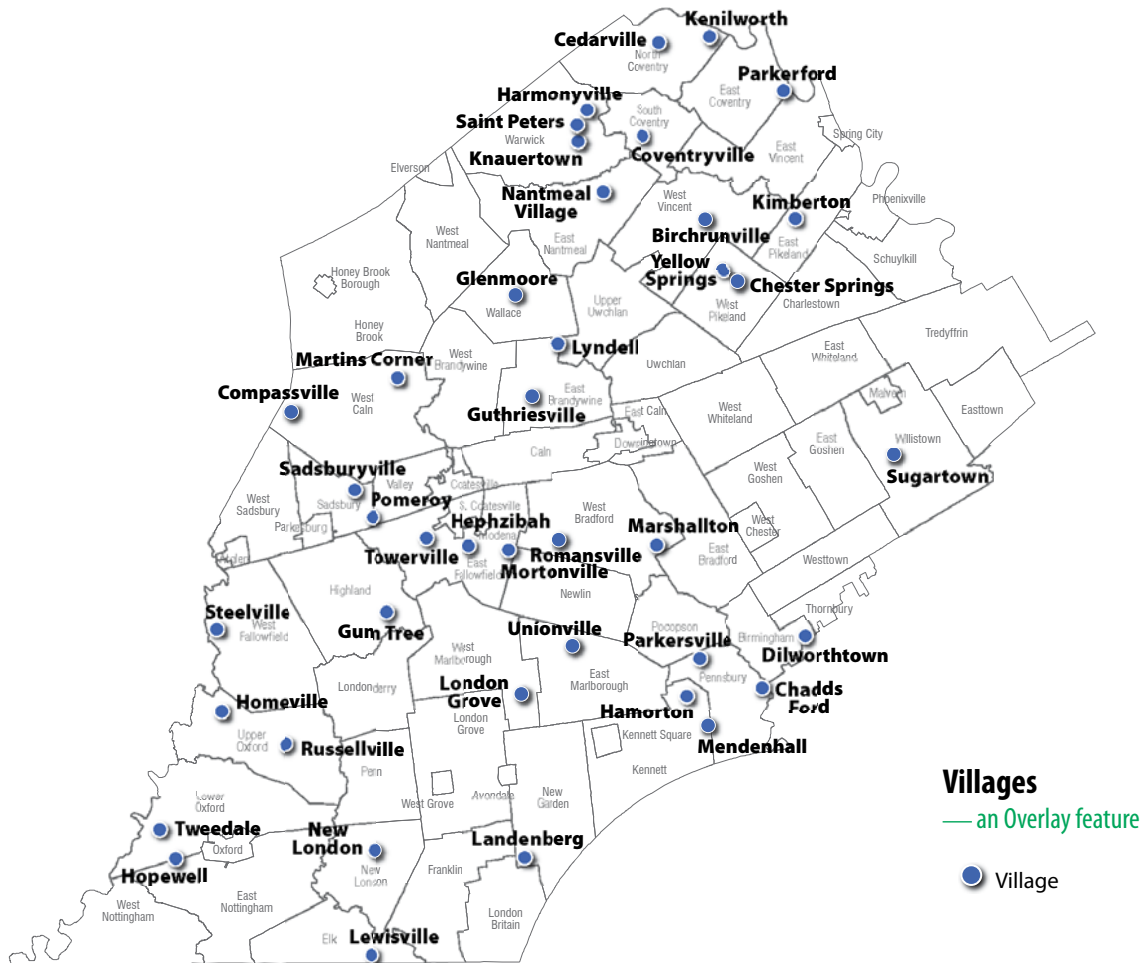
Protection Areas of National Significance — an Overlay feature

Description

The following areas contain natural, cultural, and historic resources of national significance. These protection areas were used as a source to define the rural resource areas of Chester County.

These designated areas contain properties in a wide variety of ownership, both public and private, and with various degrees of protection. Landscapes2 recognizes these areas and supports the ongoing efforts to protect the important resources they contain. The plan does not provide any additional protection for these areas.

The Vision

Preservation efforts will keep these resources intact. Adjacent development will use context-sensitive design to integrate development and open space with these resources. The county will work with non-profits, the state, and the federal government to preserve and enhance these cherished resources.

Learn more about the Protection areas online

▶ **Brandywine Battlefield National Historic Landmark ***

▶ **Hopewell Big Woods**

▶ **Valley Forge National Historical Park**

▶ **Nottingham Park Serpentine Barrens**

▶ **Schuylkill River National & State Heritage Area**

* The Brandywine Battlefield National Historic Landmark does not have a website. Learn more at the Brandywine Battlefield Historic Site.
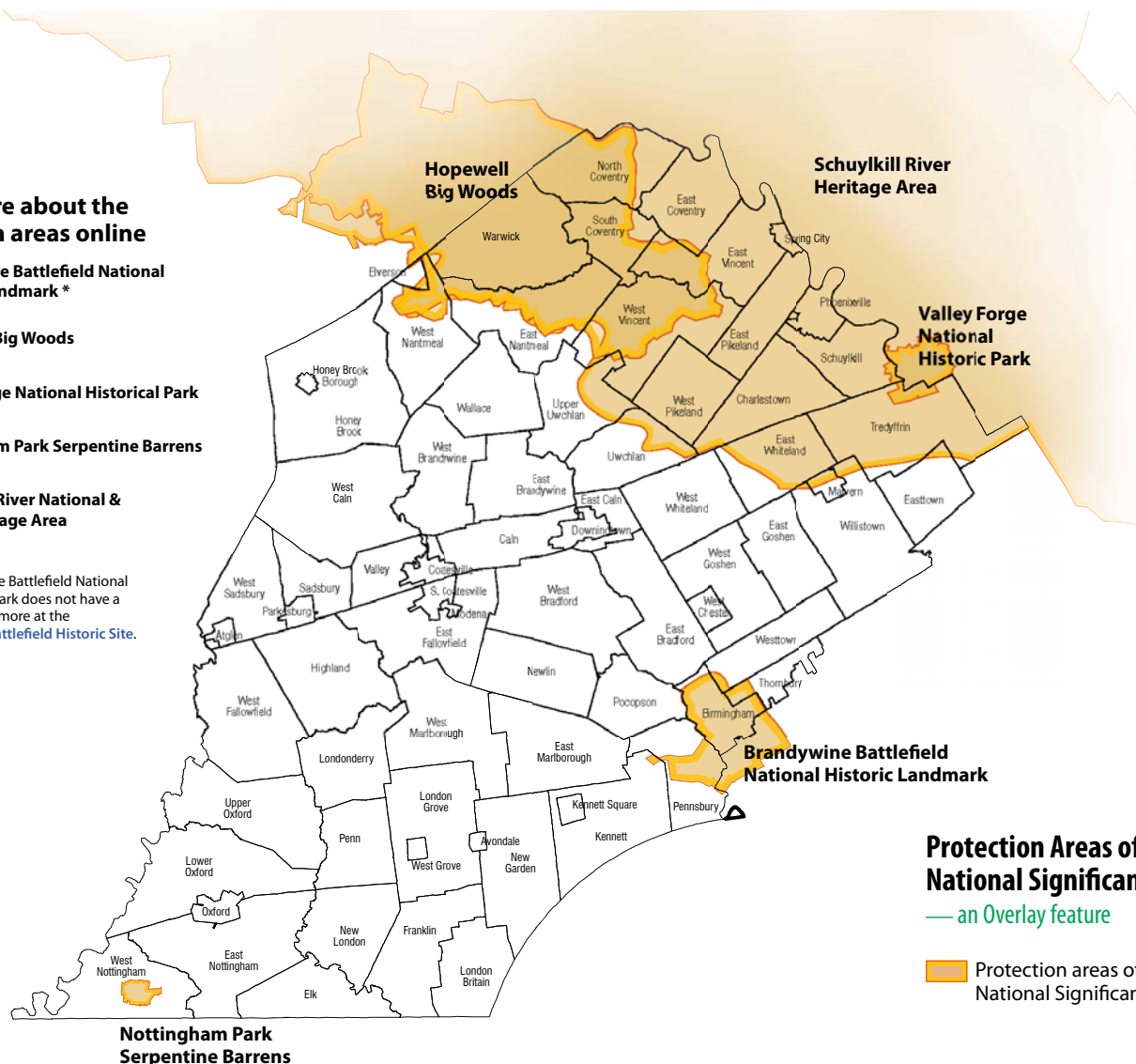
Protection Areas of National Significance
— an Overlay feature

▨ Protection areas of National Significance

Main St

Steel City
coffee house

CHAPTER 4

Planning for
Land Use

Objectives, Policies, and Action Plan for:

| County-wide |
| Urban Landscape |
| Suburban Landscape |
| Rural Landscape |
| Agricultural Landscape |
| Natural Landscape |

Goal for
Land Use

Preserve and enhance the diversified mix of land uses

within the urban, suburban, rural, agricultural, and

natural landscapes to maintain a balance between

growth and preservation.

Introduction

Land Use is at the heart of the Landscapes2 theme—"bringing growth and preservation together for Chester County." Where and how do we grow so that we maintain vibrant urban centers and suburban communities and protect the best of our natural, rural, and historic heritage?

Farmland, rural character and natural beauty is what people say they like best about Chester County (**Landscapes2 survey, 2007**). Our resources are immeasurably valuable and irreplaceable. The water and air quality is vital. The soils are among the most productive in the world. The scenery provided by our farmland, woodlands, and historic sites makes Chester County a special place.

Chester County has the highest population growth of any county in Pennsylvania. We have gained 50,000 new residents since 2000 and will have a population exceeding 500,000 by 2010. The number of jobs in the county is also growing. We are no longer a "bedroom" community - nearly as many people travel into Chester County to work each day as leave to work outside the county. This growth has accelerated in recent years and, due to Chester County's location, is expected to continue.

Growth is important to maintain the quality of life we enjoy. Growth provides the means for the investment needed to maintain the properties, facilities, businesses, and services on which we depend. Without investment there would be decline and decay.

Objective

LU 1:
County-wide

Manage growth to create livable and sustainable development, protect the environment, maintain a diverse economy, support an efficient multi-modal transportation system, and maintain and enhance the quality of life for all residents.

Policies

LU 1.1   Promote the urban and suburban landscapes as the designated growth areas of Chester County.

LU 1.2   Promote the use of Smart Growth principles as the guide for development activities.

LU 1.3   Encourage and promote innovative design practices, appropriate to the unique sense of place of each landscape type.

LU 1.4   Encourage land recycling and redevelopment of brown field sites.

LU 1.5   Encourage protection of the rural and agricultural landscapes as designated rural resource areas.

LU 1.6   Promote the use of the Commonwealth of Pennsylvania Keystone Principles for Growth, Investment & Resource Conservation.

Action Plan

Chester County will…
- Fund the **Vision Partnership Program (VPP)** and revise the eligibility requirements to champion projects that maximize implementation of the goals, objectives, and policies of Landscapes2. (LU-1a)
- Identify and advocate for projects that concentrate funding for major infrastructure improvements and service enhancements in the Landscapes2 designated growth areas. (LU-1b)
- Provide letters of support for development project applications consistent with the goals, objectives, and policies of Landscapes2. (LU-1c)
- Place a priority on VPP applications involving multi-municipal planning efforts to direct development to designated growth areas and centers. (LU-1d)

Municipalities should…
- Participate in multi-municipal planning efforts with neighboring municipalities to achieve consistency with effective growth management and resource protection. (LU-1e)

Citizens, organizations, and the private sector are encouraged to…
- Volunteer to serve on local organizations that are dedicated to activities consistent with the goals, objectives, and policies of Landscapes2. (LU-1f)
- Design and build land development projects using **Smart Growth** principals appropriate for the designated landscape of the development location. (LU-1g)

October 2007

Vision Partnership Program of Chester County

Municipal Planning Grant Manual
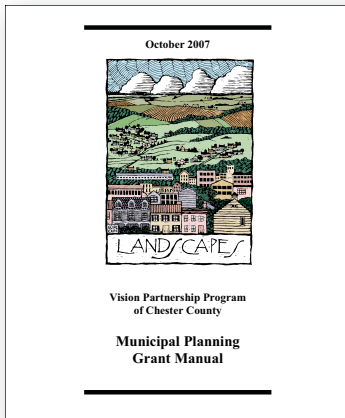
Update the Vision Partnership Program to reflect Landscapes2.

Urban Landscape

Objective

LU 2:
Urban Landscape

Target urban landscapes as the core centers of population, employment, commerce, institutions, services, and culture, using Smart Growth and smart transportation principles.

Policies

LU 2.1   Locate a diversity of businesses, agencies, and organizations in downtown areas, and allow for increased building heights, where appropriate, to provide a stable employment base.

LU 2.2   Provide a diversity of housing types at appropriate urban densities for all income levels.

LU 2.3   Improve the inter-modal transportation network serving urban areas.

LU 2.4   Maintain and upgrade utilities and infrastructure to support revitalization and development within the urban landscape.

LU 2.5   Acquire, develop and maintain community and neighborhood parks, trails, and recreation facilities to protect resources, provide connections, and to promote healthy lifestyles.

LU 2.6   Encourage the location and expansion of institutions and community services in urban centers as focal points for community life and to serve the surrounding region.

LU 2.7   Protect and restore urban historic and cultural resources to enhance revitalization and maintain community character.

LU 2.8   Encourage mixed use development within urban landscapes, which integrates residential, commercial, and other uses as critical components of a sustainable community.

LU 2.9   Encourage expanded cultural opportunities in urban landscapes by supporting facilities and activities, such as theaters, museums, galleries, studios, arts schools, libraries, concerts, festivals, and special community events.

Urban Landscape

Action Plan

Chester County will…
- Prepare municipal outreach resources promoting urban density development (greater than five dwelling units per acre), vertical development, green building construction, and mixed use development, which integrates residential, commercial and office uses as critical components of a sustainable community. (LU-2a)

- Prepare a design guide illustrating successful integration of new development into the existing urban context, so that the character of the established community is maintained and reinforced. (LU-2b)

Municipalities should…
- Update comprehensive plans, urban center revitalization plans, and land use ordinances to promote redevelopment at appropriate urban densities (greater than five dwelling units per acre). (LU-2c)

- Update zoning ordinances to provide for an adequate number and diversity of housing types at appropriate urban densities. (LU-2d)

- Acquire, develop, and maintain community and neighborhood park and recreation facilities by partnering with state and local resources. (LU-2e)

Citizens, organizations, and the private sector are encouraged to…
- Use historic preservation guidelines to protect and restore urban historic structures. (LU-2f)

- Sponsor, attend, and participate in cultural activities in urban centers. (LU-2g)

Suburban Landscape

Objective

LU 3:
Suburban Landscape

Promote new development in suburban landscapes to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles.

Policies

LU 3.1   Support infill development and redevelopment efforts, consistent with the existing neighborhood character, based upon infrastructure capacity and environmental constraints.

LU 3.2   Direct development activity to areas with existing and planned infrastructure capacity.

LU 3.3   Improve the public transportation network serving the suburban landscape, especially the suburban centers.

LU 3.4   Encourage well-designed mixed use development at densities sufficient to support the multi-modal transportation system.

LU 3.5   Use **Smart Growth principles** to create walkable neighborhoods with higher density and innovative site sensitive design while maintaining a unique sense of community.

LU 3.6   Support integrated transportation networks serving employment centers, including pedestrian, bicycle, and bus connections, to improve circulation between facilities.

LU 3.7   Encourage mixed-use development, and allow for increased building heights, where appropriate, in commercial and employment centers, incorporating residential, commercial, office, and public uses.

LU 3.8   Protect, maintain and expand public open space, parks, trails, and recreation facilities to protect resources, provide connections, and promote healthy lifestyles.

Suburban Landscape

Action Plan

Chester County will...
- Prepare municipal outreach resources promoting good design, through higher density mixed use development, to create walkable communities while protecting open space resources. (LU-3a)

- Advocate and direct resources to use **Smart Growth principles** at the municipal level to accommodate Transit Oriented Development (TOD) at rail stations. (LU-3b)

Municipalities should...
- Update zoning and subdivision/land development ordinances to support infill development and redevelopment efforts to create walkable neighborhoods. (LU-3c)

- Coordinate subdivision and land development applications with county departments and conservation/preservation groups to protect, maintain, and expand the public open space, parks, and recreation network. (LU-3d)

- Create incentives for developers to create integrated transportation and trail networks within employment centers, including pedestrian, bicycle and bus connections. (LU-3e)

- Update ordinances to require the application of **Smart Growth principals** in new development to meet future growth needs. (LU-3f)

Rural Landscape

Objective

LU 4:
Rural Landscape

Preserve the open, rural character of Chester County, enhance villages within their historic settings, and accommodate appropriate development in rural centers.

Policies

LU 4.1   Support traditional rural land uses, including all types of agriculture that retain rural character.

LU 4.2   Encourage innovative design techniques, such as cluster development and conservation design, which maintain open space and environmental resources and retain the overall rural character.

LU 4.3   Direct development intended to meet the anticipated growth within the rural landscape to designated rural centers, encouraging appropriate residential densities and context sensitive design maintaining rural character.

LU 4.4   Support the provision of necessary community sewer and water services to accommodate development in designated rural centers, while discouraging the extension of suburban type infrastructure, such as public water and sewer, in designated rural resource areas.

LU 4.5   Promote multi-municipal planning to direct growth to designated rural centers.

LU 4.6   Encourage historic preservation and appropriate economic development activities that maintain villages as viable places preserving the county's heritage.

LU 4.7   Promote context sensitive design for infrastructure improvements, such as bridges, to maintain rural character.

Rural Landscape

Action Plan

Chester County will…
- Prepare municipal outreach resources to accommodate limited development while preserving open space. (LU-4a)

Municipalities should…
- Update comprehensive plans and land use ordinances to direct development to rural centers, encouraging appropriate residential densities to create and maintain compact, mixed use traditional communities. (LU-4b)

- Adopt land use ordinances that encourage historic preservation and appropriate economic development activities to maintain the integrity of villages. (LU-4c)

- Update land use ordinances to maintain open space and natural resources and to reduce the conversion of agricultural land to lawn through transfer of development rights, cluster development, and other design concepts. (LU-4d)

Citizens, organizations, and the private sector are encouraged to…
- Participate in conservation and preservation organizations' efforts towards protecting the overall rural character of the area. (LU-4e)

Agricultural Landscape

Objective

LU 5:
Agricultural Landscape

Preserve the agricultural industry and cultural heritage of Chester County by supporting a productive agricultural network and preserving prime soil resources.

Policies

LU 5.1   Support agricultural preservation to preserve the critical mass of farmland necessary to sustain a viable agricultural industry.

LU 5.2   Limit infrastructure improvements to those supporting the agricultural industry and use context sensitive design to maintain community character.

LU 5.3   Focus economic development efforts on farm-related activities, and businesses supportive of agriculture.

LU 5.4   Promote tourism based on the agricultural heritage of Chester County to support the agricultural industry.

LU 5.5   Support the retention and development of housing that meets the needs of farm labor.

LU 5.6   Encourage municipalities to enact regulations that support existing agriculture, and expansion of, agricultural activities.

Agricultural Landscape

Action Plan

Chester County will…
- Provide staff support for economic development efforts supporting farm related activities, and other businesses compatible with agriculture. (LU-5a)
- Prioritize **VPP** grants to establish effective agricultural zoning in municipal ordinances. (LU-5b)

Municipalities should…
- Limit infrastructure improvements in the agricultural landscape to those projects that support the agricultural industry. (LU-5c)
- Adopt zoning regulations that permit the development of housing on farm properties that meets the needs of agricultural workers. (LU-5d)
- Revise zoning ordinances to remove barriers to agriculture, and provide incentives that encourage expansion of agriculture and farm-related businesses. (LU-5e)
- Update ordinances to incorporate effective agricultural zoning to limit the impacts of growth and development on agricultural lands. (LU-5f)

Citizens, organizations, and the private sector are encouraged to…
- Advocate establishment and funding of local, county, and state open space and agricultural preservation initiatives to protect agricultural lands. (LU-5g)

Objective

LU 6:
Natural Landscape

As an overlay on the four basic landscapes, encourage the preservation and restoration of sensitive natural resources.

Policies

LU 6.1 Encourage land use decisions and development design that protect the natural resources.

LU 6.2 Promote municipal and multi-municipal planning programs that integrate land use planning with natural resource conservation.

LU 6.3 Encourage coordination between municipalities and conservation groups to protect the natural resource network.

LU 6.4 Protect and enhance ground water recharge, in-stream resources, first order perennial streams, sensitive resources (including high quality and exceptional value watersheds), and riparian buffers to preserve water quality and quantity.

LU 6.5 Encourage coordination between municipalities and conservation and preservation groups that links historic resource and natural resource protection.

Natural Landscape

Action Plan

Chester County will…
- Develop outreach programs that encourage environmentally sensitive development design that protects the natural resources network consistent with the underlying landscape. (LU-6a)

- Prioritize VPP grants for municipal planning that integrates land use planning with natural resource protection standards. (LU-6b)

Municipalities should…
- Participate in multi-municipal projects and include conservation groups as full partners to protect the natural resource network. (LU-6c)

- Create environmental advisory councils and work with neighboring municipalities to update ordinances to protect and enhance water resources consistently within a watershed. (LU-6d)

Citizens, organizations, and the private sector are encouraged to…
- Advocate establishment and funding of local and county open space initiatives to protect the county's natural resources. (LU-6e)

- Use conservation measures on private properties within the natural landscape. (LU-6f)

CHAPTER 5

Planning for
Natural Resources

Objectives, Policies, and Action Plan for:

Land Resources

Biotic Resources

Water Resources

Integrated Resource Planning

Emerging Natural Resource Issues

Goal for
Natural Resources

Protect, restore, and maintain the network of natural

resources as a county-wide ecosystem that is integrated

into the built environment while accommodating

planned growth.

Introduction

Understanding the complexity and inter-relatedness of natural resource systems is paramount to successful resource management. This understanding involves the following:

Economic benefits from the natural resources infrastructure

Natural resources have shaped the land use and economy of Chester County for over three centuries. The county's first farms, mill towns, and highways were all established here because of the county's valuable natural resources. In recent years, county residents have come to realize that maintaining waterways, forests, and hillsides is an economic issue as well as an ecological imperative. Wetlands and riparian buffers purify water, reducing the need for more water treatment plants. Flood damage can be reduced when floodways and steep slopes are properly managed and appropriately vegetated.

Preservation of world-class agricultural soils

Chester County contains productive agricultural Piedmont soils that do not require irrigation. As a result, agriculture remains a prominent industry in the county. The county has an interconnected ecosystem supporting wildlife and a sustainable tourism economy.

Retention of unique ecosystems

The 100-square-mile **Hopewell Big Woods** in Chester and Berks Counties is one of the last major woodlands in the Boston to Washington, DC corridor. Conservation of this ecosystem provides economic, environmental and health benefits. Although the threat of non-native plants remains, education about the benefits of native plants and lawn reduction are making progress. There are also efforts underway to protect hedgerows and heritage trees.

Managing the suburban-wildlife interface

The county has a number of cold-water fisheries that support trout. There are fewer than 20 state designated "Species of Special Concern" in the county, but the bog turtle is the only animal listed under the federal Endangered Species Act. Vector diseases are another wildlife concern. The presence of Lyme disease, the impact of fecal contamination near ponds, and the overpopulation of species like deer and Canada Geese now affect both land planning and public health. West Nile virus concerns have raised awareness of the value of increasing wetland habitat for the birds that eat the mosquitoes that spread this disease.

Understanding the complexity and inter-relatedness of natural resource systems is paramount to successful resource management.

▶ **Issues**
See **Natural Resources** issues

www.Landscapes2.org/issues/
NaturalRes.cfm

Balancing the water/wastewater budget

Chester County is a "headwaters" community with over 1,300 miles of streams, of which 54 percent are "first order streams" that warrant protection. One pressing issue facing the county is maintaining the water balance through integrated water and wastewater planning. Such planning helps insure that waterways and underground aquifers tapped for drinking supplies are replenished over time by treated water from septic systems and treatment plants. Managing the water balance will keep water in the watershed; help manage sustainable growth; and help plan water and wastewater infrastructure together rather than as two separate efforts.

Pollution and water quantity management opportunities

Watershed and surface water quality impairments due to pollution pose impacts. Although the county has a number of officially designated impaired streams, these waterways can be improved through techniques as simple as planting riparian buffers. Surface water quantity issues such as flooding and stormwater runoff have become important as increased development raises the demand for potable water, while resulting in more impervious surfaces that generate runoff. Increased development, in conjunction with ongoing climate change, may well increase flooding events.

Understanding emerging natural resource issues

Landscapes2 needs to address emerging environmental issues based on public comments, local official input, and the maps and studies of engineers and scientists dealing with everything from animal ecology to stormwater. The various state and federal laws that will apply to municipalities must also be considered because these regulations, and the local zoning that implements them, are the tools which put theoretical environmental concepts into practice in our communities.

Comprehensive Actions

The management of natural resources is a complex undertaking. Effectively managing these resources requires understanding them as an interconnected system of individual resources.

The following actions address natural resource management from a comprehensive, systems approach. These global actions transcend any particular objective and are therefore presented separately from other actions that are applicable to a specific objective.

Chester County will…
- Create a natural resources protection guidebook that will include all resources. (NR-0a)
- Fund updates to comprehensive natural resource provisions in municipal comprehensive plans and ordinances through the Vision Partnership Program (VPP). (NR-0b)

Municipalities should…
- Update and revise ordinance standards to provide consistent county-wide comprehensive natural resource protection. (NR-0c)
- Establish and empower environmental advisory committees to provide focused review of proposed development plans from the perspective of resource protection. (NR-0d)

Citizens and resource partners are encouraged to…
- Volunteer to assist with restoration projects and to serve on environmental advisory councils. (NR-0e)

Chester County will create a natural resources protection guidebook that will include all resources.

Comprehensive actions apply to all natural resources objectives:

▶ Land Resources

▶ Biotic Resources

▶ Water Resources

▶ Integrated Resource Planning

▶ Emerging Natural Resource Issues

Objective

NR 1:
Land Resources

Protect and manage land resources including geology, topography, and soils to support the county's economy and ecosystems.

Policies

NR 1.1   Encourage land development that is appropriate for the underlying geology, and protects ridgelines and unique outcroppings.

NR 1.2   Protect, enhance and restore wooded or vegetated steep slopes to protect soil stability and reduce flooding.

NR 1.3   Protect hydric and environmentally sensitive soils from disturbance and development.

NR 1.4   Promote stormwater best management practices to protect soil from erosion and reduce sedimentation in streams.

NR 1.5   Conserve Class I and II soils for agriculture in both rural and agricultural landscapes.

NR 1.6   Protect soils that support economically sustainable clusters of cultivated land, livestock, orchard, nursery, and other agricultural operations.

Land Resources

Action Plan

Chester County will…
- Prepare guides and technical assistance to municipalities and civic groups to assist them in updating land resources protection standards in their ordinances. (NR-1a)

- Maintain and update county-wide digital mapping of landforms, geology, and soils, for use at the regional and municipal level. (NR-1b)

- Protect productive farmland soils through the county's open space preservation programs. (NR-1c)

Municipalities should…
- Update and implement geology, slopes, and soils protection standards in municipal ordinances based on current mapping. (NR-1d)

- Adopt Erosion & Sediment Control Plans consistent with Pennsylvania Department of Environmental Protection Chapter 102 Erosion Control Regulations. (NR-1e)

Citizens and resource partners are encouraged to…
- Implement **soils and erosion best practices** on private property. (NR-1f)

Comprehensive actions…
- Comprehensive actions apply to all natural resources objectives.

Biotic Resources

Objective

NR 2:
Biotic Resources

Protect, restore, and manage biotic resources such as plants, animals, and habitats to sustain biodiversity, support ecosystems, and protect public health.

Policies

NR 2.1   Manage invasive plants, and restore, re-vegetate, and expand ecologically sustainable plant communities and woodlands on steep slopes, floodplains, and riparian buffers.

NR 2.2   Protect and manage wetlands for their hydrologic and ecological functions, and identify opportunities to mitigate, restore, and create wetlands.

NR 2.3   Protect, restore, expand, and manage tree resources, including forests, riparian buffers, streetscapes, public lands, vegetated steep slopes, greenways, wooded public lands, and open space plantings within developments.

NR 2.4   Manage animal species, including terrestrial and aquatic wildlife and insects, to minimize their negative impacts to agriculture, the environment, and public health and safety.

NR 2.5   Protect, restore, and manage unique habitats, migration corridors, and plant and animal species that are designated as rare, threatened, or endangered by federal or state agencies, and encourage efforts to plan, fund, and establish viable habitats for these species.

NR 2.6   Support regional natural resource planning for protecting ecological networks that may extend beyond political boundaries.

NR 2.7   Expand opportunities for public access to, and interaction with, land and water-based biotic resources in a manner that is ecologically sustainable.

Update *Natural Areas Inventory.*

Action Plan

Chester County will…
- Update the 2000 *Natural Areas Inventory* and associated mapping. (NR-2a)
- Pursue ecologically sustainable demonstration projects on county property that has public access or high public visibility. (NR-2b)

Municipalities should…
- Conduct detailed flora and fauna surveys to guide municipal comprehensive planning and ordinance updates. (NR-2c)
- Provide information to local residents about vector diseases, wildlife and habitat management, and property management based on ecologically sensitive best management practices. (NR-2d)
- Develop and implement management plans for municipal properties based on ecologically sensitive best practices, and target these properties for demonstration projects. (NR-2e)
- Update and implement the biotic resource protection standards in municipal ordinances. (NR-2f)

Citizens and resource partners are encouraged to…
- Establish and participate in community groups focusing on wildlife and habitat conservation. (NR-2g)
- Manage private property using ecologically sensitive best practices. (NR-2h)
- Develop management plans for institutional, school, or homeowner association lands and open spaces based on ecologically sensitive best practices, and use these properties as demonstration projects. (NR-2i)
- Participate in reforestation and ecological restoration efforts. (NR-2j)

Comprehensive actions…
- Comprehensive actions apply to all natural resources objectives.

Objective

NR 3:
Water Resources

Protect, sustain, and enhance the quality and quantity of all water resources as envisioned in *Watersheds*.

WATERSHEDS

An Integrated Water Resources Plan for Chester County, Pennsylvania and its Watersheds
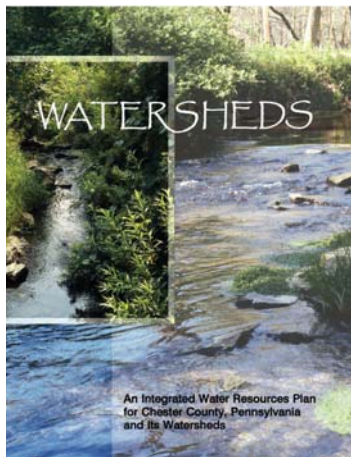
Implement *Watersheds*, the county's integrated water resources management plan.

Policies

Water Resource Protection

NR 3.1   Support planning and protection efforts to ensure sufficient water resources that provide a safe, clean, long-term supply of water, which meets the needs of all residents and aquatic habitats.

NR 3.2   Protect the recharge, quantity, and quality of ground water in order to sustain streams, wetlands, and water supplies.

NR 3.3   Protect, enhance and restore stream channels, base flows, and water quality to sustain aquatic habitats and ensure a reliable water supply.

NR 3.4   Protect, enhance and restore headwaters, first order streams, and their buffers, to maintain adequate water quality and quantity throughout the watershed.

NR 3.5   Protect and enhance existing sensitive water resources, including reservoirs and in-stream sources of community water supplies.

NR 3.6   Protect and enhance state-designated sensitive aquatic habitats.

NR 3.7   Establish a network of protected riparian buffers along ponds, lakes, wetlands, and streams, while recognizing existing constraints of densely developed areas.

NR 3.8   Preserve high priority, sensitive natural resource areas, including riparian buffers, 100-year flood plains, first order streams and their drainage areas, sources of public water supplies, and wellhead protection areas.

(Policies continued on next page.)

Water Resources

Surface and Ground Water Quality

NR 3.9 Protect surface and ground water from contamination by all sources to sustain aquatic habitats, recreational uses, and safe and reliable water supplies.

NR 3.10 Restore degraded and impaired streams and ground water to achieve state designated water quality standards and support upgrades in state stream designations where justified by stream conditions and uses.

NR 3.11 Encourage implementation of strategies that reduce or eliminate soil erosion to conserve soil resources and reduce in-stream siltation and pollutants.

NR 3.12 Expand agricultural non-point source management training and planning, and implementation of nutrient management plans and best management practices.

NR 3.13 Encourage scientifically sound techniques and practices that reduce pollutants from point source and stormwater discharges, non-point source runoff, and on-lot and community wastewater land disposal systems.

NR 3.14 Protect recharge areas and sources of private and public water supplies from pollution.

NR 3.15 Support initiatives to improve water quality for the Delaware Estuary/Bay, Chesapeake Bay, and Christina River Basin.

Water Resources

Stormwater Runoff and Flooding

NR 3.16 Encourage implementation of municipal stormwater management criteria, plans, and regulations for land development and transportation projects.

NR 3.17 Support the implementation of Pennsylvania Act 167 stormwater management plans.

NR 3.18 Protect natural resources impacted by infill and redevelopment through environmentally sensitive planning and design, and flexible municipal stormwater control requirements.

NR 3.19 Support practical approaches and funding strategies for state and federally mandated municipal stormwater management requirements that improve and protect natural watershed resources.

NR 3.20 Protect regulated floodplains from encroachment to ensure the safe conveyance of 100-year flood flows, protect public safety, and reduce public costs from flood damages.

NR 3.21 Provide flood warning and mitigation for flood prone municipalities, including maintenance of existing regional flood control facilities, and pursue opportunities to reduce and control flooding, giving preference to nonstructural approaches and alternatives.

Watershed Water Balances

NR 3.22 Encourage reduced water consumption and the expansion of new technologies that increase water conservation and the reuse of grey water, treated wastewater effluent, and stormwater runoff.

NR 3.23 Support alternative and local water supply sources, where available, that sustain watershed water balances, and that protect aquifers and stream base flows from over-withdrawal.

NR 3.24 Support the implementation of *Watersheds* to provide safe and reliable water supplies and wastewater disposal, while sustaining the integrity of the water resources and watershed water balances.

Establish a county-wide network of riparian buffers

Action Plan

Chester County will…
• Provide planning tools for municipalities to establish a county-wide network of riparian buffers that extend across municipal boundaries. (NR-3a)

• Amend the review process for municipal Act 537 Municipal Sewage Facilities plans to consider maintenance of the water balance in the review. (NR-3b)

Municipalities should…
• Update and implement the water resources provisions in municipal ordinances, including maintaining the water balance, surface and water quality, and stormwater runoff and flooding. (NR-3c)

• Update Act 537 Municipal Sewage Facilities plans to be consistent with Landscapes2, *Watersheds*, a current municipal comprehensive plan, and advances in technology. (NR-3d)

• Secure funding for and support the removal of obsolete dams on waterways. (NR-3e)

• Update municipal ordinances to include riparian buffer and riverbank non-disturbance provisions. (NR-3f)

• Implement the county stormwater model ordinance. (NR-3g)

Citizens and resource partners are encouraged to…
• Establish volunteer community groups focusing on watershed protection. (NR-3h)

• Manage private property using water resources best management practices. (NR-3i)

• Properly maintain stormwater management facilities on private property, and establish operation and maintenance agreements for such maintenance. (NR-3j)

• Reduce the use of pollutants which may enter surface waters or ground water. (NR-3k)

• Practice residential water conservation and re-use. (NR-3l)

Comprehensive actions…
• Comprehensive actions apply to all natural resources objectives.

Integrated Resource Planning

Objective

NR 4:
Integrated Resource Planning

Integrate natural resources into the built environment, and ensure that resource planning, comprehensive plans, and land development activities protect both natural resources and their functions.

Policies

NR 4.1   Promote planning for, and the application of technologies and practices that reduce consumption of natural resources, and reuse and recycle waste materials, grey water, treated effluent, and stormwater.

NR 4.2   Integrate land use and water resource planning to coordinate water withdrawals and wastewater discharges and implement stormwater management strategies that reduce negative impacts on water resources.

NR 4.3   Promote the preparation of local and multi-municipal plans and ordinances that include provisions to reduce the cumulative impacts of development and redevelopment on land and water-based natural resources.

NR 4.4   Encourage resource and land use decisions that integrates the protection and restoration of natural resources as amenities, providing functional, economic, health, and quality-of-life benefits within land developments.

NR 4.5   Promote municipal planning tools that apply a stream corridor approach for the integrated protection of multiple natural and water-based resources.

NR 4.6   Compile and provide reliable, accessible data, mapping, and information for use in water, natural resource, and land use planning.

NR 4.7   Encourage the development and implementation of municipal and multi-municipal natural resource management plans that focus on both preservation opportunities and the restoration of degraded resources.

NR 4.8   Promote local and multi-municipal planning and initiatives which are consistent with the Pennsylvania State Water Plan and river basin, watershed, forest management, and other natural resource plans.

NR 4.9   Promote public and private planning efforts to increase environmental awareness and stewardship and provide education, outreach, and community-based volunteer initiatives that encourage the public to experience the outdoors.

NR 4.10   Develop strategies and pursue funding sources for the restoration and management of natural resources, including inventories, monitoring, reforestation, stream restoration, urban tree plantings, non-native species management, and other habitat and natural resource enhancement activities.

Integrated Resource Planning

Action Plan

Chester County will...
- Provide **VPP** resources to assist municipalities in integrated natural resource planning. (NR-4a)
- Conduct informational workshops for local officials and residents about the need to reduce the cumulative impacts of development on natural and water resources. (NR-4b)

Municipalities should...
- Create informational tools addressing the economic and quality-of-life benefits of natural resource planning and restoration efforts. (NR-4c)
- Implement programs that conserve water resources through the reuse of water and wastewater. (NR-4d)

Citizens and resource partners are encouraged to...
- Practice environmental stewardship in residential, work place, and recreation settings. (NR-4e)
- Reforest common open spaces, including those with few trees or riparian buffers. (NR-4f)

Comprehensive actions...
- Comprehensive actions apply to all natural resources objectives. ▶ Page 61

Objective

NR 5:
Emerging Natural Resource Issues

Advance the development and use of innovative technologies to protect, restore, and manage natural resources, and adapt to changes in the climate and the environment.

Policies

NR 5.1   Encourage municipal, multi-municipal, and county-wide planning initiatives that address reforestation and other sequestration techniques that reduce carbon in the atmosphere.

NR 5.2   Encourage homeowner and condominium associations to protect and restore natural resources, protect water supply wells, and manage stormwater and wastewater disposal systems on common open space lands.

NR 5.3   Identify the magnitude and geographic extent of emerging pollutants, including pharmaceuticals and personal care products, and determine the impacts on water, aquatic habitats, and human health.

NR 5.4   Promote the development and use of innovative technologies and practices that restore natural resources and reduce pollutants in the environment.

NR 5.5   Support the development of nutrient trading, carbon trading, and other market-based trading strategies to reduce pollutants in the air and water.

NR 5.6   Promote the development of plans that identify strategies to protect public health and safety during extreme flooding events, or droughts that may result from climate change.

NR 5.7   Develop plans that identify strategies to protect critical natural resources, including water sources and food supplies, in the event of terrorist attack or other man-made environmental disasters or accidents.

Action Plan

Chester County will…
- Compile data and research to assist municipalities in evaluating the risks posed by emergent pollutants. (NR-5a)

- Create regional forestry and reforestation plans that will achieve carbon sequestration and reduction of greenhouse gasses consistent with the county's Greenhouse Gas Reduction Report. (NR-5b)

Municipalities should…
- Enact municipal natural resource plans that address natural disaster preparedness. (NR-5c)

- Secure funding for planning and reforestation efforts that serve to sequester carbon and greenhouse gasses. (NR-5d)

Citizens and resource partners are encouraged to…
- Research and implement innovative technologies for natural resource protection and restoration within the private sector. (NR-5e)

Comprehensive actions…
- Comprehensive actions apply to all natural resources objectives.

CHAPTER 6

Planning for

Open Space and Greenways

Objectives, Policies, and Action Plan for:

Parks, Preserves, and Recreation Facilities

Open Space Protected by Non-profit Land Trusts

Trails and Greenway Networks

Extending the County-wide Open Space Network

Protected Open Space Funding, Access, and Management

Goal for
Open Space and Greenways

Acquire, enhance, and manage as essential infrastructure,

an integrated network of protected open spaces that are

linked together by greenways or trail corridors.

Introduction

In 2006, Chester County reached a significant milestone when 100,000 acres of open space were protected from development. This acreage represents about 20 percent of the county's total area. Because the preservation of open land impacts all parts of Chester County, open space protection was identified as one of the topics to be addressed by Landscapes2.

Benefits of protected open space

Open spaces that are protected from development through easements or public ownership provide tangible benefits to Chester County. Protected open spaces, from wildlife preserves to trail corridors, increase the real estate values of nearby properties. Businesses are more likely to locate in regions with protected open spaces, because open spaces can provide amenities to employees. Furthermore, businesses located in communities with access to open space are more likely to be able to attract top employees.

Open space planning, preservation and protection

Chester County has attracted residential and commercial development in part due to its beautiful landscapes combined with a close proximity to employment opportunities. As this intense development pressure continues, it should be assumed that within Chester County, any open space that is not rigorously protected by a covenant will be developed over the next few decades. For this reason, it is essential for municipalities to plan ahead to protect open spaces as part of their growth management strategy.

More than 20 percent of Chester County is protected from development.

▶ **Issues**
See **Open Space and Greenways** issues

www.Landscapes2.org/issues/
OpenSpace.cfm

Parks and recreational facilities

Suburban land use patterns are dominant throughout much of eastern Chester County, and in areas surrounding the boroughs and the City of Coatesville. While there are few agricultural properties or forested areas remaining in the suburban landscape to be protected as open space, there are opportunities to protect recreational parks and trail corridors. As the county becomes more developed, there is likely to be more of a focus on the role of parks and trails in open space planning.

Open space protected through partnerships

Approximately 40 percent of the protected open space in Chester County is land that has been preserved by non-profit land trusts working in coordination with private landowners. Although a significant portion of these efforts involve funding through public grants, there is minimal government involvement in the ongoing management of these properties. There are still abundant open space parcels in the central and western parts of the county which could be eased. However, these large parcels are under threat of development.

Protected farmland

About two out of every ten acres of protected open space in Chester County is farmland that has been protected with an agricultural conservation easement. This program is especially cost-effective because the farmers take care of maintaining the property, which in the long term is the most costly aspect of open space protection. In terms of open space planning, farmland preservation has the greatest potential for expansion. The county and state-funded farmland preservation programs have the capacity to continue its work for many years to come. However, there are many challenges, such as the aging population of farmers and the reluctance of Old Order farmers to protect their land through publicly funded initiatives.

Nature preserves, trails, greenways, and wildlife corridors

Most of the land use in Chester County is developed land or agriculture, which typically limits the expansion of forests or open wildlife habitat. As a result, protected open spaces are often the only functioning habitat throughout much of the county. Protected open spaces can provide locations for plants and animals to flourish, especially those that do not adapt well to human activities. Wilderness habitat can only function properly if it is linked together, permitting animals to migrate and avoid inbreeding and disease. Wildlife corridors are therefore essential to the health of established nature preserves.

Open space funding challenges

Discussion about the funding of open space has focused on financing the acquisition of open space. With rising land costs in Chester County, this will remain a pressing issue. However, with the success of land protection programs comes a new funding issue; the cost of maintenance. Properties that have already been protected must be maintained to ensure that they are not used for dumping or other inappropriate uses. There is also a need for monitoring to ensure that natural resources are not degraded by invasive non-native plants or animals.

Parks, Preserves, and Recreation Facilities

Objective

OSG 1:
Parks, Preserves, and Recreation Facilities

Acquire, enhance, and manage public parks, preserves, and recreation facilities to promote public health and community interaction, and improve the economy, ecology, and quality-of-life of the county.

Policies

OSG 1.1   Acquire, construct, and manage active and passive recreation parks, including park amenities, to meet existing and forecasted community recreation and preservation needs, in rural, suburban and urban landscapes.

OSG 1.2   Promote play, organized sports, and active recreation in municipal and neighborhood parks, and promote passive recreation and resource preservation in county parks, and other large-scale facilities.

OSG 1.3   Provide volunteer coordination, and diverse recreational and educational programming in parks, preserves, and recreational facilities.

OSG 1.4   Ensure that handicapped, elderly, and special needs populations have opportunities for recreation, and access to facilities and programs.

OSG 1.5   Support local, multi-municipal, and county-wide recreation planning that links public and private facilities into a network.

OSG 1.6   Acquire, restore, and maintain preserves that protect natural, cultural, historic and water resources, and support efforts to buffer such preserves from the impacts of development.

OSG 1.7   Acquire, restore, and maintain parks, playgrounds, and recreational facilities in high density and urban landscapes that are in close proximity to residential areas and provide pedestrian access.

Parks, Preserves, and Recreation Facilities

> The county will develop a county-wide park and recreation plan.

Action Plan

Chester County will…
- Develop a county-wide park and recreation plan, with elements addressing the unique recreation needs of the county's diverse regions and landscapes, in collaboration with the Chester County Department of Parks and Recreation. (OSG-1a)
- Partner with, and support funding for programs operated by non-profit health and wellness organizations such as the YMCA. (OSG-1b)
- Complete or update master plans for future and existing dedicated county parks, special purpose parks, and greenway properties. (OSG-1c)
- Expand and enhance county parks as opportunities arise, including acquiring adjoining lands with ecological significance and the inholdings of existing parks. (OSG-1d)
- Organize and direct volunteers to assist in the maintenance of dedicated county parks, special purpose parks, and greenway properties. (OSG-1e)
- Provide competitive matching grants to municipalities for the acquisition of active recreation parks, sports fields, and playgrounds. (OSG-1f)
- Expand opportunities for water recreation, boating and fishing including public access facilities and boat ramps. (OSG-1g)
- Inventory and map protected parks and preserves on an annual basis to promote coordinated planning between recreation and preservation organizations. (OSG-1h)

Municipalities should…
- Regularly update the parks and recreation sections of local comprehensive plans. (OSG-1i)
- Identify and reserve undeveloped land to meet future needs for athletic fields and recreational facilities. (OSG-1j)
- Establish and implement sustainable maintenance plans for municipally owned parks, preserves, and open spaces. (OSG-1k)
- Designate recreational lands and preserves as either "active" or "passive" recreational facilities, or both, so as to avoid user conflicts. (OSG-1l)
- Coordinate with public schools to integrate municipal and school recreation facilities where feasible. (OSG-1m)
- Develop and follow a schedule of playground safety inspections. (OSG-1n)
- Participate in multi-municipal efforts to construct, fund, and program a variety of emerging recreation facilities, such as dog parks, skate parks, swimming pools, ice rinks, and senior citizen facilities. (OSG-1o)
- Create a multi-municipal recreation authority to share in the costs of recreational programming and maintenance. (OSG-1p)

Citizens and other partners are encouraged to…
- Participate in community-based sporting clubs and athletic leagues. (OSG-1q)
- Create and volunteer with "friends of" groups focusing on public parks, trails, and preserves. (OSG-1r)

Objective

OSG 2:
Open Space Protected by Non-profit Land Trusts

Encourage landowners, non-profit land trusts, and public or private initiatives to cooperate in the protection, monitoring, and management of property.

Policies

OSG 2.1   Encourage the protection of open space to preserve cultural, historic, water, and other natural resources, including cultivated farmland soils.

OSG 2.2   Encourage the protection and maintenance of open space, which may include greenway corridors, small scale parcels, and common open space within developments.

OSG 2.3   Promote an integrated approach to land trust open space preservation, which includes the protection, monitoring, and management of protected parcels.

OSG 2.4   Encourage cooperation and partnerships between private landowners, non-profit groups, and governments to more effectively prioritize, protect, monitor, and manage open spaces and resources.

OSG 2.5   Encourage a range of either cash-based or value-received strategies to finance the protection of open space, such as land trades, fee-in-lieu, tax incentives, and bargain sales.

OSG 2.6   Discourage the significant modification of open space protection easements.

Open Space Protected by Non-profit Land Trusts

Land trusts play a crucial role in open space preservation.

Action Plan

Chester County will...
- Create, on an annual basis, an inventory and digital mapping of parcels of land that are protected by land trust easements. (OSG-2a)
- Provide competitive matching grants for the acquisition of open space and open space easements by non-profit lands trusts. (OSG-2b)

Municipalities should...
- Create, sponsor, and support non-profit local land trusts that are active within a single municipality and which focus on smaller, locally significant properties. (OSG-2c)
- Address the role of non-profit land trusts in municipal comprehensive plans and ordinances to guide private open space protection efforts. (OSG-2d)
- Adopt ordinances that encourage the protection of land in designated sending zones to be eased by a non-profit land trust, including **transfer of development rights (TDR)**. (OSG-2e)

Citizens and other partners are encouraged to...
- Volunteer with non-profit land trusts. (OSG-2f)
- Maintain individual properties near protected open spaces in a manner that will sustain the natural resources on those protected open spaces. (OSG-2g)

Trails and Greenway Networks

Objective

OSG 3:
Trails and Greenway Networks

Encourage landowners to cooperate in the planning, construction, and management of local and regional trail and greenway networks.

Policies

OSG 3.1   Encourage local, multi-municipal, and county-wide comprehensive planning that addresses greenways and trails from a network approach.

OSG 3.2   Encourage a network of greenways to link natural resource conservation areas and riparian corridors to reduce habitat fragmentation and facilitate wildlife migration.

OSG 3.3   Encourage a diversity of public trails and paths to provide opportunities for walking, bicycling, horseback riding, and other non-motorized recreation.

OSG 3.4   Encourage greenways and trails that link destinations such as business centers, schools, recreational parks, protected resource areas, and transportation facilities.

OSG 3.5   Encourage greenways and trails that pass through residential areas and have sufficient trail heads and user facilities.

OSG 3.6   Encourage the establishment of local and regional bicycle networks that link paths, trails, sidewalks, and bike routes along low-volume roadways or roadways with shoulders suitable for bicycles.

OSG 3.7   Encourage the establishment of greenways and trails within industrial parks and employment centers that also link to community-wide trail networks suitable for commuting.

OSG 3.8   Encourage the establishment of greenways and trails as a part of development, redevelopment, or projects relating to road, rail, or utility infrastructure.

Trails and Greenway Networks

The county will construct a series of multi-use collector trails.

Action Plan

Chester County will…

- Prepare a county-wide park and recreation plan that includes a strategy for the use of greenways and trails as open space links. (OSG-3a)

- Plan, construct, and maintain county-owned trails as multi-use collectors which serve as links for secondary trails, paths, and sidewalk networks. (OSG-3b)

- Complete a county-wide trail, bicycling, and pedestrian facilities inventory and needs analysis. (OSG-3c)

- Use new county facilities, and upgrades to existing county facilities, as demonstration projects for trails, water trails, and greenway planning. (OSG-3d)

- Provide competitive matching grants for the planning, acquisition, and construction of public trails and greenways, with an emphasis on developing a network. (OSG-3e)

- Install trails when replacing, expanding, or upgrading sewer lines, power lines, utility corridors, or highway bridges to accommodate long term regional trail plans. (OSG-3f)

- Identify active and inactive rail corridors that are well suited for re-use as trails, and coordinate with rail companies to determine if abandoned rail corridors could be donated or sold at a bargain to the municipality. (OSG-3g)

Municipalities should…

- Work with the county to map future trail corridors in comprehensive plans and on official maps. (OSG-3h)

- Update local ordinances to include definitions for terms and construction standards used in trail and greenway planning. (OSG-3i)

- Require that trails be part of the improvement package that must be installed before development guarantees are released. (OSG-3j)

- Conduct trail and greenway planning in coordination with adjacent municipalities and key stakeholders. (OSG-3k)

- Consult with local hiking clubs and civic groups when developing new trails, or establishing public trails on traditional hiking routes. (OSG-3l)

- Secure trail easements on a parcel prior to protecting the parcel with a publicly funded conservation easement. (OSG-3m)

- Partner with land trusts to permit trail and greenway rights-of-way on protected open spaces. (OSG-3n)

- Require the provision of bicycle storage facilities within new development, wherever feasible. (OSG-3o)

- Work with businesses and institutions located near trails to share their parking facilities with trail users. (OSG-3p)

- Plan, construct, and maintain locally important trail links. (OSG-3q)

- Participate in multi-municipal trail studies. (OSG-3r)

- Partner with the county and adjacent municipalities to complete regional trail corridors. (OSG-3s)

Citizens and other partners are encouraged to…

- Facilitate workplace initiatives that create links between public trails and paths within industrial parks and other employment centers. (OSG-3t)

- Make use of trails and greenway networks, wherever feasible, for commuting and/or fitness activities. (OSG-3u)

- Provide workplace amenities for trail commuters, such as bicycle storage facilities and showers. (OSG-3v)

Objective

OSG 4:
Extending the County-wide Open Space Network

Encourage the creation of a county-wide network of open space that clusters protected open space parcels or links them together using undeveloped corridors.

Policies

OSG 4.1   Promote coordinated open space protection by public and private organizations in order to preserve or enhance natural, cultural, historic, water, and locally significant resource areas.

OSG 4.2   Encourage public and private partnerships in establishing conservation easements to protect designated greenway and trail corridors that cross private property.

OSG 4.3   Encourage open space preservation that links and expands existing areas of protected open space.

OSG 4.4   Encourage open space network planning that links publicly and privately-owned open spaces, and crosses rural, suburban, and urban landscape boundaries.

OSG 4.5   Encourage municipal planning that promotes concentrated development as an essential component of overall open space protection, including cluster, traditional neighborhood design, transit-oriented development, and other tools.

OSG 4.6   Promote and support multi-municipal and multi-county planning efforts to create regional open space networks.

Extending the County-wide Open Space Network

The county will partner with municipalities to build a network of trails.

Action Plan

Chester County will…
- Target the expansion, linking, clustering, and "out-filling" of existing protected lands into a network, through open space and agricultural easements, and the in-fee acquisition of open space. (OSG-4a)

- Make it a priority to link county trails to secondary trails, bike routes, and pedestrian facilities. (OSG-4b)

Municipalities should…
- Update ordinances to specifically address the protection of streams, floodplains, fringe wetlands, and riparian buffers as a linked network of surface water features. (OSG-4c)

- Address greenway planning in comprehensive plans and update ordinances and regulations to establish greenways as a multi-municipal network. (OSG-4d)

- Facilitate wildlife habitat and migration through the protection and restoration of riparian buffers, hedgerows, meadows, and woodlands. (OSG-4e)

Citizens and other partners are encouraged to…
- Develop and implement Home Owners Association (HOA) management plans in which open space serves as small scale trails or greenways. (OSG-4f)

- Maintain and restore properties to promote interior forest, edge environments, and other habitats used by migrating birds. (OSG-4g)

Protected Open Space Funding, Access, and Management

Objective

OSG 5:
Protected Open Space Funding,
Access, and Management

Promote appropriate access, funding, monitoring, and resource management on protected open space to maintain the environmental quality of these lands.

Policies

OSG 5.1   Encourage efforts to protect open space through easement, in-fee acquisition, municipal ordinances, and other innovative techniques.

OSG 5.2   Encourage local open space planning that integrates the role of land trusts, grant programs, and the development industry.

OSG 5.3   Encourage and support public and private funding for open space protection that is sufficient given real estate values.

OSG 5.4   Promote environmentally sound site planning for protected open space preserves to ensure that public access does not exceed the ecological carrying capacity of the land or damage resources that warrant protection.

OSG 5.5   Encourage open space planning and design that include facilities for walking and general physical fitness.

OSG 5.6   Ensure that publicly funded open spaces permit public access, preserve sensitive resources, and provide other demonstrable public benefits.

OSG 5.7   Promote thorough, consistent, and regular monitoring and management of public and private protected open space.

OSG 5.8   Promote guidelines and plans for managing natural resources on common open spaces within developments, and on open spaces protected through easements.

OSG 5.9   Encourage the creation and operation of municipal nonprofit land trusts and open space committees.

OSG 5.10   Track and map protected open space and unprotected open space at the local, county, and regional level, based on updated aerial photography and other land use mapping data sources.

OSG 5.11   Promote and encourage the prioritization of open spaces that warrant protection in municipal, multi-municipal, and county plans.

The management of protected open space is essential for sustaining an open space network.

Action Plan

Chester County will…
- Provide funding for the acquisition, management, and monitoring of eligible open space and open space easements. (OSG-5a)
- Require public access to publicly funded protected open spaces at a level that is consistent with the carrying capacity of the land. (OSG-5b)
- Restrict public access to farmland that is protected by a publicly-funded agricultural conservation easement. (OSG-5c)
- Manage county parks, special purpose parks, and greenway properties using best practices that maintain native vegetation and unique ecosystems. (OSG-5d)
- Develop management plans that employ best management practices for county parks, special purpose parks, and greenway properties. (OSG-5e)
- Educate landowners about the value of native vegetation and the control of non-native vegetation. (OSG-5f)
- Investigate and pursue alternative funding sources – including volunteer labor, corporate sponsorship, and philanthropy – for county parks, special purpose parks, and greenway properties. (OSG-5g)

Municipalities should…
- Update ordinances to include planning for maintaining and monitoring protected open spaces. (OSG-5h)
- Inform residents, police, and zoning officers about access limitations and building restrictions on protected open space. (OSG-5i)
- Provide funding and maintenance for public plazas, public gardens, urban parks, mini-parks, and other landscaped public areas. (OSG-5j)
- Pursue locally-generated funding and partnerships for open space protection. (OSG-5k)

Citizens and other partners are encouraged to…
- Donate funding and volunteer time to organizations that manage and maintain protected open spaces. (OSG-5l)
- Participate in educational programs for managing HOA open space and riparian corridors as small-scale natural areas. (OSG-5m)
- Respect access limitations and management practices on nearby protected open spaces. (OSG-5n)
- Engage in land management practices that are consistent with the Conservation District approved plans on, nearby, or downstream from agricultural conservation easements. (OSG-5o)

CHAPTER 7

Planning for
Agriculture

Objectives, Policies, and Action Plan for:

Farmland Preservation

Mitigating Land Use Conflicts

Agricultural Education, Outreach, and Advocacy

Farm Transitions

Agricultural Infrastructure

Farm Labor

Transportation

Technology

Energy

Goal for Agriculture

Promote environmentally and economically sustainable agriculture through which agricultural soils are conserved, agriculture is recognized as an economically viable land use, and the industry of farming is encouraged at an appropriate scale throughout the county.

Introduction

Agriculture has a long history in Chester County, and it continues to be vitally important, both to the economy and the culture of the county. Moreover, the resource is immeasurably valuable and irreplaceable. Parts of Chester, Lancaster, and York Counties form the largest block of prime agricultural land in the world. The market value of agricultural production in Chester County in 2007 was $553,290,000. Crop sales accounted for $440,169,000 of the total value and livestock sales accounted for $113,121,000 of the total value.

Chester County ranks second in Pennsylvania, only after adjacent Lancaster County, for farm production. Yet, agriculture continues to be threatened. For instance, the 2007 Census of Agriculture reported that there were 1,733 farms in Chester County. This was a 10 percent decline in the number of farms from the previous census in 2002. The 2007 Census also reported that the 1,733 farms occupied 166,891 acres in Chester County, which was a loss of 14 percent of the land area in farming from the previous census. In 2007, the average size of a farm in the county was 96 acres.

Agriculture is
a valuable and
irreplaceable resource
in Chester County.

▶ **Issues**
See **Agriculture** issues

www.Landscapes2.org/issues/
Agriculture.cfm

Comprehensive Actions

The management of agricultural resources is a complex undertaking. Effectively managing these resources requires preservation of both farm land and farm operations in Chester County.

The following actions address agriculture preservation and development from a comprehensive approach. These global actions transcend any particular objective and are therefore presented separately from other actions that are applicable to a specific objective.

Chester County will…
- Recommit technical and financial resources to agricultural land preservation programs. (A-0a)
- Inform municipalities and residents of programs and opportunities to learn about the economic contribution and cultural value of agriculture in the county. (A-0b)

Municipalities should…
- Direct growth and development to designated growth areas and preserve farmland consistent with the Landscapes2 **Livable Landscapes map**. (A-0c)
- Inform local residents about the heritage and economic importance of agriculture and the opportunities to support such efforts in all landscapes. (A-0d)

The county will partner with municipalities and residents to promote local agriculture.

Comprehensive actions apply to all agriculture objectives:

▶ Farmland Preservation

▶ Mitigating Land Use Conflicts

▶ Agricultural Education, Outreach, and Advocacy

▶ Farm Transitions

▶ Agricultural Infrastructure

▶ Farm Labor

▶ Transportation

▶ Technology

▶ Energy

Objective

A 1:
Farmland Preservation

Continue to support farmland preservation efforts within the county by private landowners, public agencies, corporations, foundations, and non-profit organizations.

Policies

A 1.1   Continue to fund the county farmland preservation programs for the purpose of preserving clusters of agricultural land.

A 1.2   Continue to partner with non-profits and municipal governments to protect and preserve agricultural lands.

A 1.3   Encourage municipalities to create and continue financial partnerships with the Commonwealth and county conservation easement programs, and to establish or continue their own funding of farmland preservation.

A 1.4   Encourage appropriate public access, such as a trail, on a wooded or natural portion of a tract that is proposed for an agricultural easement or over appropriate lands that are already encumbered with an agricultural (or other) easement.

A 1.5   Target farmland preservation easement purchases to lands within designated rural and agricultural landscapes.

Action Plan

Chester County will...
• Recommit county funding for agricultural land preservation. (A-1a)

Municipalities should...
• Establish or recommit funding for open space initiatives to protect agricultural lands. (A-1b)

Citizens, farmers, and the private sector are encouraged to...
• Support land preservation initiatives that protect agricultural lands. (A-1c)

Comprehensive actions...
• Comprehensive actions apply to all agriculture objectives.

Mitigating Land Use Conflicts

Objective

A 2:
Mitigating Land Use Conflicts

Guide non-agricultural development to designated growth areas to protect agricultural lands and to promote the continuation of the agricultural industry in the county.

Policies

A 2.1   Discourage the conversion of agricultural lands to other uses unless such lands are part of a designated growth area as established by a municipal or multi-municipal comprehensive plan.

A 2.2   Encourage municipalities to zone for non-agricultural development within designated growth areas and to allow appropriate scale agricultural uses in all districts.

A 2.3   Encourage municipalities to use a variety of land use tools such as:

A 2.3a   Effective agricultural zoning districts in the rural and agricultural landscape that promote stability and flexibility for farmers, and which encourage viable agricultural activities, support businesses and services, and make the best use of agricultural soils;

A 2.3b   Cluster design options to allow buffering of agricultural uses from suburban and/or scattered site development so that appropriate agricultural uses may continue or become established in homeowners' association open space lands; and

A 2.3c   TDR programs as a way to protect the land within the program boundary area most suitable for preservation.

A 2.4   Support efforts to increase acreage in Agricultural Security Areas (ASAs) by facilitating farmer enrollment and encouraging municipalities to approve applications while partnering with municipalities to review ASA applications and ensure that they meet the spirit and intent of the law.

Mitigating Land Use Conflicts

Action Plan

Chester County will…
- Provide funding, through the Vision Partnership Program, for municipal and multi-municipal planning efforts that direct development to designated growth areas and preserve remaining agricultural lands. (A-2a)

- Evaluate proposals and regulatory document updates, when reviewed under the Pennsylvania Municipalities Planning Code, for consistency with the Landscapes2 Plan for Agriculture. (A-2b)

- Review ASA applications for consistency with the spirit and intent of the ASA law. (A-2c)

Municipalities should…
- Update policy documents such as comprehensive plans and sewage facilities plans to address the role and importance of agriculture in the municipality. (A-2d)

- Develop and engage in multi-municipal planning efforts to best designate regional growth areas, protect prime agricultural soils, and implement municipal land use tools on a larger scale. (A-2e)

- Draft, adopt, and enforce regulations to protect the public health, safety, and welfare without interfering with normal agricultural activity or secondary agricultural businesses. (A-2f)

- Use available land use tools to mitigate the impact of growth and development on agricultural lands such as, but not limited to, TDR programs, or effective agricultural zoning. (A-2g)

- Respond promptly to landowner applications to enroll in an ASA. (A-2h)

Citizens, farmers, and the private sector are encouraged to…
- Learn about the importance of agriculture to the county's heritage and economy. (A-2i)

- Enroll in ASA when engaged in production agriculture. (A-2j)

- Participate in TDR programs by purchasing or selling development rights to protect farmland by directing development to areas planned for such growth. (A-2k)

Comprehensive actions…
- Comprehensive actions apply to all agriculture objectives. ▶ Page 94

Agricultural Education, Outreach, and Advocacy

Objective

A 3:
Agricultural Education, Outreach, and Advocacy

Inform non-farm residents on the economic importance of farming and agriculture business operations, at a variety of scales and intensities, throughout the county.

Policies

A 3.1   Inform non-farm residents that farming and agriculture businesses may create noise, dust, and odors, impact commuters on the roadways, as well as create other impacts in the course of normal operations.

A 3.2   Inform non-farm residents on the inter-connectedness of the various sectors of agriculture within the county and the benefits derived from that synergy by fostering a climate of communication and cooperation among the different segments of the farm community.

A 3.3   Inform non-farm residents that various sectors of agriculture face particular challenges that must be accommodated in order to survive and to continue to contribute to the overall agricultural system; and that negative impacts on one sector of agriculture may affect other sectors as well.

A 3.4   Encourage non-farm residents to support farm stands, farm markets, community supported agriculture (CSAs), farm stores and agricultural retail outlets so they will benefit from local food, while at the same time help create a local marketplace for county producers.

A 3.5   Assist farmers and their non-farm neighbors to manage the farm-development interface.

A 3.6   Encourage the various agricultural sectors to realize the potential of a unified voice.

Agricultural Education, Outreach, and Advocacy

Action Plan

Chester County will...
- Host growers' markets, featuring locally grown food at the Government Services Center, Courthouse, Justice Center, and other appropriate county facilities throughout the growing season. (A-3a)

- Develop and distribute marketing materials to encourage county residents to patronize local food producers. (A-03b)

- Establish funding for the **Agricultural Development Council (ADC)** to use as matching money to educate, promote, and advocate for the agricultural industry in Chester County. (A-3c)

- Recognize individuals that run exceptional farm operations and individuals that serve agriculture in the county through the ADC's Farmer of the Year and Distinguished Service awards. (A-3d)

Municipalities should...
- Provide educational materials on the municipal website and at the municipal building about the nature of rural life and what new residents can expect. (A-3e)

Citizens, farmers, and the private sector are encouraged to...
- Learn about the contributions agriculture makes to Chester County's economy. (A-3f)

- Volunteer in a gleaning program to harvest local food to help feed the food insecure in Chester County. (A-3g)

Comprehensive actions...
- Comprehensive actions apply to all agriculture objectives.

Farm Transitions

Objective

A 4:
Farm Transitions

Promote continued transitional support from private and public entities to encourage and sustain the next generation.

Expand income generating opportunities to the farmer.

Policies

A 4.1   Promote cooperation between private and public entities to provide transitional support through financing and technical assistance, for next generation farmers, whether they are family members taking over their family's operation, new farmers, or established farmers transitioning into a new sector of agriculture.

A 4.2   Discourage unwarranted regulatory restrictions on secondary farm businesses that limit farmers' opportunities to have additional sources of income, thereby decreasing their ability to continue farming.

A 4.3   Promote the agricultural industry so that it is economically viable to attract next generation farmers and have farming realized as a promising career option.

A 4.4   Encourage retention of the Old Order community by accommodating basic farming structures and ancillary structures such as one-room school houses and cottage industries as long as such on-farm industries are limited in size and impact.

Action Plan

Municipalities should…
• Allow appropriately scaled secondary agricultural business so that farmers may supplement their income and continue farming. (A-4a)

Citizens, farmers, and the private sector are encouraged to…
• Lease out land to farmers who are not able to purchase land to farm in the county. (A-4b)

Comprehensive actions…
• Comprehensive actions apply to all agriculture objectives.

Objective

A 5:
Agricultural Infrastructure

Promote the necessary agricultural infrastructure to develop and maintain a viable agricultural industry.

Policies

A 5.1   Recognize the impact that regional markets have on the various sectors of agriculture and their ability to transport local products.

A 5.2   Encourage agricultural support business and services such as but not limited to: feed and seed sales, crop consultants, equipment dealers and mechanics, veterinarians, and attorneys and accounts versed in agricultural issues, as a vital component to the continuation of agriculture.

A 5.3   Encourage an agricultural marketplace to process and sell agricultural products that help generate further benefit to the local economy and reduce farmer costs associated with transporting goods elsewhere for processing and distribution.

A 5.4   Promote access to sources of credit for farmers, so they are able to reinvest in their current operations as well as develop new opportunities.

Action Plan

Chester County will…
- Work with **Delaware Valley Regional Planning Commission (DVRPC)** to keep the regional food-shed/food system viable. (A-5a)

- Inventory agriculture and agricultural support services in the county. (A-5b)

- Develop and distribute marketing materials to encourage the local agricultural marketplace. (A-5c)

Municipalities should…
- Allow related agricultural uses, such as farm stands and farmers' markets, in appropriate zoning districts. (A-5d)

Citizens, farmers, and the private sector are encouraged to…
- Buy local food sold directly from Chester County farmers, attend agri-entertainment activities at their farms, and/or patronize local restaurants committed to a local foods menu to help establish a strong local agricultural marketplace. (A-5e)

Comprehensive actions…
- Comprehensive actions apply to all agriculture objectives.

Farm Labor

Objective

A 6:
Farm Labor

Recognize the importance of farm workers to agricultural production and provide the facilities and services needed by this segment of the workforce.

Policies

A 6.1   Ensure adequate supply of quality, affordable housing opportunities to meet the needs of farm workers and their families.

A 6.2   Promote the development and retention of a highly skilled agricultural work force to serve the farm community.

A 6.3   Promote availability and awareness of, and access to, quality, affordable health care services, addressing the specific needs of immigrant farm labor and their families.

A 6.4   Encourage, as necessary, delivery of education, mobility, and human services to the farm labor community, and promote outreach for new and existing programs and services for those with limited English proficiency.

Action Plan

Chester County will…
• Provide funding and technical assistance, through USDA Rural Development or other sources, to farmers to develop on-site, affordable, and culturally appropriate housing for farm laborers. (A-6a)

Municipalities should…
• Enable access to quality, affordable housing to accommodate farm workers and their families. (A-6b)

Comprehensive actions…
• Comprehensive actions apply to all agriculture objectives.

Objective

A 7:
Transportation

Promote access and mobility practices in transportation planning that encourage the continuation of agriculture.

Policies

A 7.1   Promote, when appropriate, adequate weight limits on new and improved bridges and structures, using context sensitive design, to support vehicles that transport agricultural products or resources.

A 7.2   Minimize commuter and non-agricultural traffic on roadways that farmers regularly use.

A 7.3   Provide adequate shoulder widths on rural roadways to increase safety for motorized agricultural equipment and non-motorized vehicles used by Old Order communities.

A 7.4   Promote coordination with PennDOT and municipalities to ensure that transportation improvements do not impede agricultural operations.

A 7.5   Promote adequate freight service to transport agricultural products.

Action Plan

Chester County will...
• Ensure that roadway improvements include context sensitive design but will also accommodate the movement of agricultural goods. (A-7a)

Municipalities should...
• Ensure that roadway improvements include context sensitive design but will also accommodate the movement of agricultural goods. (A-7b)

Citizens, farmers, and the private sector are encouraged to...
• Drive safely when sharing the roadways with farmers and farming equipment. (A-7c)

Comprehensive actions...
• Comprehensive actions apply to all agriculture objectives.

Objective

A 8:
Technology

Support access to and changes in technology when such technology has the effect of improving agricultural production, reducing environmental impacts, and preserving agricultural land.

Policies

A 8.1   Encourage access to and application of new technology in all sectors of agriculture to improve agricultural activities and to mitigate noise, dust, and odor.

A 8.2   Ensure municipal regulations do not impede the development or use of new technology and farming practices regardless of the scale and intensity of the farming operation.

A 8.3   Encourage best management practices and technology improvements to protect natural resources, particularly ground water and water quality, from agricultural impacts.

A 8.4   Recognize that the Old Order community employs traditional technologies.

A 8.5   Integrate local planning efforts through sewage facilities, watershed, and comprehensive planning that will achieve the designated level of treatment for wastewater, and reduce stream discharge for treated sludge through the use of innovative wastewater management and land disposal application technologies, in order to reduce environmental impacts and preserve agricultural lands.

Action Plan

Chester County will...
• Develop an outreach program to inform producers/farmers and other stakeholders on new technologies, best practices, or other issues that affect agriculture. (A-8a)

Municipalities should...
• Implement agricultural best management practices through partnerships between farmers and the County Conservation District. (A-8b)

Comprehensive actions...
• Comprehensive actions apply to all agriculture objectives.

Objective

A 9:
Energy

Encourage the conservation of energy and the exploration of alternative energy sources within the agricultural industry.

Policies

A 9.1   Support farmers' efforts to increase energy efficiency so that they may reduce operating costs and become more competitive.

A 9.2   Support farmers' exploration and development of alternative energy sources which may sustain or supplement their own energy needs, or have excess energy to sell, thereby giving them an additional source of income.

A 9.3   Support farmers' entrance into emerging biological markets, such as nutrient trading and carbon sequestration.

Action Plan

Comprehensive actions…
• Comprehensive actions apply to all agriculture objectives. ▶ Page 94

CHAPTER 8

Planning for
Historic Resources

Objectives, Policies, and Action Plan for:

Cooperative and Regional Planning

Historic Resource and Context Preservation

Community Character Preservation and Revitalization

Preservation Advocacy and Education

Goal for
Historic Resources

Protect and maintain Chester County's fabric of historic

and archeological resources and cultural landscapes

for the benefit of current and future generations while

promoting sustainable development.

Introduction

Chester County's character comes from its enduring history. The county contains a great many historic resources that have retained their historic integrity and context, dating back centuries to our nation's earliest settlements. The history and development patterns of the county have helped define current land use patterns, the road system, economics, various points of interest, and they provide an identity of place. Historic preservation is an important element in the planning process because it ensures the legacy of not only the county's, but the nation's, history for present and future generations. Preserving our historic resources is crucial to sustaining the quality of life that county residents enjoy.

As testament to the importance of our resources to American history, Chester County ranks second, only after Philadelphia, in the number of resources listed on the **National Register of Historic Places in Pennsylvania**.

In the **public opinion survey** conducted for Landscapes2, nearly half of all respondents identified cultural and historic resources as an important asset contributing to the county character. Yet, historic resources continue to be compromised and threatened by development, changing building type needs, economic issues, and roadway expansions, among other issues.

Chester County is second only to Philadelphia for the number of historic resources listed on the National Register of Historic Places in Pennsylvania.

Cooperative and Regional Planning

Objective

HR 1:
Cooperative and Regional Planning

Plan cooperatively to preserve and interpret historic and archeological resources and landscapes.

Policies

HR 1.1   Use the Chester County **Cultural Interpretive Heritage Regions** Map as a guide to plan for coordination of historic resource protection and linkages between resources.

HR 1.2   Work in cooperation with regional historic preservation entities to promote recognition and protection of "large scale" significant historic landscapes.

HR 1.3   Support recognition and designation of national, state, and local historic resources.

HR 1.4   Coordinate with state and federal agencies working to protect historic and archeological resources.

HR 1.5   Encourage improved cooperation and initiatives among various historic preservation organizations, governmental agencies, educational organizations, and private entities.

Action Plan

Chester County will...
- Integrate the **Chester County Cultural Interpretive Heritage Regions** map into county planning and parks programs to coordinate historic resource protection and create linkages between resources. (HR-1a)

- Partner with public and private entities in preservation and planning efforts of large scale nationally and locally significant historic resources and landscapes such as the **Brandywine Battlefield National Historic Landmark** and **Valley Forge National Historic Park**. (HR-1b)

- Partner with municipalities to complete the Chester County Historic Resource GIS Atlas project as an update to the Chester County Historic Sites Survey. (HR-1c)

- Fund multi-municipal historic resources planning through the **Vision Partnership Program (VPP)**. (HR-1d)

- Facilitate municipal partnerships to create linkages connecting historic resources with one another and with pedestrian and bicycle paths, such as the Patriots Path. (HR-1e)

(Action Plan continued on next page.)

Cooperative and Regional Planning

Partner with public and private entities to plan for and protect large scale nationally and locally significant historic resources.

(Action Plan continued from previous page.)

• Work with municipalities, state and federal agencies, private entities, and residents in directing infrastructure planning and other improvements to facilitate rehabilitation of existing building stock and reinvestment by the private and public sectors into historic areas. (HR-1f)

Municipalities should…

• Participate in cooperative preservation and planning efforts for large scale nationally and locally significant historic resources such as the **Brandywine Battlefield National Historic Landmark** and **Valley Forge National Historic Park**. (HR-1g)

• Engage in regional planning partnerships to develop linkages connecting historic resources with one another and with pedestrian and bicycle paths, such as the Patriots Path. (HR-1h)

• Participate in the Certified Local Government program to form a local-federal partnership and gain access to available financial and technical assistance tools. (HR-1i)

• Identify and prioritize municipal historic resources in collaboration with Chester County through the Chester County Historic Resource GIS Atlas Project. (HR-1j)

• Work together to encourage Pennsylvania Department of Environmental Protection and Pennsylvania Historic and Museum Commission (PHMC) to improve the overall Act 537 sewage facilities planning module review process as related to historic resources planning. (HR-1k)

• Inventory and investigate local designations for roadways with exceptional and distinctive historic characteristics. (HR-1l)

Citizens and other partners are encouraged to…

• Volunteer for the Chester County Historic Resource GIS Atlas project and on other cooperative historic resources planning projects. (HR-1m)

• Develop a taskforce to design and implement an eco-tourism initiative that celebrates Chester County's diverse historic and natural resources. (HR-1n)

• Join local and county-wide efforts to provide education about and ensure protection of significant historic and archeological resources. (HR-1o)

• Encourage municipalities to participate in cooperative preservation and planning efforts for large scale nationally and locally significant historic resources, such as the **Brandywine Battlefield National Historic Landmark**, **Valley Forge National Historic Park**, and Patriots Path. (HR-1p)

• Participate in activities for the National Preservation Month and Pennsylvania Archeology Month. (HR-1q)

Historic Resource and Context Preservation

Objective

HR 2:
Historic Resource and Context Preservation

Preserve historic and cultural resources and their appropriate settings.

Policies

HR 2.1   Ensure context sensitive design for new land development, infill development, transportation and infrastructure projects, including streetscapes, which respect and complement historic resources and landscapes in rural, suburban, and urban landscapes.

HR 2.2   Protect historic resources and their context which is integral to their meaning and significance.

HR 2.3   Link historic preservation planning with agricultural preservation, open space preservation, and natural resource preservation planning and advocacy efforts.

HR 2.4   Protect historic villages, hamlets, and historic crossroads.

HR 2.5   Preserve historic rural centers and advocate for enhancements which respect and complement their character.

HR 2.6   Respect and preserve historic resources in urban landscapes and the associated cultural urban fabric that surrounds, contributes, and enhances these resources.

HR 2.7   Promote activities that take into account and respect existing historic resources and their surrounding context in suburban centers and suburban landscapes.

HR 2.8   Sustain the historic agricultural and conservation legacy of Chester County's rural landscapes.

HR 2.9   Promote protection of archeological resources.

Action Plan

Chester County will…
- Designate historically significant local and county resources through the Chester Historic Preservation Officer and the Chester County Historic Structure Certification Program. (HR-2a)
- Expand **Act 247** reviews to address the extent to which land development proposals and ordinance updates respect and complement historic resources and landscapes. (HR-2b)
- Support municipal historic resources planning through **VPP** technical planning assistance and funding, and clarify the program manual for historic resources projects. (HR-2c)
- Integrate the protection of historic resources and landscapes as a factor in easement programs such as those for agricultural preservation, open space preservation, and future easement programs. (HR-2d)
- Engage in context sensitive design practices, including the use of compatible building materials for historic bridge, streetscape, and other major infrastructure improvement projects and during Section 106 reviews in areas with significant historic resources. (HR-2e)

Municipalities should…
- Update and implement comprehensive plan policies to ensure historic resource protection is addressed. (HR-2f)
- Ensure that historic resource protection zoning standards are adopted. (HR-2g)
- Use new and innovative tools to assist with historic preservation and conservation goals, such as transfer of development rights. (HR-2h)
- Require historic resource identification and assessment of the potential impacts of a proposal on resources as part of subdivision or development plan review and the building and demolition permitting process. (HR-2i)
- Incorporate historic commission reviews and recommendations into plan, ordinance, and infrastructure project reviews. (HR-2j)
- Enact and enforce functional building maintenance regulations to ensure historic resources are properly maintained. (HR-2k)
- Facilitate the application of allowances under the International Existing Building Code that forms part of the PA Uniform Construction Code which encourage the reuse of historic structures. (HR-2l)
- Adopt a village protection planning program, where applicable, as part of the municipal comprehensive plan. (HR-2m)
- Ensure context sensitive design for transportation, streetscapes, and other major infrastructure improvement projects including the use of compatible materials in areas that contain significant historic resources. (HR-2n)
- Investigate providing matching funding for resource protection and easement acquisition for the most significant historic resources and landscapes. (HR-2o)

Citizens and other partners are encouraged to…
- Maintain historic resources to retain historically and architecturally significant character defining features and economic value. (HR-2p)
- Investigate the sale or donation of easements, deed restrictions, or restrictive covenants as a strategy for long term preservation of an historic resource or area. (HR-2q)
- Encourage local governments to plan for historic and archeological resources protection through comprehensive plans, zoning and subdivision/land development ordinances, and building and demolition permitting processes. (HR-2r)

Support municipal historic resources planning efforts.

Objective

HR 3:
Community Character Preservation and Revitalization

Use historic resources and the cultural landscape as a basis for maintaining quality of life, sense of place, revitalization, and creating strong community character.

Policies

HR 3.1   Use the county's historic resources and cultural landscape as a basis for revitalizing and creating strong urban landscapes, suburban centers, and rural centers.

HR 3.2   Encourage the preservation, rehabilitation, and adaptive reuse of historic resources in urban, suburban, and rural landscapes.

HR 3.3   Promote the county's historic and cultural heritage in tourism and economic development programs.

HR 3.4   Encourage federal and state agencies to expand tax benefits for preserving historic resources.

HR 3.5   Advocate for historic preservation programs and strategies that promote the economic vitality and viability of historic resources.

HR 3.6   Encourage local planning policy and incentive programs and measures, including municipal ordinances, which promote historic preservation.

HR 3.7   Promote historic preservation as an integral element of urban landscape revitalization and economic development.

Community Character Preservation and Revitalization

Preserve historic resources as a key component of community revitalization and enhancement.

Action Plan

Chester County will…
- Provide technical assistance with the creation of historical commissions and committees. (HR-3a)
- Fund ordinances and incentive programs that promote the preservation, rehabilitation, and adaptive reuse of historic resources in urban landscapes, suburban centers and landscapes, and rural centers. (HR-3b)
- Coordinate the Chester County Town and Village Walks program to promote heritage education and tourism. (HR-3c)

Municipalities should…
- Use historic and cultural resources as the foundation for revitalization activities, particularly in urban landscapes, suburban centers, and rural centers. (HR-3e)
- Adopt incentive standards that encourage appropriate rehabilitation and adaptive reuse of historic resources in urban landscapes, suburban centers, and rural centers. (HR-3f)
- Adopt appropriate land use and dimensional standards in zoning to help encourage compatible infill development, particularly in historic areas. (HR-3g)
- Assist the Chester County Visitors Bureau with promotion of historic and cultural heritage tourism through coordination and identification of key sites to be promoted. (HR-3h)
- Promote historic resources and cultural heritage as elements of the Chester County Economic Development Council's municipal services and economic development programs, particularly as they relate to urban landscapes, suburban centers and landscapes, and rural centers.(HR-3i)
- Initiate Main Street programs in central business districts, and Elm Street programs in established neighborhoods in urban landscapes. (HR-3j)
- Apply for VPP funding and assistance with updates to Urban Center Revitalization Plans in urban landscapes and Community Center Development Plans in suburban centers, rural centers and urban landscapes (outside of urban centers). (HR-3k)
- Maintain a list of unoccupied historic structures and market them to potential historic preservation-oriented developers. (HR-3l)
- Create and adopt an official map that facilitates the extension of historic development patterns in urban landscapes and rural centers. (HR-3m)
- Advocate for state and federal elected officials and agencies to pursue expanding the tax benefits for preserving historic resources. (HR-3n)

Citizens and other partners are encouraged to…
- Volunteer to serve on local historic commissions, committees, environmental advisory councils, history clubs, and other like entities which raise public awareness about historic resources, the importance of community history, and its impact in shaping the community. (HR-3o)
- Rehabilitate and adaptively reuse historic resources in urban landscapes, suburban centers, and rural centers. (HR-3p)

Preservation Advocacy and Education

Objective

HR 4:
Preservation Advocacy and Education

Promote increased historic preservation advocacy and education among the public, government agencies, the private sector, and non-profit organizations.

Policies

HR 4.1   Support continued identification and prioritization of Chester County's historic resources.

HR 4.2   Promote county advocacy in historic resource protection through county programs and staffing.

HR 4.3   Advocate for public and private entities, educational organizations, and local citizens to engage in historic preservation activities.

HR 4.4   Encourage local governments to identify and plan for historic and archeological resources before subdivision and land development and building or demolition permitting processes are initiated.

HR 4.5   Promote an understanding of and appreciation for the county's historic and archeological resources and cultural landscapes through increased educational efforts and public awareness.

HR 4.6   Support public recognition programs which acknowledge significant historic resources and successful historic preservation efforts.

HR 4.7   Work towards identification, public acknowledgement, and respect for archeological resources and an understanding of their importance in the county's fabric of resources.

Preservation Advocacy and Education

Develop heritage interpretation programs in Chester County through county parks programs and partnerships with historical organizations.

Action Plan

Chester County will…
- Update *Preserving Our Places*, the county's historic preservation planning manual. (HR-4a)
- Provide technical planning assistance and information on specific regulatory and non-regulatory methods to promote historic resources planning. (HR-4b)
- Develop a web presence and brochure explaining Chester County historic preservation services provided by the county. (HR-4c)
- Develop heritage interpretation programs in Chester County through county parks and partnerships with historical organizations based upon cultural interpretative heritage regions. (HR-4d)
- Work cooperatively with historic preservation organizations, such as the Chester County Historic Preservation Network, to support historic preservation outreach and educational programs and events that directly implement Landscapes2 historic resources policy. (HR-4e)
- Develop an awards program to honor and acknowledge projects exhibiting excellence in historic preservation and which exemplify Landscapes2 historic resources policies. (HR-4f)

Municipalities should…
- Create historic commissions, historic architectural review boards, environmental advisory councils, or other similar entities to provide education, technical assistance, and increase public awareness about historic resource protection. (HR-4g)
- Create community awards or public recognition events, through municipal historic commissions, to publicly acknowledge historic resources and successful historic preservation efforts. (HR-4h)
- Develop design guidelines for infill, new development, and streetscape design in urban landscapes and rural centers. (HR-4i)

Citizens and other partners are encouraged to…
- Attend municipal meetings to stay informed about trends in both development and preservation. (HR-4j)
- Offer educational programs on local history, historic and archeological resources, and related topics, such as infill development, revitalization, and adaptive reuse, at secondary and post-secondary levels and for adult education programs. (HR-4k)
- Develop training programs for municipal officials, realtors, and appraisers, to foster better understanding of historic resource issues, including historic resource planning, economic contribution, property valuation, and rehabilitation issues and solutions. (HR-4l)
- Recognize successful historic preservation initiatives through awards programs such as the Chester County Historic Preservation Network preservation awards and volunteer recognition. (HR-4m)

CHAPTER 9

Planning for
Transportation

Objectives, Policies, and Action Plan for:

System-wide

Non-motorized

Public transportation

Roadways

Bridges

Parking

Goods movement

Aviation

Goal for Transportation

Provide a safe, intermodal transportation system which optimizes mobility and access, sustains quality of life, strengthens the economy, and protects the environment.

Introduction

Transportation affects everyone

From going to work, school, or shopping, to doing business, transportation is the artery of our daily life, as it facilitates the movement of people and goods. Issues such as increased congestion, lengthy commutes, pedestrian safety, and environmental impacts are examples of transportation concerns that directly affect quality of life.

Need to manage unprecedented growth

Chester County continues to experience unprecedented population and employment growth. Improving the county's transportation system is one component of managing this growth in a manner that is responsible, effective, and fulfills the vision of Landscapes2.

Link land use and transportation decisions

Land use and transportation interact in dynamic fashion, where land use policy affects transportation behaviors and transportation policy affects land use behaviors. It is the management of this relationship that is transportation planning.

Prioritize and address transportation needs

As an invaluable asset to our residents and businesses, there is a compelling need for maintaining and improving the county's transportation system. Because the transportation needs of the county outpace available funding, it is vital to establish priorities that address the county's most critical transportation needs.

Provide transportation options

No single travel mode will accommodate our needs. A sole reliance on the automobile has limitations and costs. Transit options are needed in most communities, along with facilities for bicyclists and pedestrians.

Transportation needs far exceed available funding.

▶ **Issues**
See **Transportation** issues

www.Landscapes2.org/issues/
Transportation.cfm

System-wide

Objective

T 1:
System-wide

Promote coordinated decisions that maximize system-wide benefits, link transportation and land use policies, and fulfill economic, environmental, and social objectives.

Policies

T 1.1   Protect - Enhance the safety of the transportation system for all users—motorized and non-motorized.

T 1.2   Connect - Provide efficient multi-modal connections between urban and suburban centers and corridors of regional significance.

T 1.3   Maintain and optimize - Preserve and optimize the performance and functionality of the transportation system.

T 1.4   Integrate - Coordinate the regulation, enhancement, and impacts of land use and transportation to effectively promote sustainable transportation choices and behaviors.

    T 1.4a   Encourage appropriate and supportive land uses, density, and site designs that reduce vehicular dependency, encourage public transportation, and provide bicycle and pedestrian mobility.

    T 1.4b   Encourage increased development density where supportive transportation infrastructure exists.

    T 1.4c   Promote a corridor-planning approach to integrate transportation investments and land use policies.

T 1.5   Invest - Enhance the transportation system through ongoing capital investment.

    T 1.5a   Increase transportation improvement funding through traditional, alternative, and innovative mechanisms.

    T 1.5b   Maximize the return on capital investments.

    T 1.5c   Encourage land use controls, travel demand strategies, and partnerships to manage the need for capital improvements.

T 1.6   Promote - Support sustained economic vitality, revitalization and redevelopment initiatives through transportation infrastructure maintenance and improvements.

T 1.7   Balance - Promote a transportation system that is flexible and sensitive to environmental, scenic, and community impacts.

System-wide transportation planning is the basis for all actions.

System-wide actions apply to all transportation objectives:

▶ System-wide

▶ Non-motorized

▶ Public transportation

▶ Roadways

▶ Bridges

▶ Parking

▶ Goods movement

▶ Aviation

Action Plan

All actions identified in the Transportation Action Plan are related to the system-wide objective (T-1), which serves as the foundation for promoting system-wide transportation planning. Actions related to a specific mode or type of infrastructure would not reflect the focus on integrating all modes and coordinating land use, economic, environmental, and social decisions.

Chester County will…

Develop county-wide transportation planning resources:
- Identify near- and long-term transportation demands and improvements from a system-wide approach that consider future land use changes and support economic growth. (T-1a)
- Identify multi-modal corridors as key connections to support designated growth areas. (T-1b)
- Develop a non-motorized circulation plan for the county that presents a vision and policy framework to enhance the transportation system for bicyclists and pedestrians. (T-1c)

Document the need for transportation improvements:
- Document the need for transportation infrastructure and service improvements throughout the county by coordinating with residents, municipalities, elected officials, and transportation agencies. Update a county-wide **Transportation Improvements Inventory (TII)** on a biennial basis. (T-1d)

Build consensus on transportation priorities within the county:
- Prioritize the county's most critical transportation needs given limited financial resources for the biennial State Transportation Commission (STC) hearing and Transportation Improvement Program (TIP) update. (T-1e)
- Build and maintain consensus on priority projects among planning partners through the coordination of planning, funding, and implementation. (T-1f)

Lead the county's involvement in transportation programming and leveraging funding opportunities:
- Contribute to state and regional transportation programming processes, including development and updates to PennDOT's 12 Year Program, the region's TIP, and annual budgets and service plans for transit management agencies. (T-1g)
- Identify programming opportunities for priority projects as identified in the State Transportation Commission (STC) hearing presentation that are consistent with Landscapes2 policies. (T-1h)

Provide technical transportation planning and implementation assistance:
- Provide technical assistance to agencies and organizations, elected officials, municipalities, and the public. (T-1i)
- Partner with agencies for the development of transportation plans, policies, and projects. (T-1j)
- Provide guidance related to transportation and land use planning tools and current best practices to municipalities and landowners. (T-1k)
- Integrate the county's Landscapes2 transportation policies with local municipal plans through **Vision Partnership Program (VPP)** grants. (T-1l)

System-wide

(Policies continued from previous page.)

Advocate for transportation opportunities and choices:
- Represent the interests of the county and member municipalities within regional forums. (T-1m)

- Increase public awareness and project advocacy for alternative transportation modes by producing a county public transportation map and other similar resources. (T-1n)

- Coordinate marketing and dissemination of traveler information with planning partners through websites, brochures, maps, and email alerts. (T-1o)

Identify new funding sources for transportation infrastructure and services:
- Identify potential traditional (federal, state, and local) and innovative (private partnerships and user fees) funding sources and strategies for transportation priorities. (T-1p)

- Establish a county funding source for transportation infrastructure improvements and public transportation services, with a focus on revitalizing urban areas and connecting growth areas. (T-1q)

Municipalities should…
- Coordinate with planning partners, neighboring municipalities, and appropriate stakeholders during the planning, design, and implementation of transportation improvements. (T-1r)

- Update comprehensive plans and ordinances to encourage a mix of land uses, densities, and site plans that support alternative modes of transportation. (T-1s)

- Consider the use of various planning tools to plan, fund, and implement transportation improvements including, but not limited to, comprehensive plan and ordinance updates, public/private partnerships, and design/build delivery methods. (T-1t)

- Maintain existing municipal owned transportation infrastructure, particularly roadways, bridges, trails, and traffic signals. (T-1u)

- Implement municipal capital projects to address identified transportation needs. (T-1v)

Citizens, institutions, organizations, and the private sector are encouraged to…
- Advocate and support sound transportation investments and sustainable land use patterns. (T-1w)

- Engage in the transportation planning process at all levels of government. (T-1x)

- Support and use alternative modes of transportation, including public transit, bicycle and pedestrian facilities, and park and ride lots. (T-1y)

- Participate in travel reduction activities, such as carpooling, car-sharing, telecommuting, and flexible scheduling. (T-1z)

- Consider availability of existing transportation infrastructure and services when selecting locations to live, work, and play. (T-1aa)

- Be responsible users of the transportation system. (T-1ab)

System-wide

Multi-modal Transportation Corridors

The foundation of a "system-wide" approach to transportation planning is close coordination of various transportation modes and the surrounding land uses that are served and supported. The map highlights this critical relationship between transportation infrastructure and the identified growth area, particularly urban and suburban centers. The major multi-modal corridors encompass key roadways, active rail lines, passenger rail stations, bus routes, regional trails, airports and the PA Turnpike interchange. These corridors are priorities for maintaining and investing in our transportation system to support efficient movement of people and goods.

Legend

- Multi-Modal Corridors
- Major Roadways
- Active Railroads
- Inactive Railroads
- Bus Routes
- Major Regional Trails
- ☆ PA Turnpike Interchanges
- ◉ Rail Stations
- ✈ Airports

Growth Areas
- Urban
- Suburban Center
- Suburban
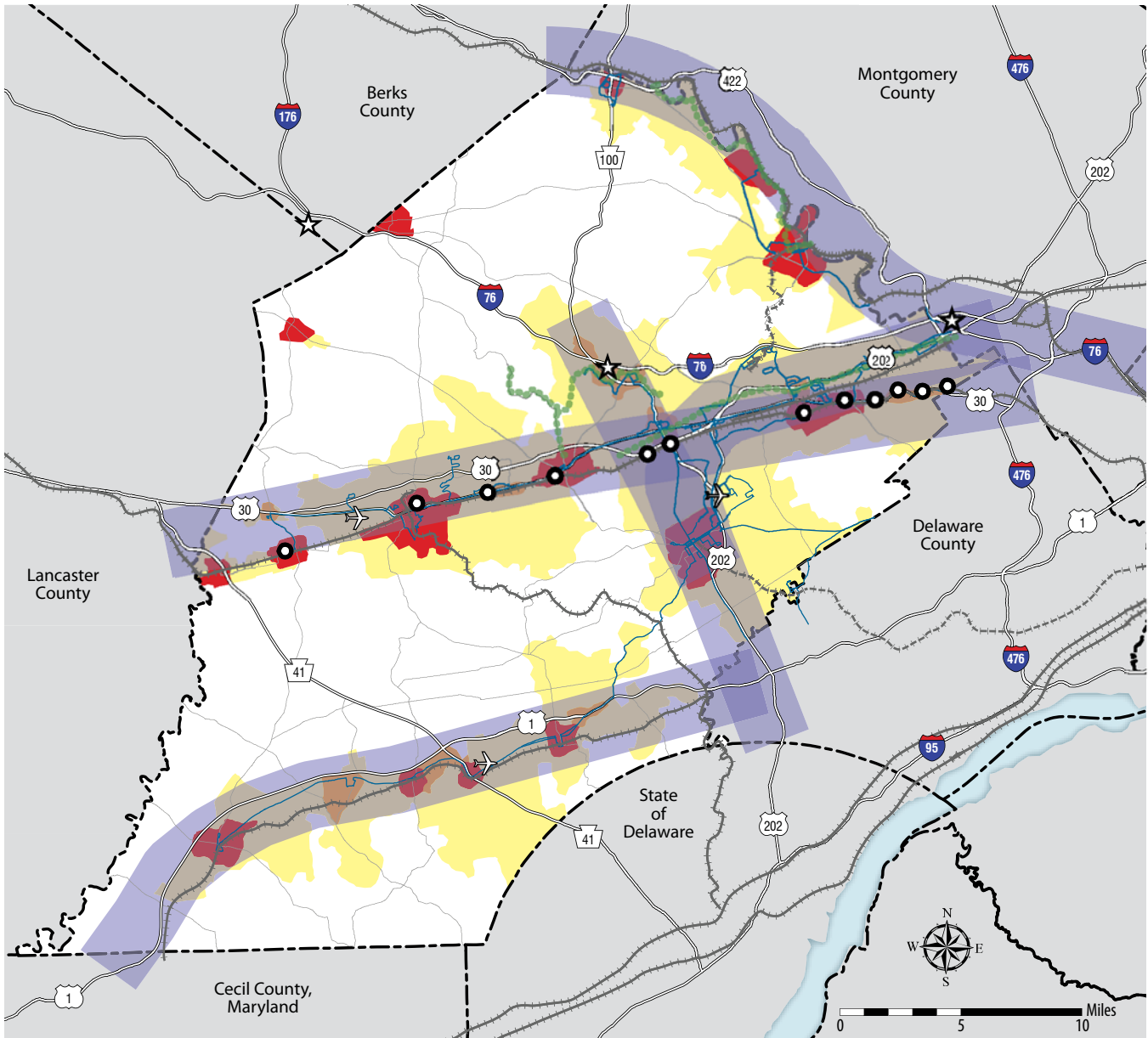
Objective

T 2:
Non-motorized

Provide a safe and functional non-motorized network that increases mobility and accessibility, reduces automotive dependency, and improves air quality.

Policies

T 2.1   Provide a safe network of bicycle and pedestrian links within and between residential, employment, commercial, educational, public, and recreational land uses.

T 2.2   Promote development design and density that encourages bicycling and walking, including sidewalks or other pedestrian facilities in urban and suburban centers.

T 2.3   Provide standards for non-motorized travel and improve the roadway network to encourage bicycling and walking.

T 2.4   Enhance bicycle and pedestrian amenities and network connections to transit.

T 2.5   Promote separate bicycle, pedestrian, and equestrian facilities, to avoid user conflicts, where warranted and appropriate.

T 2.6   Protect and create a network of multi-use corridors.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Public Transportation

Objective

T 3:
Public transportation

Provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas.

Policies

T 3.1   Support a public transportation network that links urban and employment centers, suburban centers, and villages.

T 3.2   Promote land use diversity, density, and design in designated growth areas that supports current and potential public transportation services.

T 3.3   Provide accessible bicycle and pedestrian connections between public transportation services and surrounding land uses.

T 3.4   Improve and enhance existing public transportation service speed, frequency, and amenities.

T 3.5   Provide ample parking accessible to existing and potential public transportation routes.

T 3.6   Promote the expansion of public transportation service to encourage favorable land use and sustainable transportation patterns.

T 3.7   Promote local accessibility to regional public transportation systems and aviation facilities.

T 3.8   Enhance public awareness and perception of public transportation services.

T 3.9   Provide for the unique transportation needs of the elderly and special needs populations.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Roadways

Objective

T 4:
Roadways

Provide a safe roadway network that ensures mobility and accessibility, protects its users, enhances the economy, minimizes the environmental impact, and encourages sustainable land use patterns.

Policies

T 4.1   Enhance the safety of the existing roadway network for all users, motorized and non-motorized.

T 4.2   Maintain and optimize the operations, functional integrity and reliability of the existing roadway network.

T 4.3   Efficiently maintain the existing roadway network and supporting infrastructure.

T 4.4   Provide a road network of sufficient capacity within designated growth areas.

T 4.5   Discourage the development of additional highway capacity within rural, agricultural, and natural landscapes, except through a corridor planning process that carefully evaluates context-sensitivity and associated land use impacts.

T 4.6   Promote and encourage land use controls, design standards, and access management measures that reduce vehicular dependency, provide mobility alternatives, and promote increased roadway safety.

T 4.7   Create, enhance and protect the aesthetic and scenic qualities of the entire roadway network.

T 4.8   Encourage travel demand-management strategies to reduce automotive dependency and associated environmental impacts.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Bridges

Objective

T 5:
Bridges

Provide and maintain bridges that ensure user safety, accessibility, and context sensitivity.

Policies

T 5.1   Support the maintenance of bridges to preserve the safety and functionality of the transportation network.

T 5.2   Promote the preservation and maintenance of historically significant bridges.

T 5.3   Consider new infrastructure that promotes urban revitalization, relieves congestion, and increases connectivity.

T 5.4   Improve the accommodation of non-motorized travel on bridges.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Objective

T 6:
Parking

Provide an efficient, flexible, and managed parking system that encourages and supports economic development, alternative transportation modes, travel demand strategies, and environmental stewardship.

Policies

T 6.1   Encourage parking management best practices within urban, suburban, rural centers, and village landscapes that encourage design flexibility and proper stormwater management.

T 6.2   Enhance parking facilities within urban landscapes to encourage and support economic redevelopment.

T 6.3   Provide parking opportunities that encourage travel demand management to reduce single-occupant trips.

T 6.4   Provide ample parking accessible to existing and potential public transportation routes.

T 6.5   Implement municipal parking and zoning design requirements that promote transit, pedestrian, and bicycle connections.

T 6.6   Reduce the amount of impervious surfaces resulting from surface parking.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Objective

T 7:
Goods movement

Provide an intermodal system of rail, air, and select highway facilities for the efficient movement of goods through and within the county.

Policies

T 7.1 Enhance a defined network of roadways that provide safety, mobility, and efficiency for goods movement.

T 7.2 Support the preservation, maintenance, and enhancement of the rail network and promote compatible land uses that utilize the rail network for goods movement.

T 7.3 Promote and enhance intermodal connections for the movement of goods.

T 7.4 Mitigate the environmental and community impacts of goods movement.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

Goods Movement

Major Freight Corridors

Due to Chester County's distinctive location in close proximity to the Delaware River and its major ports, the roadway and rail networks are critical to the local, regional, and international movement of goods. The map highlights freight flows through and within the county on major roadway and rail corridors. This movement of goods impacts both the transportation system and local municipalities. These corridors are priorities for maintaining the rail network, designing roadways to accommodate freight carriers, and promoting intermodal connections. The maintenance and expansion of these corridors for goods movement must be coordinated with future land use planning to minimize impacts on communities and the environment.

Legend:

- Freight Corridors
- Major Roadways
- Active Railroads
- Inactive Railroads
- ☆ PA Turnpike Interchanges
- Airports

Growth Areas

- Urban
- Suburban Center
- Suburban
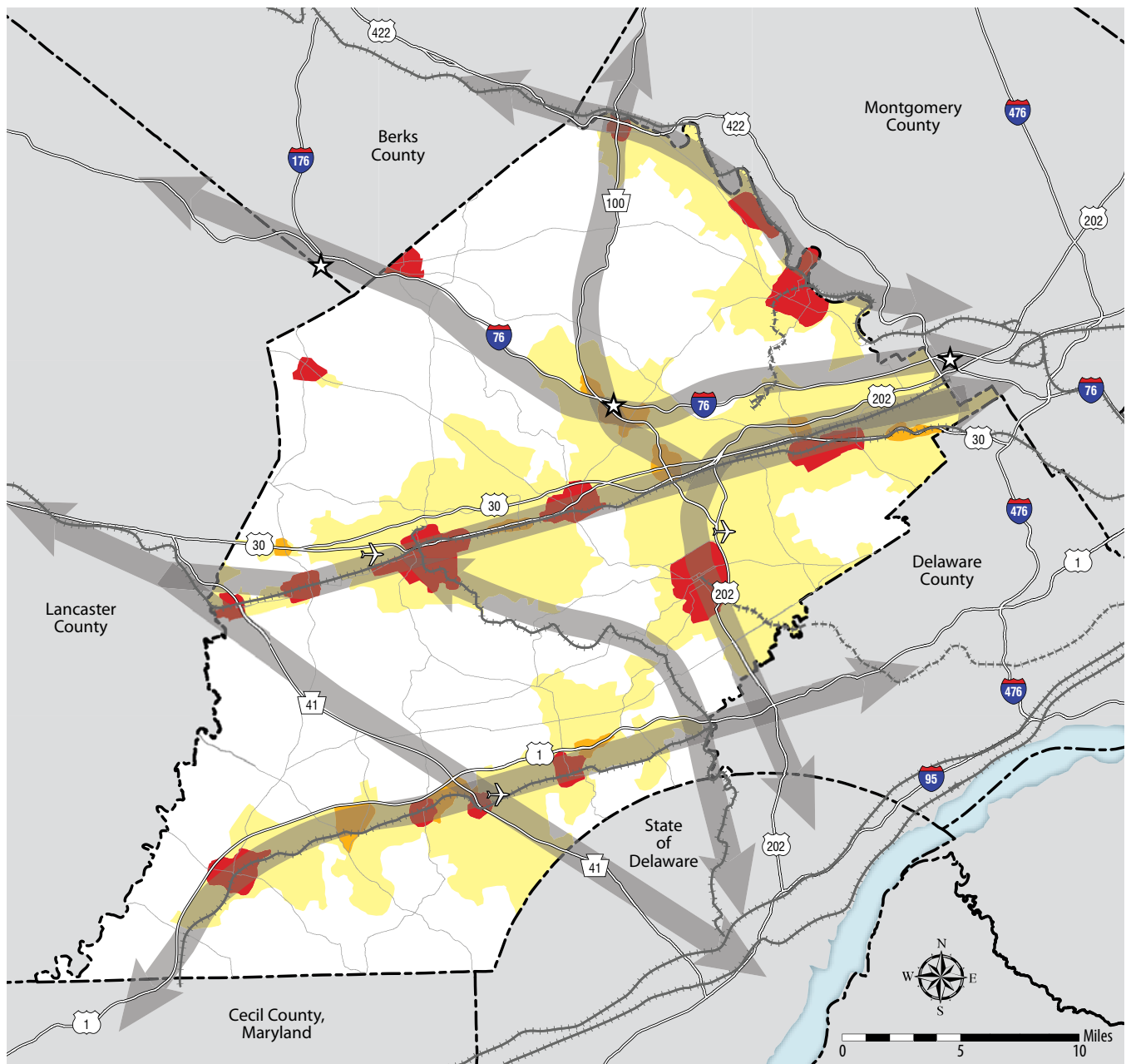
Aviation

Objective

T 8:
Aviation

Preserve and provide an accessible and competitive regional aviation network that effectively moves people and goods.

Policies

T 8.1   Encourage the use of aviation facilities to support economic development and community services, and to provide relief for the regional aviation system.

T 8.2   Improve intermodal access to regional aviation facilities.

T 8.3   Promote land uses surrounding aviation facilities that are supportive of and compatible with the continued function of an airport for transportation purposes.

Action Plan

System-wide actions…
System-wide actions apply to all transportation objectives.

CHAPTER 10

Planning for
Housing

Objectives, Policies, and Action Plan for:

Housing Supply

Housing Cost

Housing Quality

Housing Context

Housing Accessibility

Housing Advocacy

Goal for Housing

Provide diverse and affordable housing options county-

wide, consistent with the principles of Smart Growth

and sustainability, to meet the needs of all households.

Introduction

Economic stability

Housing that is affordable to the workforce is critical to the local economy, and directly impacts the ability of employers to recruit and retain staff. Businesses, commercial establishments, schools districts, universities, and municipal governments employ workers at moderate-income levels who often cannot afford housing within the communities they serve.

Commuting and traffic

The shortage of affordable workforce housing causes young professionals and young families to locate in outlying areas, far removed from their jobs. Longer commutes add to transportation costs and traffic congestion, and detract from the local and regional quality of life.

Sustainable agriculture

Decent, affordable housing for farm laborers is needed to support the continued success of crop agriculture and equine operations as local industries.

Aging population

The growing population of seniors (age 65+) living longer, healthier lives, is presenting challenges for the housing market. Creating more housing alternatives that address the spectrum of income levels and lifestyle choices/limitations, will be the key to meeting these challenges.

Supporting special needs

Safe, stable, and affordable housing accessible to transportation and employment is critical to the recovery process for mental health clients and other special needs populations.

Brain drain

Diverse, affordable housing options tied to public transportation are needed to attract students to higher education opportunities and to encourage college graduates to remain in the community.

Sustaining families

Affordable housing is critically important to the health and well being of children and families. When housing needs are appropriately met, children are more likely to be healthy and perform well in school, and parents are more likely to be productive members of a strong workforce.

▶**Issues**
See **Housing** issues

www.Landscapes2.org/issues/
Housing .cfm

Housing Supply

Objective

H 1:
Housing Supply

Provide an adequate number and diversity of homes to meet the needs of the current and projected population, as the basis for building sustainable communities.

Policies

H 1.1   Provide an adequate supply of owner and rental housing, in designated growth areas, consistent with Smart Growth and preservation objectives.

H 1.2   Identify and rehabilitate substandard housing county-wide to conserve existing housing stock in developed areas.

H 1.3   Implement adaptive reuse and infill strategies, through creative and flexible zoning regulations, to redevelop abandoned industrial brownfield sites for moderate to high density, multi-family housing.

H 1.4   Partner with municipalities to support the creation of new housing units, at appropriate densities to meet demand, within designated growth areas.

H 1.5   Direct housing development within rural landscapes to existing rural centers and villages and encourage compact, dense development to preserve farmland and retain rural character.

H 1.6   Promote workforce housing that is convenient to jobs and public transit, to reduce commuting burdens and traffic congestion, and provide an adequate labor force for employers.

H 1.7   Improve housing opportunities for migrant and year-round agricultural workers, recognizing the changing demographics and specific needs of this population.

Housing Supply

Action Plan

Chester County will…
- Assist municipalities to plan for projected housing demand through **VPP** funded comprehensive plan and ordinance updates. (H-1a)

- Achieve consistency between municipal comprehensive plans and housing programs. (H-1b)

- Provide funding for the development of affordable housing that serves eligible residents, including the HOME Investment Partnerships program and the Chester County Housing Trust program. (H-1c)

- Develop and update demographic analyses to project short-term and long-term population growth and corresponding need for additional housing units county-wide. (H-1d)

Municipalities should…
- As part of comprehensive plan updates, conduct needs assessments and fair share analyses to determine the gap between the need for and the supply of housing. (H-1e)

- Permit appropriate residential densities and more diverse housing choices in designated growth areas using innovative **Smart Growth tools** that are consistent with the **Keystone Principles.** (H-1f)

- Identify vacant, unused, or underutilized buildings that have the potential for redevelopment as medium to high density housing, and offer development incentives for the redevelopment of those properties. (H-1g)

Citizens, nonprofit agencies, and the private sector are encouraged to…
- Support decisions by local officials to permit the development of quality, high density homes in designated growth areas. (H-1h)

- Attend municipal meetings to stay informed about trends in both development and preservation. (H-1i)

Housing Cost

Objective

H 2:
Housing Cost

Provide a variety of owner and rental housing options, at appropriate densities, and affordable for households of all income levels.

Policies

H 2.1   Integrate housing opportunities, including options that are affordable for households at all income levels, to create diverse communities.

H 2.2   Encourage the development of employer-assisted housing to address the need for workforce housing county-wide.

H 2.3   Support a minimum density of five to twelve dwelling units per acre within designated growth areas to reduce development and infrastructure costs, preserve land, and increase the inventory of affordable homes.

H 2.4   Encourage the development, rehabilitation, and preservation of both ownership and rental homes affordable for households earning at or below 80 percent of the area median income.

H 2.5   Increase housing options available to households earning between 80 percent and 120 percent of the county median income.

H 2.6   Promote and consistently implement flexible and innovative development standards that support housing affordability and diversity.

H 2.7   Ensure that impact fees and other development exactions do not act as barriers to providing a variety of housing at different price levels.

H 2.8   Create efficiency in the development review process and coordinate multi-agency reviews to avoid adding unnecessary costs to housing.

H 2.9   Create opportunities for public/private partnerships to develop moderately-priced housing options.

H 2.10   Support the development of non-traditional forms of housing, including mobile and modular homes, live-work units, accessory dwellings, and co-housing communities.

H 2.11   Encourage the rehabilitation and improvement of publicly owned or operated housing units and the development of new units to be made available to eligible households.

H 2.12   Reduce the number of cost burdened households county-wide.

Housing Cost

Action Plan

Chester County will...
- Develop planning tool kits to assist municipalities with increasing the diversity of housing options and affordability within their jurisdictions. (H-2a)

- Fund studies and plans specifically designed to increase the supply of moderately-priced housing through **VPP** grants. (H-2b)

- Participate in housing outreach programs, including the Non-profit Housing Providers, Under One Roof2, and the Mental Health/Mental Retardation Housing workgroups. (H-2c)

Municipalities should...
- Adopt zoning regulations that provide incentives to residential development projects to provide a minimum percentage of moderately priced housing units. (H-2d)

- Partner with developers and funding entities to improve the inventory and quality of affordable housing. (H-2e)

Citizens, nonprofit agencies, and the private sector are encouraged to...
- Recognize the need for housing options for residents at every income level. (H-2f)

- Support the development of homes and neighborhoods that include a mix of uses and housing types. (H-2g)

Objective

H 3:
Housing Quality

Preserve and maintain the existing housing stock and improve housing quality, where needed, to meet acceptable standards.

Policies

H 3.1   Support a county-wide study to inventory substandard housing.

H 3.2   Implement programs addressing housing rehabilitation and home maintenance needs throughout the county.

H 3.3   Promote energy efficiency, alternative energy sources, and green building design standards in the construction of housing, to create affordable and sustainable communities.

H 3.4   Address environmental hazards, such as lead-based paint, asbestos, and radon, through county-sponsored remediation and education programs.

H 3.5   Promote preservation of existing housing stock through homeowner education, maintenance, and improvement programs.

Housing Quality

Action Plan

Chester County will…
- Design and implement a county-wide study that creates an inventory of substandard housing. (H-3a)

- Provide funding and technical support for the Housing Rehabilitation Program, the Home Maintenance Program, and the county's lead-based paint hazard reduction program. (H-3b)

Municipalities should…
- Create incentives for the development and redevelopment of housing that meets Leadership in Energy and Environmental Design (LEED), Energy Star, or other green building standards. (H-3c)

- Participate in a county-wide substandard housing study. (H-3d)

- Implement enforcement measures for building code violations. (H-3e)

- Inform residents about the resources available to assist with home repair and maintenance needs. (H-3f)

Citizens, nonprofit agencies, and the private sector are encouraged to…
- Maintain owner-occupied and rental properties to the federal Housing Quality Standards. (H-3g)

- Volunteer time and talent with local groups that provide housing rehabilitation services to low-income and elderly homeowners including, but not limited to, Habitat, Good Works, and Good Neighbors. (H-3h)

Objective

H 4:
Housing Context

Provide housing within designated growth areas consistent with the principles of Smart Growth and sustainability.

Policies

H 4.1 Increase the supply of homes in designated growth areas to support affordability objectives.

H 4.2 Integrate housing with retail, office, and institutional uses in order to share infrastructure costs among uses and reduce the cost of providing public transit.

H 4.3 Encourage the use of traditional neighborhood design concepts featuring a mix of housing types and prices, to create diverse, inclusive communities.

H 4.4 Target the development of housing, at appropriate densities, within urban landscapes.

H 4.5 Support smart site location and green development criteria for all new housing proposals.

H 4.6 Develop incentive programs to foster private-sector redevelopment of brownfield and greyfield sites for moderate to high density housing.

H 4.7 Promote limited development of mixed-use centers within rural landscapes that reflect and preserve the scenic and historic context of the community.

H 4.8 Support high density residential development and a mix of housing types within transit-oriented development areas.

H 4.9 Create convenient connections between housing and jobs, recreation, shopping, and community amenities.

H 4.10 Discourage low-density, sprawl-type housing development county-wide.

Housing Context

Action Plan

Chester County will…
- Evaluate **VPP** funded ordinances and comprehensive plans for consistency with the Landscapes2 Housing Goal, Objectives and Policies. (H-4a)

- Direct Community Revitalization Program bonus funding to urban center projects that support an increase in moderately-priced housing. (H-4b)

Municipalities should…
- Provide incentives for the redevelopment of vacant properties for quality, moderately-priced, multi-family housing, such as density bonuses and streamlined approvals. (H-4c)

- Adopt updates to **VPP** funded Urban Center Revitalization Plans that include a specific focus on housing affordability. (H-4d)

Citizens, nonprofit agencies, and the private sector are encouraged to…
- Choose residential locations that are convenient to schools, employment, shopping, and public transit services. (H-4e)

- Use public transit or trails whenever feasible to commute between home and work (H-4f).

Housing Accessibility

Objective

H 5:
Housing Accessibility

Provide a full range of housing opportunities for individuals with special needs.

Policies

H 5.1   Provide accessible housing opportunities that are connected and in close proximity to supportive services to meet the needs of the elderly.

H 5.2   Support a county-wide program to assist elderly homeowners with maintenance and repair needs.

H 5.3   Encourage the development and maintenance of affordable and accessible rental units for low and moderate income elderly households.

H 5.4   Provide physically-accessible housing options that also provide access to supportive services, and are convenient to transportation, shopping, and jobs for all people with disabilities.

H 5.5   Maintain and support adequate emergency shelters for the homeless.

H 5.6   Educate local communities about compliance with the "reasonable accommodations" requirement of the federal Fair Housing Act, related to equal access to housing for people with disabilities.

H 5.7   Create and maintain supportive transitional housing for special needs populations to assist with the transition to independent living.

H 5.8   Create opportunities for permanent supportive housing for the chronically homeless population.

Action Plan

Integrate housing efforts between county departments to implement Landscapes2.

Chester County will…
- Integrate efforts between Landscapes2, the Department of Community Development 5-Year Consolidated Plan, and the Department of Mental/Health and Mental Retardation Housing Plan, as it relates to housing for people with disabilities. (H-5a)
- Provide training and technical assistance for staff planners related to the Fair Housing Act and its implications within municipal planning and regulatory documents. (H-5b)
- Identify and seek funding for the development of fully accessible housing for the elderly and other people with disabilities. (H-5c)
- Coordinate the county-wide homeless continuum of care process and provide funding for housing and services for the homeless. (H-5d)

Municipalities should…
- Adopt zoning regulations that do not restrict opportunities for congregate living situations for people with special needs. (H-5e)
- Grant "reasonable accommodations," that may include zoning variances and subdivision waivers, to permit development or redevelopment of housing for people with disabilities. (H-5f)
- Eliminate discriminatory or disparate treatment of people with special needs in all public decision making. (H-5g)

Citizens, nonprofit agencies, and the private sector are encouraged to…
- Recognize that people with special needs are an integral and important part of the community. (H-5h)
- Support local decisions to permit group homes and other housing options appropriate for individuals with special needs. (H-5i)

Housing Advocacy

Objective

H 6:
Housing Advocacy

Assist municipal officials, lenders, housing advocates, and the private sector to promote the benefits of housing affordability within diverse, inclusive communities.

Policies

H 6.1   Encourage municipalities to adopt regulatory reform measures that support the development of affordable and workforce housing within their jurisdiction.

H 6.2   Promote the inclusion of affordable housing units within new developments in designated growth areas through density bonuses or other incentives.

H 6.3   Support municipal comprehensive plans that encourage a diversity of housing options and a traditional approach to neighborhood design.

H 6.4   Expand the **VPP** to include special housing studies, for both local and multi-municipal planning areas.

H 6.5   Inform municipal officials about their responsibilities and authority under the federal Fair Housing Act and discourage discriminatory practices county-wide.

H 6.6   Support local efforts to educate housing consumers about predatory lending practices.

H 6.7   Encourage municipalities to coordinate planning efforts regionally with school districts, to accurately project and plan for population growth and associated housing needs.

Housing Advocacy

Action Plan

Chester County will…

- Join the U.S. Department of Housing & Urban Development (HUD) "National Call to Action," initiative and recommit to addressing the shortage of moderately priced housing in Chester County. (H-6a)

- Form a county-wide housing options task force charged with identifying regulatory barriers to affordable housing, and developing strategies for reducing the barriers. (H-6b)

- Designate a county staff planner to participate in local, multi-municipal, county-wide, and regional committees and workgroups that focus on housing issues. (H-6c)

- Implement an education campaign that will inform municipal officials and citizens about the benefits of housing affordability. (H-6d)

- Fund the "Don't Borrow Trouble" initiative, or other similar antipredatory lending program. (H-6e)

- Provide foreclosure prevention assistance to qualified homeowners. (H-6f)

Municipalities should…

- Provide development incentives to public sector, non-profit, or for-profit developers to create new affordable housing in locations that are connected to public transit by pedestrian-friendly trails or sidewalk systems. (H-6g)

- Include school district officials in local and multi-municipal planning efforts and share information about growth projections and future housing needs. (H-6h)

- Share information about fair housing and fair lending practices through municipal websites, newsletters, etc. (H-6i)

- Review municipal plans and ordinances for consistency with the Landscapes2 housing goal, objectives, and policies. (H-6j)

Citizens, nonprofit agencies, and the private sector are encouraged to…

- Attend housing related municipal, regional, and county-wide discussions and informational events. (H-6k)

- Investigate federal, state, and county sponsored grants and loans available for home buying and home repair assistance. (H-6l)

CHAPTER 11

Planning for
Utilities and Infrastructure

Objectives, Policies, and Action Plan for:

Planning Coordination

Wastewater and Water Facilities

Solid and Hazardous Waste Management

Energy Generation, Transmission, and Distribution

Communications

Stormwater Management

Goal for
Utilities and Infrastructure

Provide, maintain, and upgrade utility infrastructure,

facilities, and services to meet needs within the county,

protect the environment, ensure public health and

safety, and support development consistent with

regional, county, municipal, and multi-municipal plans.

Introduction

Chester County has experienced a population boom over the past decade due to its popularity as a place to live and work. This population growth has led to the widespread expansion of infrastructure systems throughout the county, from public sewer and water systems to power supplies and cellular phone communication services.

A lack of coordinated infrastructure planning, as well as aging and under-designed systems, threatens the quality of life that Chester County residents enjoy. As a result, investment in designated growth areas and preservation efforts in the rural resource landscapes are limited without factoring infrastructure and utilities into the planning process.

A lack of coordinated infrastructure planning threatens our quality of life.

▶ **Issues**
See **Utilities & Infrastructure** issues

www.Landscapes2.org/issues/
Utilities.cfm

Objective

UI 1:
Planning Coordination

Coordinate land use and utility planning efforts between municipalities, counties, state and federal agencies, and utility service providers, to ensure effective, consistent, and coopera-tive planning for the logical expansion and upgrading of infrastructure throughout the county.

Policies

UI 1.1   Encourage regional and multi-municipal planning efforts to project future growth, and identify and pursue infrastructure expansion and improvements needed to support future demands while avoiding capacity shortfalls.

UI 1.2   Continue to support the update of municipal planning documents, such as comprehensive plans, zoning ordinances, sewage facility plans, water supply plans and stormwater management plans and ordinances to maintain consistency with Landscapes2 and with state and federal requirements.

UI 1.3   Support local efforts to identify funding sources for planning, maintaining, and improving infrastructure systems.

UI 1.4   Promote the preparation of utility hazard mitigation, and emergency response and contingency plans that ensure the protection of public health and safety in the event of sabotage, terrorist attack, or environmental disasters or accidents.

UI 1.5   Encourage information sharing and coordination between utility providers and local planners regarding infrastructure, service area or franchise area locations.

Planning Coordination

Chester County
will work with local
municipalities
to achieve plan
consistency.

Action Plan

Chester County will…
- Provide technical and financial support to municipal efforts that ensure local planning documents are consistent with Landscapes2 and other county programs, as well as state and federal programs. (UI-1a)

- Coordinate land use planning efforts between partners and providers to ensure consistency with the **Livable Landscapes map,** related to expansion and upgrades to infrastructure. (UI-1b)

- Develop hazard mitigation plans, such as evacuation or ground water contamination contingency plans. (UI-1c)

Municipalities should…
- Review and update Act 167 stormwater management plans and Act 537 sewage facilities plans to maintain water quality consistent with state and federal requirements. (UI-1d)

- Enforce Act 537 plans and limit public sewer infrastructure outside of designated service and growth areas as established by Landscapes2. (UI-1e)

- Coordinate regular updates of municipal Act 537 plans, comprehensive plans, stormwater management plans, and other like documents in order to consistently and effectively guide growth. (UI-1f)

Citizens and Partnering Agencies are encouraged to…
- Partner with regional, local, and municipal agencies in the utilities planning process. (UI-1g)

- Pursue matching fund opportunities that will assist partner agencies and municipalities to realize planning goals and complete projects. (UI-1h)

Wastewater and Water Facilities

Objective

UI 2:
Wastewater and Water Facilities

Promote the integration of local, state and regional planning efforts with those of utility provider water supply and wastewater facility plans in order to provide a safe, sustainable drinking water supply and protect ground water and other natural resources.

Policies

UI 2.1   Encourage coordination of water and wastewater planning efforts, based on projections of growth and demand, evaluation of existing local treatment and supply capacity, and assessment of the availability of new water supply sources and viable wastewater disposal options.

UI 2.2   Support infrastructure expansion and improvements that are consistent with Landscapes2 and adopted regional and local plans that support projected future demands, avoid capacity shortfalls, protect natural resources, and provide safe and reliable utility services.

UI 2.3   Support planning efforts that evaluate projected water withdrawals and wastewater disposals in order to identify long term local and regional water supplies.

UI 2.4   Promote integrated water supply, wastewater, and land use planning efforts conducted in conjunction with affected municipalities, counties, and utility service providers.

UI 2.5   Maintain, upgrade, or expand existing public sewer and water facilities to support redevelopment and new development in designated growth areas, where consistent with local land use planning, while discouraging the extension of those facilities in the rural, agricultural and natural landscapes.

UI 2.6   Support public outreach that encourages water conservation and reuse, and the proper maintenance of on-lot sewage disposal systems and stormwater management facilities.

UI 2.7   Encourage innovative wastewater treatment and disposal systems with preference given to land application of treated wastewater, to maintain the watershed water balance.

UI 2.8   Support the rehabilitation of aging sewer and water supply infrastructure.

UI 2.9   Support regular and expeditious updates to municipal Act 537 plans, which designate areas for on-lot disposal and public sewer service, based on current local and regional plans, and are consistent with Landscapes2.

(Policies continued on next page.)

Wastewater and Water Facilities

(Policies continued from previous page.)

UI 2.10   Support development and redevelopment projects that implement current Act 537 plans, are consistent with designated public sewer service areas, and that respect natural resources and site constraints.

UI 2.11   Encourage local and regional planning that is consistent with the Pennsylvania State Water Plan, *Watersheds*, river basin, watershed, and other natural resource plans.

UI 2.12   Protect water supplies in those areas not served by public water through appropriate land use densities and development designs.

UI 2.13   Locate large water withdrawals and wastewater effluent disposal facilities where they have the least negative impact on aquifers, stream base flows, and other aquatic resources.

UI 2.14   Encourage homeowner and condominium associations, and corporate and institutional landowners to properly maintain stormwater and wastewater disposal systems located on their common open space lands.

UI 2.15   Support water conservation and re-use measures that reduce water supply demands.

Action Plan

Chester County will...
- Allocate Planning and Community Development grant funds for planning and upgrades to existing municipal wastewater systems, and give priority to systems within designated growth areas. (UI-2a)
- Review Act 537 municipal sewage facilities plans for appropriate designation of areas for on-lot disposal and public sewer service areas that reflect, and are consistent with, current demographic and land development conditions, as well as the Livable Landscapes map. (UI-2b)
- Develop a guide for Act 537 municipal sewage facilities plan updates. (UI-2c)

Municipalities should...
- Evaluate alternatives and determine the need for, and appropriate location of, future water withdrawals, land application of wastewater, or wastewater discharges in coordination with Chester County Planning Commission, Chester County Water Resources Authority, Chester County Department of Community Development, and other county agencies. (UI-2d)
- Initiate redevelopment efforts that use existing sewer and water infrastructure, and maintain or upgrade these systems. (UI-2e)
- Provide information and outreach materials that encourage water conservation and reuse. (UI-2f)
- Require homeowner/condominium associations and businesses to maintain on-lot sewage disposal systems, including mandating inspections, repairs, and septic tank pumping. (UI-2g)

Citizens and Partnering Agencies are encouraged to...
- Locate wastewater treatment plants upstream from intake locations to maintain the water balance of the streams of Chester County. (UI-2h)

Solid and Hazardous Waste Management

Objective

UI 3:
Solid and Hazardous Waste Management

Provide an effective, environmentally sound, sustainable, integrated waste management system.

Policies

UI 3.1   Promote technologies and techniques that reduce consumption of natural resources, and reuse and recycle waste materials.

UI 3.2   Encourage cost-efficient solid waste collection and recycling services throughout Chester County.

UI 3.3   Support the continued use of the Lanchester sanitary landfill and the Southeastern Chester County Refuse Authority landfill as essential elements in Chester County's long-term solid waste management program.

UI 3.4   Encourage the establishment of recycling services and accompanying municipal ordinances in accordance with Pennsylvania Act 101, Land Recycling Program.

UI 3.5   Support efforts to recycle additional types of materials as technologies and markets become available.

UI 3.6   Encourage all municipalities and their residents to participate in a regional household hazardous waste collection program.

UI 3.7   Support the development and use of alternative energy sources generated at landfills.

UI 3.8   Promote individual and municipal planning efforts and initiatives to provide education, outreach, and community based and volunteer activities that increase awareness of the need for waste reduction and proper debris disposal.

Solid and Hazardous Waste Management

The county will expand recycling activities.

Action Plan

Chester County will...
- Require and expand recycling and reuse of materials at county facilities. (UI-3a)
- Develop and distribute public outreach materials regarding Household Hazardous Waste Collection, composting, and other recycling options available to residents. (UI-3b)

Municipalities should...
- Participate in household hazardous waste collection programs. (UI-3c)
- Inform and offer outreach (newsletters, websites, flyers, etc.) to increase awareness of the need for waste reduction, recycling and responsible solid waste management. (UI-3d)

Citizens and Partnering Agencies are encouraged to...
- Volunteer with initiatives that promote recycling and other waste disposal projects, including household hazardous waste collections. (UI-3e)
- Capture and use methane gas generated at landfills. (UI-3f)
- Use composting bins at home to minimize waste going to landfills. (UI-3g)

Energy Generation, Transmission, and Distribution

Objective

UI 4:
Energy Generation, Transmission, and Distribution

Encourage the use of efficient, reliable, affordable, and environmentally sensitive energy supplies that support planned growth and the protection of natural, cultural, and open space resources in Chester County.

Policies

UI 4.1 Assess both the positive and negative impacts of future expansions of electrical transmission infrastructure, fuel pipeline corridors, and their easements on land use and local municipalities in the development of comprehensive plans.

UI 4.2 Promote the use of alternative energy supplies from sources that reduce greenhouse gas emissions.

UI 4.3 Encourage energy efficiency certification in building design and operation to reduce energy consumption and cost.

UI 4.4 Encourage the development and implementation of small scale alternative energy systems that would be used to power site specific facilities and operations.

UI 4.5 Support coordination between franchise owners, service providers and municipalities in planning the expansion of facilities so that franchise areas remain consistent with municipal and county planning efforts and will minimize impacts to natural and protected resources.

UI 4.6 Encourage utility providers to share right-of-way space so as to minimize land disturbance and easement impacts on surrounding lands throughout transmission and pipeline corridors.

UI 4.7 Promote the expanded use of electric and alternative fuel powered vehicles and mass transit, and the development of associated power/fuel product delivery systems.

UI 4.8 Encourage the use of innovative utility facilities and practices that are appropriate for traditional neighborhood developments or mixed-use centers.

Energy Generation, Transmission, and Distribution

The county will pursue green technology in its buildings and facilities.

Action Plan

Chester County will…

- Purchase energy from sources that reduce greenhouse gasses generated by county buildings. (UI-4a)

- Facilitate coordination between franchise owners and service providers in the expansion of energy generation and distribution. (UI-4b)

- Provide funding and coordination of programs for energy and heating assistance for low- and moderate-income families, in conjunction with Low Income Home Energy Assistance Program (LIHEAP), the Housing Partnership of Chester County, and similar programs. (UI-4c)

- Implement energy efficient building design and operations in county facilities. (UI-4d)

Municipalities should…

- Implement energy efficient building design and operation in municipal facilities. (UI-4e)

- Communicate with local utility providers and share information regarding updates or changes to services or facilities. (UI-4f)

Citizens and Partnering Agencies are encouraged to…

- Install renewable energy systems in homes. (UI-4g)

- Use alternative energy powered vehicles and mass transit services. (UI-4h)

Objective

UI 5:
Communications

Support expanded availability of advanced communications technologies to meet the telecommunications needs of all users.

Policies

UI 5.1   Support availability of affordable telecommunications and electronic information technology access throughout the county.

UI 5.2   Encourage advances in technologies and infrastructure that improve the capabilities of communication networks which support businesses and economic development.

UI 5.3   Encourage communications service providers to use and reuse existing towers, and to site new communication transmitters on structures that are compatible with the local neighborhood and land use patterns and viewsheds.

UI 5.4   Support widespread access to broadband and other mobile technologies in order to support the communications needs of Chester County residents.

Communications

Action Plan

Chester County will…
- Provide widespread access to e-government and mobile technologies, such as wireless internet access at county libraries and other designated county facilities. (UI-5a)

Municipalities should…
- Update zoning ordinances to accommodate communications infrastructure. (UI-5b)

Citizens and Partnering Agencies are encouraged to…
- Use and reuse existing cellular towers and site transmission equipment on structures, which are compatible with local neighborhoods. (UI-5c)

The county will expand e-government services.

Stormwater Management

Objective

UI 6:
Stormwater Management

Support the design, construction, maintenance, and improvements of stormwater management infrastructure to protect public health and safety, and to provide effective and efficient management of stormwater runoff.

Policies

UI 6.1   Encourage proper design and maintenance of stormwater management infrastructure that will reduce runoff, erosion, flooding, and drainage problems.

UI 6.2   Support municipal and multi-municipal efforts to identify and develop funding mechanisms to plan, construct, monitor, map, maintain, improve, expand, operate, and inspect stormwater infrastructure.

UI 6.3   Support strategies, techniques, and initiatives to cost effectively meet the long-term operation, maintenance, and management needs of our diverse stormwater infrastructure in the county.

UI 6.4   Support land development designs that minimize flooding and the need for additional or expanded regional flood control facilities.

UI 6.5   Support efforts to replace, repair and improve aging and urban stormwater infrastructure.

UI 6.6   Support the implementation of Pennsylvania Act 167 stormwater management plans.

UI 6.7   Support alternatives for flood mitigation in flood-prone areas, and the restoration of floodplains and flood conveyance capacities, with preference given to non-structural measures.

UI. 6.8   Support efforts to inform and educate owners and operators of stormwater facilities about best management practices.

Stormwater Management

The county will prepare a county-wide stormwater management plan.

Action Plan

Chester County will...
- Implement the Pennsylvania Stormwater Best Management Practices manual in county construction projects whenever possible. (UI-6a)
- Develop a county-wide Act 167 stormwater management plan that encompasses all 73 municipalities, to maintain water quality consistent with state and federal requirements. (UI-6b)

Municipalities should...
- Provide informational materials to citizens and businesses regarding impacts of stormwater and runoff, and what can be done to mitigate those potential problems. (UI-6c)
- Require homeowner and condominium associations, as well as businesses, to maintain stormwater systems. (UI-6d)
- Adopt stormwater management standards based on state and federal regulations, as well as the Pennsylvania Best Management Practices manual. (UI-6e)

Citizens and Partnering Agencies are encouraged to...
- Use best practices and technologies in development and redevelopment projects to lessen negative impacts. (UI-6f)
- Install "green" alternatives for new construction, such as pervious pavement and green roofs. (UI-6g)

CHAPTER 12

Planning for
Community Services

Objectives, Policies, and Action Plan for:

Education

Libraries

Emergency Services

Health Care

Human Services

Public Health

Goal for Community Services

Provide accessible community services and facilities

county-wide and meet the specific human services and

public health needs of all county residents.

Introduction

Community services and facilities are essential to the "quality of life" in Chester County. This network of services is critical to the health, safety, and well-being of the population. Community services consist of three major components: community facilities, public health and human services. Community facilities consist of schools, libraries, emergency services management, police, fire and ambulance companies, and hospitals.

Community services are supportive to the other plan elements of Landscapes2. They affect and are affected by land use trends, housing, transportation, the natural environment, and the economy of the county. The main purpose of addressing community services in Landscapes2 is to integrate them into the other elements and issues of the plan.

The locations of community facilities impact their accessibility and use by the local community. The facilities should be centrally located within their service area and clustered together to serve multiple purposes. There must be a delivery network so that services can be delivered efficiently to clients. Emergency workers must be able to get to accident locations quickly.

Many different people and organizations plan and provide the community services we depend upon. The relationship of these services to development trends and overall issues facing the county is an important component of this plan. The plan can help to coordinate the detailed planning being done at the institutional and local level by all the providers.

Community services need to be integrated into all elements of the plan.

▶ **Issues**
See **Community Services** issues

www.Landscapes2.org/issues/ ComServ.cfm

Education

Objective

CS 1:
Education

Promote the development and maintenance of school facilities and programs to ensure high quality educational opportunities.

Policies

CS 1.1 Promote communication, cooperation, and sharing of information between school districts and municipalities to improve planning for future school facilities and programs.

CS 1.2 Support a public school financing system that is fair and equitable, and levels the tax burden among residents of all school districts.

CS 1.3 Promote cooperation between school districts and employers to improve skills development by providing opportunities for internships and job experiences.

CS 1.4 Promote cooperation between colleges and employers to prepare students for the workforce and match graduates to jobs.

CS 1.5 Encourage cooperation among colleges, county and municipal governments, and non-profit organizations to provide cultural programs to the community.

CS 1.6 Encourage increased cooperation among school districts, colleges, and businesses for delivering educational programs to students through the use of new technology.

CS 1.7 Plan for the development of new school facilities within designated growth areas and as an integral part of mixed-use neighborhoods, to provide greater accessibility, reduce busing distances, and encourage walking or biking to school.

CS 1.8 Encourage cooperation between school districts and municipalities for joint planning, development, and maintenance of neighborhood recreational facilities.

CS 1.9 Encourage school districts to participate in multi-municipal planning efforts to increase coordination.

Education

> The county will partner with municipalities and school districts to properly plan for future education needs.

Action Plan

Chester County will...
- Partner with school districts to plan for future needs by sharing demographic and land development information. (CS-1a)
- Provide tools and technical assistance to school districts and municipalities to coordinate school and community development planning, to reduce busing, facilitate alternative means of student travel to school, and increase after school use of school facilities. (CS-1b)

Municipalities should...
- Establish a formal relationship with the school district to regularly communicate and share information about school plans and programs, and approved municipal subdivision and land development plans. (CS-1c)
- Permit new schools to be incorporated within residential areas through zoning ordinance amendments. (CS-1d)
- Identify sites for future schools through the use of the municipal official map. (CS-1e)

Citizens, institutions, organizations, and the private sector are encouraged to...
- Support changes to state legislation that reduce the role of property taxes for funding public schools. (CS-1f)
- Create summer school enrichment programs to offer special courses not taught during the school year. (CS-1g)
- Cooperate with school districts to offer alternative education programs. (CS-1h)
- Develop partnerships between school districts and businesses to provide internships and work experience for students. (CS-1i)
- Partner with neighboring municipalities to ensure that college and university development plans are compatible with the community. (CS-1j)

Libraries

Objective

CS 2:
Libraries

Increase access to library facilities serving as important resource centers for communities.

Policies

CS 2.1 Continue to expand the availability of technology resources at libraries to the public.

CS 2.2 Encourage public/private partnerships, including volunteers, to expand library resources and services to meet local community literacy needs.

CS 2.3 Explore the use of school libraries by the public after school hours.

CS 2.4 Encourage the expansion of library facilities in urban landscapes and suburban and rural centers to meet the needs of a growing population.

Action Plan

Chester County will…
- Expand and update library services that will be accessible through the district center and all branch libraries throughout the county. (CS-2a)
- Maintain computer systems and provide connectivity between all county-system libraries to provide accessibility of services to the public. (CS-2b)

Municipalities should…
- Budget annual funds to support community libraries. (CS-2c)

Citizens, institutions, organizations, and the private sector are encouraged to…
- Create partnerships between the county library system and public school districts to make services and resources available to the local community. (CS-2d)
- Volunteer at local libraries to teach reading and language skills to community residents. (CS-2e)

Create partnerships between the county library system and public school districts to make services and resources available to the local community.

Emergency Services

Objective

CS 3:
Emergency Services

Maintain a coordinated emergency services system to protect the health and safety of all citizens by initiating preventive measures and ensuring a rapid response to all emergencies.

Policies

CS 3.1   Develop and maintain coordinated plans for responding to major disasters and threats.

CS 3.2   Provide support to municipalities to prepare and maintain emergency preparedness plans and programs.

CS 3.3   Provide sufficient funding for technology, equipment, and training to enable emergency personnel to respond to incidents in a timely manner to protect public health and safety.

CS 3.4   Maintain a state-of-the-art communications center to enable rapid and coordinated responses to emergencies.

CS 3.5   Educate the public and businesses on disaster prevention and preparedness, and maintain an emergency communication system to alert and inform the public during an incident.

CS 3.6   Ensure the safe use, storage, and transportation of hazardous materials and provide adequate response to incidents.

CS 3.7   Support an adequate core of first responders, including local volunteers, to support the fire and ambulance emergency response system.

CS 3.8   Encourage multi-municipal cooperation to provide efficient and cost effective police coverage and new police service to meet the needs of an increasing population.

CS 3.9   Encourage municipalities to adopt and enforce regulations to reduce flooding and prevent flood related emergencies.

Emergency Services

Action Plan

Achieve a consistent and coordinated emergency operations plan.

Chester County will…
- Coordinate and fund municipal emergency operations plans for consistency with the county emergency operations plan. (CS-3a)
- Provide training opportunities for all emergency services personnel to obtain and maintain certification to perform their duties. (CS-3b)
- Update the centralized communications center to maintain state of the art technology to dispatch and support responders for all emergency incidents. (CS-3c)

Municipalities should…
- Initiate cooperative agreements to provide police services on a multi-municipal basis. (CS-3d)
- Establish dedicated funding sources for emergency services employees and volunteer fire and ambulance companies that serve their community. (CS-3e)
- Keep road signs current and clearly visible to ensure emergency responders can locate incident sites without delays. (CS-3f)

Citizens, institutions, organizations, and the private sector are encouraged to…
- Volunteer and make donations to local emergency service providers. (CS-3g)
- Keep adequate supplies on hand and be prepared for possible emergencies. (CS-3h)

Objective

CS 4: Health Care

Maintain and enhance the quality of health care facilities and services and improve accessibility to all county residents.

Policies

CS 4.1   Provide sufficient medical facilities to meet the needs of a growing population.

CS 4.2   Promote coordination among hospitals for the optimum utilization of facilities and services, including the development of specialized facilities, such as a trauma center.

Action Plan

Chester County will…
• Participate and advocate for the Chester County Trauma Initiative. (CS-4a)

Municipalities should…
• Update zoning ordinances to adequately provide for health care facilities, such as ambulatory surgery centers and diagnostic imaging centers, within priority locations in urban or suburban centers. (CS-4b)

Citizens, institutions, organizations, and the private sector are encouraged to…
• Create public/private partnerships to provide affordable and accessible medical and dental care for disadvantaged residents. (CS-4c)

Objective

CS 5:
Human Services

Integrate services and programs addressing the physical, mental, and behavioral health needs of all people.

Policies

CS 5.1   Ensure adequate funding sources, including innovative partnerships with foundations, to support the county's increasing human services needs.

CS 5.2   Encourage municipalities to provide an opportunity for a variety of housing options for people with special needs so that these residents can be integrated into all aspects of community life.

CS 5.3   Encourage the development of adult day care centers and in home services to provide alternatives to more expensive residential care facilities.

CS 5.4   Encourage human services providers to locate in designated growth areas where they are readily accessible to clients through a variety of transportation means.

CS 5.5   Encourage multi-use facilities that can provide a variety of services to meet many common human service and health needs.

CS 5.6   Encourage co-location of services and expanded public transportation, including paratransit, which improve accessibility to services by all residents.

CS 5.7   Encourage partnerships between provider agencies and businesses to identify job opportunities for all residents, especially those residents with special needs.

CS 5.8   Encourage partnerships between educational institutions and human service providers to develop and maintain a diverse workforce to meet the needs of human services employers.

CS 5.9   Encourage community groups/volunteers to provide support to supplement the work of professional staff at shelters and other facilities serving special needs populations.

CS 5.10   Ensure that "at risk" youth have access to supervised after school activities at neighborhood facilities.

CS 5.11   Encourage family and client participation in all areas of human services, including planning and service delivery.

Human Services

Action Plan

Chester County will…
- Provide extended office hours and flexible work schedules to increase public access to human services departments. (CS-5a)
- Partner with businesses and local colleges to educate and train young workers for careers in human services fields. (CS-5b)

Municipalities should…
- Ensure that ordinances do not unfairly restrict individuals with disabilities from accessing housing of their choice within residential neighborhoods. (CS-5c)

Citizens, institutions, organizations, and the private sector are encouraged to…
- Provide community based after school programs for local youth. (CS-5d)
- Volunteer to mentor at-risk youth and provide guidance for healthy lifestyle choices. (CS-5e)
- Create partnerships between businesses and the special needs community to match workers with existing jobs. (CS-5f)
- Provide affordable office space for human service provider agencies that is accessible to local clients. (CS-5g)
- Develop "Americans with Disabilities Act" (ADA) compliant housing for residents with special needs to enable them to live in neighborhoods of their choice. (CS-5h)

The county will improve public accessibility to human services.

Public Health

Objective

CS 6:
Public Health

Create and maintain healthy communities that promote physical activity, provide a safe environment, and keep the public well informed about healthy lifestyles and behaviors.

Policies

CS 6.1   Promote Smart Growth community design strategies that encourage physical activity and social interaction.

CS 6.2   Support the development of sidewalks and trails that enhance safety and enable physical activity during the course of daily life.

CS 6.3   Support alternatives to automobile travel in order to reduce the negative health impacts of air pollution.

CS 6.4   Encourage citizens to use the local park system for regular outdoor activity.

CS 6.5   Create clean and safe environments that manage the populations of insects and other animals that spread diseases.

CS 6.6   Promote maintenance of on-lot sewer and water facilities to protect environmental health.

CS 6.7   Protect the safety of the food supply from production to consumption.

CS 6.8   Support access to fresh food in all neighborhoods and provide education about good nutrition.

CS 6.9   Improve accessibility to health care services throughout the county.

CS 6.10 Provide education programs about disease prevention, good nutrition, and healthy lifestyles and provide health clinics to increase immunizations, health screenings, and treatment to decrease the incidence of chronic and communicable diseases.

CS 6.11 Educate the public about the benefits of an active lifestyle and encourage participation in wellness programs.

CS 6.12 Ensure preparedness to respond to major public health emergencies by planning and training for deployment and distribution of necessary medical supplies.

CS 6.13 Encourage partnerships between the county, municipalities, non-profit organizations and health foundations to promote wellness.

Public Health

Action Plan

Chester County will...
- Inspect individual on-lot sewage systems to ensure proper installation and maintenance and provide outreach to the public about the importance of maintaining these systems. (CS-6a)

- Conduct training drills to ensure readiness to provide medical supplies to the public during a major public health emergency. (CS-6b)

Municipalities should...
- Require compact development with sidewalks and create trails that expand opportunities for walking and other physical activity. (CS-6c)

Citizens, institutions, organizations, and the private sector are encouraged to...
- Volunteer with local food banks and other programs to distribute food to disadvantaged families. (CS-6d)

- Provide local access to fresh fruits, vegetables and other healthy foods for all residents. (CS-6e)

- Participate in wellness programs that provide physical activity for all residents. (CS-6f)

CHAPTER 13

Planning for
Economic Development

Objectives, Policies, and Action Plan for:

| Business Retention and Expansion |

| Business Growth and Development |

| Economic Infrastructure |

| Workforce Development |

| Economic Growth Management |

| Planning and Coordination |

Goal for Economic Development

Support a strong and diverse economy through

sustainable development practices, to attract, grow, and

retain business and industry, create jobs, and maintain

the quality of life that has made Chester County an

attractive place to live and work.

Introduction

"The competition for economic growth is acute. Companies in Chester County and Pennsylvania can place their job growth and investment capital anywhere – and other regions would welcome them and are making improvements to accommodate them. We must take the steps necessary to have these businesses grow here."

WILLIAM HANKOWSKY
Chairman, President & CEO
Liberty Property Trust
8/16/07 – testimony before the PA State Transportation Commission

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Chester County serves as the economic engine of the state.

A strong economy

Chester County has traditionally enjoyed a strong, stable, and diverse economy. Employment and other economic indicators are consistently among the best in the region, and better than those of the state and nation. The diversity of our economy is a major factor in the prosperity that Chester County enjoys. Chester County contains some of the major employment centers of the metropolitan region, and is no longer merely a bedroom suburb of the city. Not dominated by a single industry or sector, the county is less vulnerable to fluctuations in the business cycle. There have been changes, however, in recent years, which are presenting challenges to economic growth and stability. Preserving Chester County's desirability as a place to live, work, and locate a business is critical to maintaining its favorable economic standing.

Business retention and expansion

In recent decades, the economic base in Chester County has shifted from one dominated by manufacturing enterprises to a retail and service based economy. A series of industry clusters now exist within the county. The biotechnology, information technology (IT), and financial sectors have experienced significant expansion. Providing continued support to these businesses is critical to retaining them in Chester County. Technological advances have brought major changes to the manufacturing sector, and those businesses that have remained in the county must continuously update their processes in order to remain competitive.

▶ **Issues**
See **Economic Development** issues

www.Landscapes2.org/issues/
EconDev.cfm

Business growth and development

In order to attract businesses, and start and develop new ones in Chester County, a basic system of infrastructure must exist to support those businesses, their employees, and their customers. An updated and reliable transportation infrastructure, including highways, bridges, and public transit services, is critical to sustaining economic growth. Also, a major factor that currently limits economic growth is the lack of public sewer and water service in many parts of the county.

Workforce development and retention

The most important resource for businesses is a skilled and educated workforce. Chester County, and much of southeast Pennsylvania, is home to a highly skilled and well-educated population, providing a major incentive for businesses to locate here. Rapidly changing technology dictates that workers have access to ongoing education and training opportunities to keep businesses competitive. Also, population trends indicate that the county's population is aging, as Pennsylvania is a destination of choice for retirees. Many college graduates and young professionals choose to locate in other areas where there are more entry level jobs and more affordable housing options.

Revitalization investment

Revitalizing the county's urban centers is an important counterpart to preserving valuable open space resources, a priority under Landscapes2. Redevelopment of urban areas can also be a driver of economic growth. Urban areas typically provide the infrastructure systems that support businesses, yet improvements are needed in many areas to support continued growth. Redevelopment of abandoned or underutilized urban properties also creates opportunities for the development of moderately-priced housing to meet the needs of the county's service sector, education, health care, and emergency response workers.

Comprehensive Actions

Supporting a strong and diverse economy in Chester County is a complex undertaking. Effectively managing such development opportunities requires a balance between preservation, growth, resources, and support.

The following actions address economic development from a comprehensive approach. These global actions transcend any particular objective and are therefore presented separately from other actions that are applicable to a specific objective.

Chester County will…
- Create and coordinate a county-wide advisory group to address community and economic development issues and planning, which should include representation from county departments, economic development specialists, private sector businesses, and educational institutions. (ED-0a)

- Fund and expand the Small Business Assistance Program to create jobs and sustain small businesses. (ED-0b)

Municipalities should…
- Investigate and use tax abatement programs, such as the Pennsylvania Local Economic Revitalization Tax Assistance (LERTA) and Tax Increment Financing (TIF) programs to support revitalization of deteriorated areas. (ED-0c)

Citizens are encouraged to…
- Shop at local retail and service establishments. (ED-0d)

- Buy fresh produce grown locally through community supported agriculture. (ED-0e)

Comprehensive actions apply to all economic development objectives:

▶ Business Retention and Expansion

▶ Business Growth and Development

▶ Economic Infrastructure

▶ Workforce Development

▶ Economic Growth Management

▶ Planning and Coordination

Business Retention and Expansion

Objective

ED 1:
Business Retention and Expansion

Promote the retention, expansion, and ongoing support of existing businesses to sustain the tax base and provide a diversity of employment opportunities.

Policies

ED 1.1 Recognize the diverse and changing needs of the business community and provide the support that is appropriate for each industry sector.

ED 1.2 Promote the development of specialized flex-space and laboratory facilities among high priority existing and emerging industries, and provide opportunities for creation and expansion of innovative technologies.

ED 1.3 Facilitate communication between businesses, public agencies, economic development entities, and residents to create an environment that supports retention and expansion of industry.

ED 1.4 Recognize the globalization of the local economy while supporting the local and regional market base for county businesses.

ED 1.5 Promote the importance of agriculture to the local economy, and maintain farming as a viable industry through land use policies and regulations, technical assistance, community education, and funding through existing programs.

Business Retention and Expansion

Action Plan

Chester County will…
• Expand staff support and technical assistance to the **Agricultural Development Council** to promote retention of agricultural jobs. (ED-1a)

Municipalities should…
• Partner with public and private-sector entities to develop and/or retrofit commercial and industrial facilities to meet the specialized needs of high priority and emerging industries. (ED-1b)

• Permit expansion and upgrade of food processing facilities that support the agricultural industry throughout the county. (ED-1c)

Partnering agencies and businesses are encouraged to…
• Provide assistance to life-science, bio-technology, information technology or other growth industries to locate or expand within a Keystone Innovation Zone. (ED-1d)

• Promote the Pennsylvania Business Retention and Expansion Program (BREP) or similar services to the local business community. (ED-1e)

Comprehensive actions…
• Comprehensive actions apply to all economic development objectives.

Business Growth and Development

Objective

ED 2:
Business Growth and Development

Promote the growth and development of new businesses, and maximize opportunities for locally, regionally, and globally competitive economic growth to occur through sustainable development practices.

Policies

ED 2.1   Encourage new and developing businesses to incorporate a sustainability model into facilities and operations planning, for the long term economic, social, and environmental benefits to the greater community.

ED 2.2   Promote the growth and development of the Smart Energy program through comprehensive workforce and economic development support.

ED 2.3   Promote mixed-use development and redevelopment, especially in designated growth areas, to provide opportunities for commercial and residential land uses to be complementary; and to target new businesses to areas of existing infrastructure systems.

ED 2.4   Support local economic and workforce development entities to secure business start-up and development capital and technical assistance through state and federal programs.

ED 2.5   Promote the redevelopment of vacant or underutilized commercial and industrial facilities for use by new or expanding businesses, and support efforts to acquire funding for environmental remediation.

Business Growth and Development

The county will partner with municipalities and the business community to promote economic expansion.

Action Plan

Chester County will…
Partner with municipalities and the private sector to secure redevelopment funding for economic expansion through the federal **Brownfields Economic Development Initiative (BEDI)**, or other redevelopment funding programs. (ED-2a)

Municipalities should…
- Provide development incentives and regulatory flexibility to attract businesses and create jobs within the local jurisdiction. (ED-2b)
- Permit and encourage preservation and adaptive re-use of historic properties, and use of available rehabilitation tax credits, as economic development tools. (ED-2c)
- Approve the expansion or upgrade of utility infrastructure within designated economic development zones and growth areas. (ED-2d)

Partnering agencies and businesses are encouraged to…
- Participate in the Smart Energy Initiative of Southeast Pennsylvania. (ED-2e)
- Use the services available through the **Kutztown Small Business Development Center** to assist with business start-up activities. (ED-2f)
- Provide assistance through the Pennsylvania Next Generation Farmer Loan program or other agricultural support funding for the start up of new farming operations. (ED-2g)
- Provide funding and program support for the establishment or expansion of emerging energy industry operations in the county. (ED-2h)

Comprehensive actions…
- Comprehensive actions apply to all economic development objectives. ▶ Page 185

Economic Infrastructure

Objective

ED 3:
Economic Infrastructure

Provide support for economic activities through improvements to major infrastructure systems in designated growth areas.

Policies

ED 3.1   Support maintenance and improvements to municipal and county-wide systems that support business and industry, including transportation, utilities, stormwater management, protected open space, and recreation.

ED 3.2   Promote a mix of housing options, including workforce housing, that is accessible to public transit and employment centers, to accommodate the demands from all sectors for a diversified workforce.

ED 3.3   Promote the historic, scenic, and cultural heritage of the county to maintain its status as a destination of choice for employers, workers, residents, and visitors.

ED 3.4   Support the upgrade of aviation facilities to meet the projected long term needs of the business community.

ED 3.5   Promote improvements to roadways and bridges, public transit, and non-motorized forms of transportation to increase the accessibility of jobs to workers.

Economic Infrastructure

Action Plan

Chester County will…
- Identify transportation projects of critical importance to the business community within the **Chester County Transportation Improvements Inventory (TII)** report. (ED-3a)

- Study and make recommendations concerning the maintenance and expansion of rail freight service in the county. (ED-3b)

- Coordinate the upgrade or expansion of public sewer and water infrastructure, within designated growth areas, consistent with county-wide and local economic development goals. (ED-3c)

Municipalities should…
- Partner with developers to provide open space and recreation amenities as an integral component of commercial, office, and industrial centers. (ED-3d)

Citizens are encouraged to…
- Rehabilitate and reuse privately-owned historic sites and buildings for the development or expansion of local businesses. (ED-3e)

Comprehensive actions…
- Comprehensive actions apply to all economic development objectives.

Objective

ED 4:
Workforce Development

Promote an effective and coordinated workforce development system.

Policies

ED 4.1 Support the strategic initiatives of the Chester County Workforce Investment Board that address county-wide labor market needs.

ED 4.2 Promote job creation through small business assistance and other entrepreneurial programs.

ED 4.3 Support partnerships and skills training opportunities for new and incumbent workers, particularly within targeted industry clusters.

ED 4.4 Improve connections between jobs and workforce housing, including alternative means of transportation, as well as bicycle/walking trails, ride-sharing, and expanded public transit options.

ED 4.5 Support the critical connection between the K-12 education system, advancing technologies, and the demand for a highly skilled work force.

ED 4.6 Support partnerships between educators and employers intended to facilitate flexible and effective transitions from education to self-sustaining employment.

ED 4.7 Encourage businesses to explore the feasibility of providing employer-assisted housing benefits to employees, to address the housing needs of a highly diversified workforce.

Workforce Development

Action Plan

Chester County will...
- Provide staff and administrative support to the **Chester County Workforce Investment Board**. (ED-4a)

- Coordinate with workforce partners on training initiatives related to the Smart Energy program development and distribution. (ED-4b)

- Allocate funding for education and training programs for disadvantaged youth. (ED-4c)

- Provide demographic and employment data to support the planning and implementation of workforce development programs. (ED-4d)

Municipalities should...
- Provide opportunities for local job creation through the expansion of business development programs. (ED-4e)

- Partner with employers and developers to create housing that supports the workforce in the local community. (ED-4f)

- Inform residents about local education and training opportunities. (ED-4g)

Citizens are encouraged to...
- Participate in county, state, and employer sponsored skills training, job development, and re-employment programs. (ED-4h)

Partnering agencies and businesses are encouraged to...
- Provide internships and continuing education programs that meet the needs of students and local businesses. (ED-4i)

Comprehensive actions...
- Comprehensive actions apply to all economic development objectives.

Economic Growth Management

Objective

ED 5:
Economic Growth Management

Promote economic development activities that are consistent with county-wide land use goals, sustainable development practices, and the **Pennsylvania Keystone Principles for Growth, Investment & Resource Conservation**.

Policies

ED 5.1   Integrate economic development planning with land use planning and target commercial and industrial uses to designated growth areas.

ED 5.2   Provide support and technical assistance to existing and proposed agricultural operations and ensure that land development patterns and regulations do not limit the expansion of farms or the continuation or development of farm-support businesses.

ED 5.3   Promote land use regulations that encourage compact, mixed-use development in close proximity to mass transit to maximize residents' and workers' accessibility to businesses through the use of public transit.

ED 5.4   Encourage municipalities within designated growth areas to reserve opportunities for, and provide incentives to attract businesses and spur economic growth.

ED 5.5   Support transportation and other infrastructure improvements that provide support for downtown business districts in the fifteen boroughs and the City of Coatesville.

ED 5.6   Encourage municipalities to plan for walkable, mixed-use communities that will foster the establishment of local, neighborhood-oriented businesses.

ED 5.7   Support expansion of local passenger rail service to the City of Coatesville and far western suburbs to encourage revitalization of the urban centers along the Route 30 corridor.

ED 5.8   Coordinate planning efforts for transportation and other infrastructure improvements needed to accommodate projected growth within Route 202 Section 300 and other priority growth corridors.

Economic Growth Management

Action Plan

Chester County will…
- Expand funding and technical assistance for revitalization planning and development within the 15 boroughs and the City of Coatesville. (ED-5a)
- Partner with public and private entities to identify sites that are appropriate for business and industrial development within designated growth areas. (ED-5b)
- Partner with the economic development specialists and local officials in efforts to redevelop properties within state identified **Keystone Opportunity Zones**. (ED-5c)

Municipalities should…
- Amend ordinances to permit businesses to start up, relocate, or expand in close proximity to public transit and pedestrian facilities. (ED-5d)
- Engage in multi-municipal planning efforts that seek to balance commercial development, infrastructure improvement, open space preservation, and high density residential development. (ED-5e)
- Identify brownfield and greyfield properties that have potential for redevelopment as industrial, office, or retail-commercial uses. (ED-5f)

Citizens are encouraged to…
- Lend support to redevelopment and revitalization efforts in the local community. (ED-5g)

Comprehensive actions…
- Comprehensive actions apply to all economic development objectives.

The county will continue to fund and provide technical assistance for revitalization to our urban centers.

Objective

ED 6:
Planning and Coordination

Create a system of cooperative planning that coordinates economic development efforts with the disciplines of community planning and development, and workforce investment, to strengthen and support the local and regional economy.

Policies

ED 6.1   Promote the sharing of resources and cooperation between county departments and other entities related to economic improvement and workforce development initiatives.

ED 6.2   Coordinate Chester County resources with federal, state and other local programs and funding to promote a comprehensive approach to revitalization in the urban centers.

ED 6.3   Create opportunities for communication and coordination, and partnerships between the business, education, government, and workforce development sectors.

ED 6.4   Support economic development planning efforts that involve multiple jurisdictions and address regional issues and concerns.

The county will develop an economic development strategy.

Action Plan

Chester County will…

- Partner with the **Chester County Workforce Investment Board** and **Chester County Economic Development Council** to provide services and support through the Industry Partnerships program. (ED-6a)

- Create a county-wide economic development strategy by coordinating resources and planning among county departments, workforce development entities, economic development specialists, the private sector, and educational institutions. (ED-6b)

Municipalities should…

- Partner with the county and economic and community development entities to develop comprehensive plans and ordinances that create opportunities and incentives for business growth, retention, and expansion. (ED-6c)

- Create a comprehensive strategy for revitalization within urban landscapes consistent with the Keystone Principles and coordinate local resources with the Pennsylvania Main Street, Pennsylvania Elm Street, other similar programs. (ED-6d)

Citizens are encouraged to…

- Use resources available through local and regional educational institutions for continuing education, skills development, and networking opportunities. (ED-6e)

Comprehensive actions…

- Comprehensive actions apply to all economic development objectives. ▶ Page 185
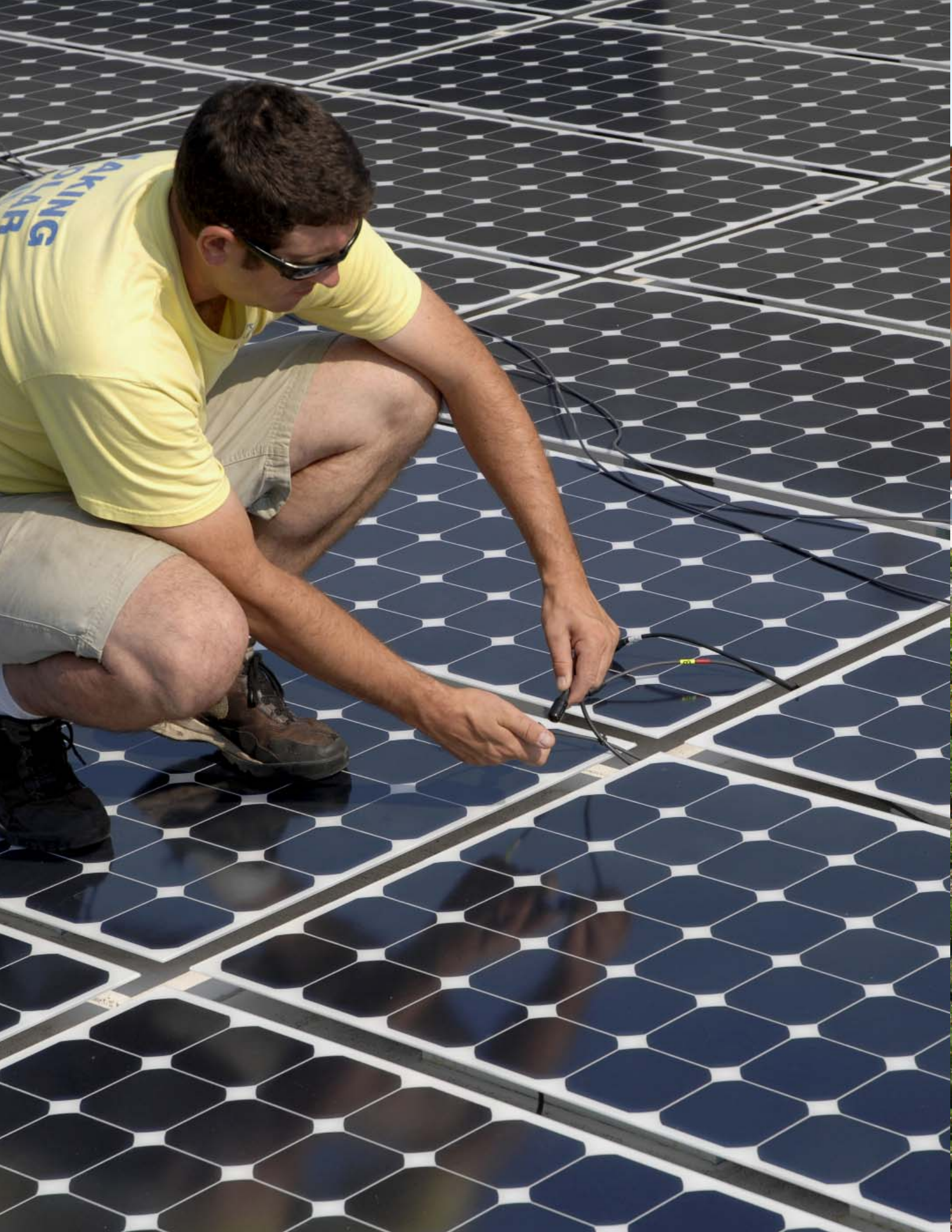
CHAPTER 14

Planning for
Energy Conservation

Objectives, Policies, and Action Plan for:

| Reducing Demand and Consumption |

| Improving Energy Efficiency |

| Revitalization, Reuse and Recycling |

| Alternative and Sustainable Energy Generation |

| Energy Conservation Practices |

Goal for
Energy Conservation

Through sound planning practices and design, promote

the use of green technologies in construction, and

encourage the use of energy efficient technology

and consumer education to promote sustainable

development that minimizes energy consumption and

incorporates the use of renewable energy resources.

Introduction

Chester County residents and business have become more concerned with the role that energy is playing in transportation, land use, the environment, and the economy. This reflects statewide trends, which, in 2000, resulted in a revision to Pennsylvania Act 247, the Municipalities Planning Code. This revision now encourages municipal and county comprehensive plans to include an energy conservation plan element.

▶ **Issues**
See **Energy Conservation** issues

www.Landscapes2.org/issues/
EnergyCon.cfm

Reducing Demand and Consumption

Objective

EC 1:
Reducing Demand and Consumption

Promote energy conservation that reduces both demand and consumption by individual consumers, the county, and other public and private entities.

Policies

EC 1.1   Encourage an appropriate development mix, density, diversity, and neighborhood design to reduce energy demand and consumption using **Smart Growth** principles.

EC 1.2   Promote mixed-use and transit-oriented development that facilitates multi-purpose trips and alternative modes of transportation.

EC 1.3   For county government facilities, reduce energy consumption when purchasing supplies and equipment, or when upgrading physical plant elements such as lighting, heating, or cooling systems.

EC 1.4   Locate similar county services in close proximity to one another and near mass transit service to reduce vehicular travel demand.

EC 1.5   Promote energy conservation by reducing traffic congestion through initiatives such as commuter rail, ridesharing, carpooling, park-and-rides, on-site-day care, and through use of the Complete Streets and Intelligent Transportation programs.

EC 1.6   At major employment centers, promote travel demand management strategies such as telecommuting, flex time, ridesharing, on-site daycare, and compressed work week schedules.

EC 1.7   Provide facilities and infrastructure for bicycling, walking, rail, and ridesharing, in coordination with improvements to mass transit such as greater frequency of trips, and improved coordination of multi-modal connections.

EC 1.8   Promote bicycle infrastructure and facilities in the planning of streets and buildings.

EC 1.9   Promote practices and technologies that reduce wastewater, grey water, solid waste, and other waste stream components.

EC 1.10   Support programs such as curbside pickup and free-cycling, which offer consumers opportunities to re-use materials slated for disposal.

EC 1.11   Support public outreach that encourages energy saving practices at home, at school, and at the work place.

(Policies continued on next page.)

Reducing Demand and Consumption

(Policies continued from previous page.)

EC 1.12 Support construction and development projects that implement energy conservation and innovative green technology, including demonstration projects and programs.

EC 1.13 In commercial, industrial and agricultural operations, promote the sharing of materials, facilities, and energy, and the use of green technologies and materials such as biodegradable plastics and reduced packaging.

Action Plan

Chester County will…
- Promote **Smart Growth** principles when pursuing the development of county buildings and projects. (EC-1a)
- Install alternative transportation facilities when constructing or upgrading county facilities. (EC-1b)
- Reduce energy consumption through the purchase of supplies and equipment, or when upgrading physical plant elements such as lighting, cooling or heating systems. (EC-1c)
- Locate similar services in close proximity to each other, and near mass transit and pedestrian facilities. (EC-1d)
- Reduce the amount of energy used in buildings and commuting through flex time and compressed work week schedules. (EC-1e)

Municipalities should…
- Update comprehensive plans to address energy conservation. (EC-1f)
- Complete energy audits of municipal buildings and facilities. (EC-1g)
- Update municipal regulations and ordinances that implement Smart Growth principles. (EC-1h)
- Inform residents about strategies for conserving energy. (EC-1i)
- Locate municipal services near mass transit and pedestrian facilities. (EC-1j)
- Reduce energy consumption through the purchase of supplies and equipment, or when upgrading physical plant elements such as lighting, cooling or, heating systems. (EC-1k)
- Upgrade and improve municipal recycling. (EC-1l)

Citizens are encouraged to…
- Implement energy conservation at home and at work. (EC-1m)
- Carpool and use public transportation. (EC-1n)

The county will reduce its energy consumption in its buildings and facilities.

Objective

EC 2:
Improving Energy Efficiency

Promote innovative technologies and practices that improve energy efficiency and cost effectiveness.

Policies

EC 2.1   Promote energy efficiency standards, such as Leadership in Energy and Environmental Design (LEED) and Energy Star certification for buildings, properties, and neighborhoods in land development, construction, rehabilitation and restoration.

EC 2.2   Continue to support weatherization programs that allow residents the opportunity to improve energy efficiency in their homes.

EC 2.3   Establish a minimum fuel efficiency requirement for procurement of all county vehicles and explore the use of alternative fuel technologies for county and other fleet vehicles, including automobiles, buses, boats, and trucks to a less carbon-intensive fuel.

EC 2.4   Promote the efficient use of parking facilities in municipal planning and zoning through parking management strategies, such as flexible minimum parking requirements, and parking facilities that are shared by adjacent uses.

EC 2.5   Encourage the use of green and renewable energy technologies in public utility facilities.

EC 2.6   Promote coordinated planning between municipalities and utility providers in order to locate utility infrastructure close to existing developed areas and urban centers.

EC 2.7   Provide more efficient energy conversion, storage, and transmission by upgrading power supply infrastructure to meet anticipated consumption increases due to telecommuting and electric powered vehicles.

EC 2.8   Promote the use of alternative wastewater treatment and disposal technologies that decrease water consumption, increase water reuse, and improve the efficiency of conventional wastewater treatment.

EC 2.9   Encourage school districts to reduce energy demands through efficient bus routes, safe walking routes to school, upgrades to the fuel efficiency of bus fleets, and the efficient use of energy in buildings, athletic fields and property management.

(Policies continued on next page.)

Improving Energy Efficiency

(Policies continued from previous page.)

EC 2.10 Encourage commercial, industrial, and agricultural operations to improve the efficiency of trucks, tractors, and other work vehicles, and upgrade the overall efficiency of shipping, hauling, or distributing goods and materials.

EC 2.11 Encourage the construction of buildings and industrial facilities that employ total energy systems in their design, in order to capture and use "waste" heat that would otherwise be lost.

EC 2.12 Support the development and installation of energy efficient technologies used in agriculture, such as mushroom operations and on-farm processing and packaging operations.

EC 2.13 Promote energy efficiency gains in the mushroom industry.

Action Plan

Chester County will...
- Implement commuting management strategies, including carpooling and parking incentives. (EC-2a)
- Install energy efficient systems when constructing or renovating county buildings and structures. (EC-2b)
- Establish a municipal grant program to support emerging innovative green technologies. (EC-2c)
- Establish a minimum average fuel efficiency standard for the procurement of the county's fleet of vehicles. (EC-2d)

Municipalities should...
- Establish a minimum average fuel efficiency standard for the procurement of vehicles. (EC-2e)
- Install park and ride facilities on public lands. (EC-2f)

Citizens are encouraged to...
- Upgrade light fixtures, appliances, and physical plant elements such as lighting, cooling, or heating systems. (EC-2g)
- Weatherize homes and workplaces. (EC-2h)
- Purchase energy efficient automobiles. (EC-2i)

The county will install energy efficient systems in its buildings and facilities.

Revitalization, Reuse and Recycling

Objective

EC 3:
Revitalization, Reuse and Recycling

Promote the increased reuse and recycling of material goods, developed lands, and energy.

Policies

EC 3.1   Promote walkable communities and the development and redevelopment of brownfields, greyfields, and existing sites in designated growth areas.

EC 3.2   Encourage the adaptive reuse, green restoration, and energy efficiency of historic and other structures and properties.

EC 3.3   Promote the use of recycled and energy-conserving materials for roadway infrastructure construction and maintenance.

EC 3.4   Promote technologies that recycle waste materials in a cost efficient manner.

EC 3.5   Locate recycling centers near designated growth areas to promote the short-distance transportation of solid waste and recyclable materials.

EC 3.6   Encourage recycling service to all municipalities beyond the requirements of Pennsylvania Act 101, the Municipal Waste Planning, Recycling, and Waste Reduction Act.

EC 3.7   Support efforts to develop markets for the reuse of industrial and commercial waste materials that would otherwise be added to local landfills.

Revitalization, Reuse and Recycling

The county will expand its recycling efforts.

Action Plan

Chester County will…
- Improve efforts to recycle and reuse materials at county facilities. (EC-3a)
- Assist recycling operations in locating recycling centers in close proximity to population centers. (EC-3b)

Municipalities should…
- Support and expand recycling programs in all sectors. (EC-3c)
- Expand efforts to revitalize urban landscapes and reuse buildings and properties that include a green building component. (EC-3d)

Citizens are encouraged to…
- Recycle at home, work, and school. (EC-3e)
- Reuse materials, donate materials to charitable organizations, and participate in free-cycle groups. (EC-3f)

Alternative and Sustainable Energy Generation

Objective

EC 4:
Alternative and Sustainable Energy Generation

Promote practices and innovative green technologies that will increase the use and output of sustainable energy.

Policies

EC 4.1 Promote the use of alternative fuel powered vehicles through establishing alternative fueling stations, and retrofitting existing buildings and parking facilities to provide for new support technologies, such as vehicle plug stations.

EC 4.2 Encourage the construction and rehabilitation of buildings using alternative options for cooling such as heat pumps, geothermal wells, and insulated windows that can be opened to reduce the need for air-conditioning, and alternative heating and insulation options such as solar technologies and green roofs.

EC 4.3 Support the establishment of businesses in Chester County that are involved with the development and transmission of renewable sources of energy.

EC 4.4 Promote on-site farm energy generation such as solar, wind, methane digesters, or other alternative technologies.

EC 4.5 Support efforts to provide raw materials for the production of biofuels such as cellulosic ethanol, from local sources including tree and lawn clippings from the management of parks, public open spaces, and roadside vegetation.

EC 4.6 Promote the installation and use of alternative energy generation systems in residential and commercial buildings.

EC 4.7 Purchase a portion of the county's energy from "green" sources in order to reduce the county's carbon foot print.

Alternative and Sustainable Energy Generation

The county will purchase "green" energy.

Action Plan

Chester County will...
- Establish alternative vehicle fuel infrastructure at county facilities. (EC-4a)
- Purchase energy from sustainable and renewable sources for county facilities. (EC-4b)
- Install solar energy systems on county property. (EC-4c)

Municipalities should...
- Adopt ordinances that promote and facilitate the use and generation of alternative energy in building construction and rehabilitation. (EC-4d)

Citizens are encouraged to...
- Install alternative heating and cooling systems when constructing and rehabilitating buildings. (EC-4e)
- Purchase vehicles powered by alternative energy sources. (EC-4f)

Objective

EC 5:
Energy Conservation Practices

Support conservation practices that reduce overall energy consumption.

Policies

EC 5.1   Promote residential density, village centers, urban centers, traditional neighborhood design, and mixed-use to promote walkable communities based on Smart Growth principles.

EC 5.2   Promote transit oriented development and related infrastructure within walking distance of mass transit stops.

EC 5.3   Reduce regulations and policies within local ordinances and HOA covenants that serve to discourage energy conservation, such as restrictions against hanging laundry or seasonal mowing of low-use lawn areas.

EC 5.4   Support non-motorized transportation options, including pedestrian, bicycle, and buggy facilities, and the expansion of crosswalks, sidewalk grids, bike lanes, trail networks, and horse and buggy lanes.

EC 5.5   Promote the creation and restoration of wetlands, riparian buffers, and other green infrastructure that purifies water, reduces runoff, or provides other public benefits.

EC 5.6   Promote efforts to educate the public on the quality of tap water in order to increase the use of public water supply and decrease the use of commercially packaged water, thus reducing the waste materials associated with it.

EC 5.7   Reduce vehicle energy consumption by promoting the construction or reconstruction of schools and other public service providers within designated growth areas, and at locations that have child-safe pedestrian access.

EC 5.8   Support manufacturing operations which provide local products to nearby major urban markets, and support regional efforts to promote the sale of locally manufactured products.

EC 5.9   Encourage local fresh food production and the expansion of local market opportunities to reduce agricultural transportation energy costs and consumption.

(Policies continued on next page.)

Energy Conservation Practices

(Policies continued from previous page.)

EC 5.10 Promote urban tree planting, the reforestation of open lands, and riparian buffers to cool ambient temperatures in the summer, reduce wind impacts in the winter, and serve as a means of sequestering carbon.

EC 5.11 Serve as a leader in promoting the dissemination of information on energy conservation and alternatives to Chester County residents and businesses.

Action Plan

Chester County will…
- Develop a Chester County energy conservation action plan. (EC-5a)
- Inform county residents, businesses, landlords, and homeowner associations about the need for energy conservation. (EC-5b)
- Expand mass transit in designated growth areas to reduce vehicle miles traveled. (EC-5c)

Municipalities should…
- Provide incentives for the construction and rehabilitation of buildings that use traditional energy conservation practices, such as those which provide natural light and fresh air. (EC-5c)

Citizens are encouraged to…
- Use traditional energy conservation practices such as planting gardens, opening windows, using blankets, and drying laundry outdoors. (EC-5d)

> The county will develop an energy conservation action plan.

The Challenge Ahead of Us

By the Chester County Board of Commissioners

Chester County is facing challenging times. More so than ever before, we must use our resources wisely to achieve the Landscapes2 vision of bringing growth and preservation together. The concept of sustainability is essential in implementing our updated plan for Chester County. As we tackle the issues facing our county and move forward, we must assess and enhance the three components of sustainability: protecting our environment, growing our economy, and providing responsible government to the residents of Chester County. The interests of all three components must be balanced to ensure a sustainable future for Chester County. This goal will prove to be a great leadership challenge, but one which the County Board of Commissioners takes very seriously.

Landscapes2 policies and actions are closely aligned with the goals of the county's Strategic Plan. Together, these plans will promote sound and fiscally responsible government that promotes alternative modes of transportation, preserves open space, revitalizes urban areas, and maintains an exceptional quality of life here in Chester County.

Landscapes2 works hand in glove with *Connections*, the long range regional plan of the Delaware Valley Regional Planning Commission. Collectively, the county and the region will work together to realize our regional infrastructure investments. The plan also reflects the findings and recommendations of the Commissioners' Greenhouse Gas Reduction Task Force. Together, we will reduce energy consumption in our county facilities and work with our municipal partners to make significant reductions in greenhouse gas emissions.

We extend our appreciation and gratitude to each of the many groups and individuals who have participated in this process. Your input has helped us to develop policy that seeks to balance growth and preservation for Chester County, and to establish a course of action for county government looking ahead to 2030. We invite each of you, public, private, non-profit, corporate, and individual citizens alike, to partner with the county in the implementation of Landscapes2 and the realization of its vision. County government will lead this effort but we need your support to be successful.

We look forward to creating and enhancing many productive partnerships as we work toward building a greener and more sustainable Chester County.

The Chester County Board of Commissioners

Terence Farrell, Chairman   Carol Aichele, Commissioner   Kathi Cozzone, Commissioner

For more information:
Chester County Planning Commission
601 Westtown Road
Suite 270
P.O. Box 2747
West Chester, PA 19380-0990

Tel: 610.344.6285
Fax: 610.344.6515

www.chesco.org/planning
www.landscapes2.org

Landscapes2