

Annual Conference – PA Chapter of APA

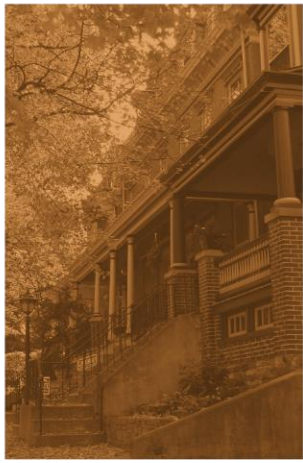
INNOVATIVE COUNTY COMPREHENSIVE PLANS

- Lancaster County
- Montgomery County
- Chester County

Monday October 21, 2019

Planning Context and State-of-the-Art Public Outreach

Lancaster County



places2040
a plan for lancaster county pa

thinking beyond boundaries

OUR JOURNEY





sacred resources



treasured places





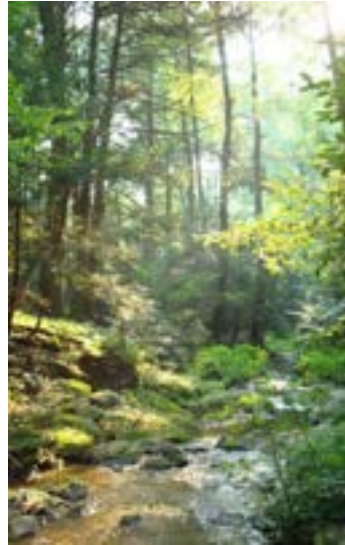
Dan Marschka / LNP



People
&
Place

We prepared this new plan because we want to keep Lancaster County special – to protect the unique identity of our people & place.

Our
Identity





Civic Engagement

Over the course of
3 years, we asked residents
what they love
and
what they want
to make better.



Over
8,000 participants
were involved
in the process





In-Person Engagement

- Over 120 presentations
- Workshops
- Focus groups
- Regional meetings
- Outreach to Plain Sect & Latino communities
- Events – McMahon, Glendening



Online Engagement

Metroquest

Phase 1: Priorities



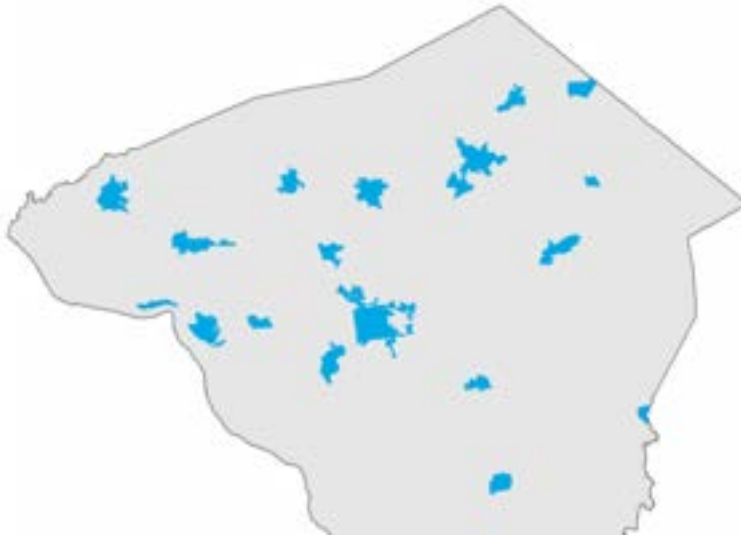
Phase 2: Scenarios



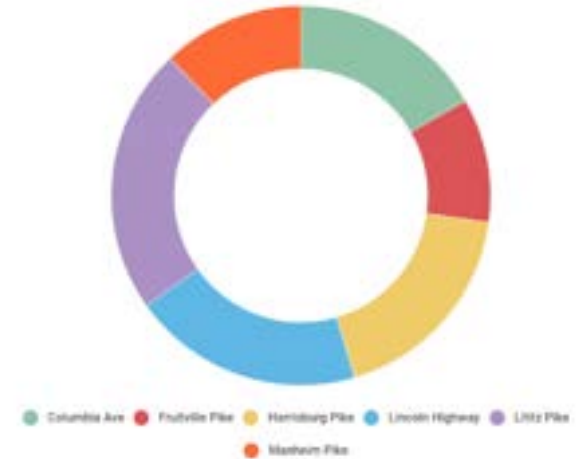
Online Engagement

“**Mini**” surveys: communities, corridors

HOW WOULD YOU MAKE OUR COUNTY'S
URBAN COMMUNITIES BETTER?



1. Which corridor would you most like to improve?



Partners for Place

Awareness, education,
and engagement

All of our vital systems
depend on
collaboration and
working together. ”



places2040

• communities • corridors • landscapes

a plan for lancaster county pa

**PARTNERS
FOR
PLACE**



It's really important to
the long-term
economic vitality of
Lancaster County. ”

Publicity & Promotion

OVER THE LAST YEAR, WE ASKED YOU...
WHAT WOULD MAKE LANCASTER COUNTY EVEN BETTER?

HERE'S WHAT YOU TOLD US.

- Improve emergency services
- Improve safety, walking, and transit
- Expand parks, trails, and natural areas
- Invest in new urban places
- Improve transit
- Improve housing

NOW HELP US CRAFT THE FUTURE YOU WANT TO SEE.

Take our new survey, and we'll work on ways to make it happen.

places2040.com

LANCASTER COUNTY PLANNING COMMISSION

Ensuring that the county remains a special place

Continue the conversation
Stay engaged

www.lancaster.com

Working Collaboratively & Thinking Beyond Boundaries
to Create **the Future** we all want to see.



places2040
LANCASTER COUNTY PLANNING COMMISSION

LANCASTER COUNTY PLANNING COMMISSION
CRAFTING THE FUTURE

In our words

Our county's future

THE ISSUE

The Lancaster County Planning Commission has issued a draft of its new comprehensive plan titled "Places 2040," which seeks to guide the county's growth beyond the next decade. As staff writer Jeff Hawkins reported in last week's *Chronicle*, LCP's plan "calls on leaders to work across municipal lines to save farmland, strengthen downtowns, improve traffic flow and address other regional challenges," including housing choice, transportation and employment. It follows up on a 2013 report that documented insufficient land use in the county's 14 urban growth areas. More than 4,000 county residents offered input on the draft plan, which is available for public review and comment at places2040.com. The county commission is expected to vote on it in the fall.

If the plan's "comprehensive plan" states you mean to take a step, you're not alone. But here's a few facts about "Places 2040" that show the beautiful scope of what's at stake:

- Land use:** Lancaster is a "Land of Settlements." This is a matter of urgency, the draft plan states, to reduce the sprawl that already clogs roads. And it means finding the land use recommendations in "Places 2040" — building "more compactly and efficiently," directing large-scale suburban development to rural areas, and increasing building density within the county's urban growth areas, which are already blighted by results of last century's Lancaster city, borough and several suburban exurban development within the same area.

Building a Better Lancaster County in 2040

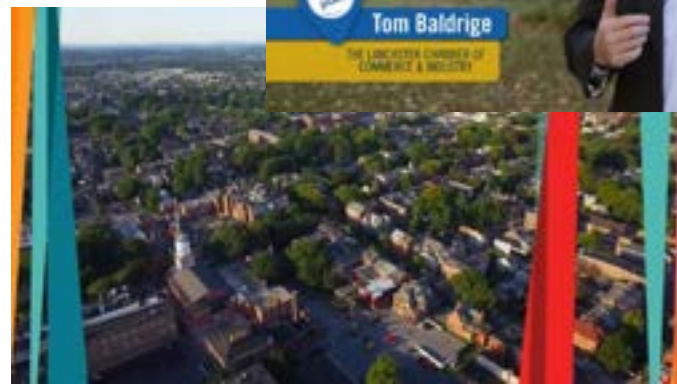
OUR IDENTITY

WHAT THE BUSINESS COMMUNITY CAN DO TO HELP MOVE THE NEEDLE

W

The Lancaster County Planning Commission has issued a draft of its new comprehensive plan titled "Places 2040," which seeks to guide the county's growth beyond the next decade. As staff writer Jeff Hawkins reported in last week's *Chronicle*, LCP's plan "calls on leaders to work across municipal lines to save farmland, strengthen downtowns, improve traffic flow and address other regional challenges," including housing choice, transportation and employment. It follows up on a 2013 report that documented insufficient land use in the county's 14 urban growth areas. More than 4,000 county residents offered input on the draft plan, which is available for public review and comment at places2040.com. The county commission is expected to vote on it in the fall.

Tom Baldrige
THE LANCASTER CHAMBER OF COMMERCE & INDUSTRY



8 Priorities for the Future



Managing growth



Urban places



Housing choice



Employment



Transportation



Parks, trails, and
natural areas



Agriculture and
farmland

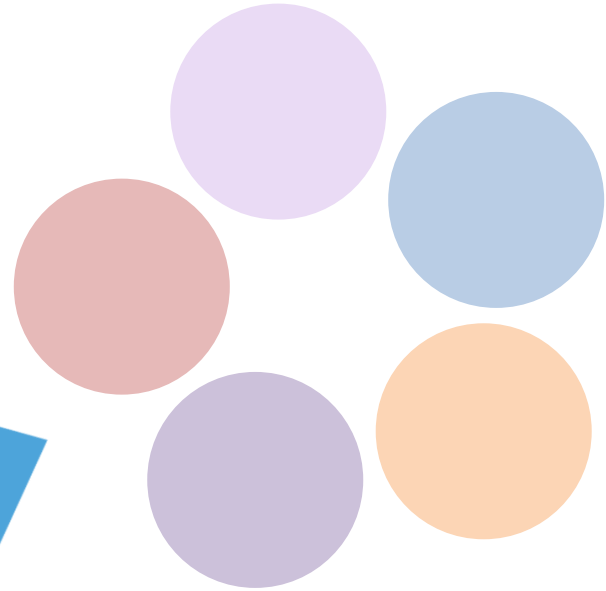


Thinking beyond
boundaries

8 Priorities (traditional silos)

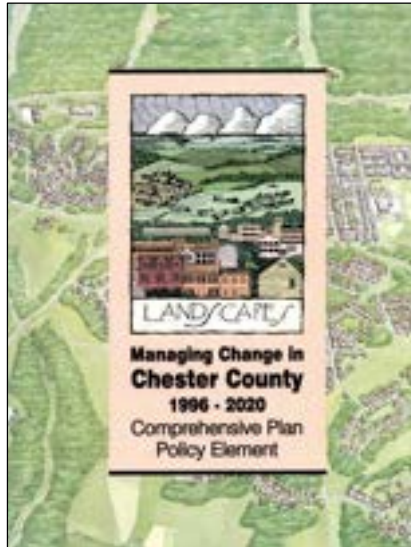


5 Big Ideas (integrated)



Chester County

Landscapes and Landscapes2



Public Input

2016

14
Stakeholder Meetings
255
Stakeholders

2017

7
Stakeholder Surveys
1,036
Survey Responses

1
Public Survey
5,978
Survey Responses

28
Community Events
700
Interactions

10
Steering Committee
Meetings
27
Members

6
Public meetings
240
Participants

2018

71
Presentations
Audiences: chambers of
commerce, municipalities,
schools, engineers, regional
groups, and more

2
Photo Contests
600
Entries



Stakeholder Teams

Preservation (39 members)

Agriculture (43 members)

Housing (39 members)

Utilities and Infrastructure (33 members)

Transportation (34 members)

Economic Development (41 members)

Community Health (34 members)



L3 Public Survey: INTRODUCTION



Between May 15 and July 5, 2017, an interactive, online public survey was conducted to help identify priorities for the future of Chester County as part of Landscapes3, the county's next long-range comprehensive plan.

The information gathered from the survey will serve as an important element in the development of Landscapes3.

L3 Public Survey: INTRODUCTION

- 5,978 individuals took the survey over the course of 51 days.
- The public was encouraged to participate through an aggressive marketing and awareness campaign.
- Screen one provided background information.



L3 Public Survey: COMMENTS ON SURVEY FORMAT

“ This is a great survey for residents to give their input rather than just board members. Chester County is so much more than just numbers and data on a planning spreadsheet. ”

“ Great survey! Vibrant colors and a simple, intuitive interface! ”

“ Worst designed and most difficult to use survey I have EVER seen! ”

L3 Public Survey: SCREEN TWO, PRIORITIES

The screenshot shows a web-based survey interface for the Chester County Comprehensive Plan. The title bar at the top reads "Chester County Comprehensive Plan Public Survey" and includes a "Progress" indicator. The main heading is "2 Topics most important to you." Below this, a vertical sidebar on the left contains the text "WELCOME" and "IDENTIFY TOPICS". The central area features a list of eight topics: "Healthy Lifestyles", "Sense of Place", "Vibrant Economy" (highlighted in yellow), "Transportation Choice", "Modern Infrastructure", "Guiding Growth", "Open Space & Environment", and "Housing Options". To the right of this list, the "Vibrant Economy" topic is expanded, showing a photograph of people in a garden and a description: "Sustain a vital and diverse economy by promoting locally important industries and employment centers." On the right side of the screen, a vertical sidebar contains the text "YOUR PREFERENCES", "MAP PREFERENCES", and "STAY INVOLVED". At the bottom right of this sidebar is a small icon of a person. Navigation buttons at the top right include "What to do" and "Next Task".

- Participants were first asked to prioritize topics of most importance to them.
- They were provided eight topics, and could prioritize their top five.

L3 Public Survey: **SCREEN TWO, PRIORITIES**

The eight topics for consideration were:

- Healthy Lifestyles
- Sense of Place
- Vibrant Economy
- Transportation Options
- Modern Infrastructure
- Guiding Growth
- Open Space & Environment
- Housing Options

The images and accompanying descriptions for these eight topics are provided on the following slides.

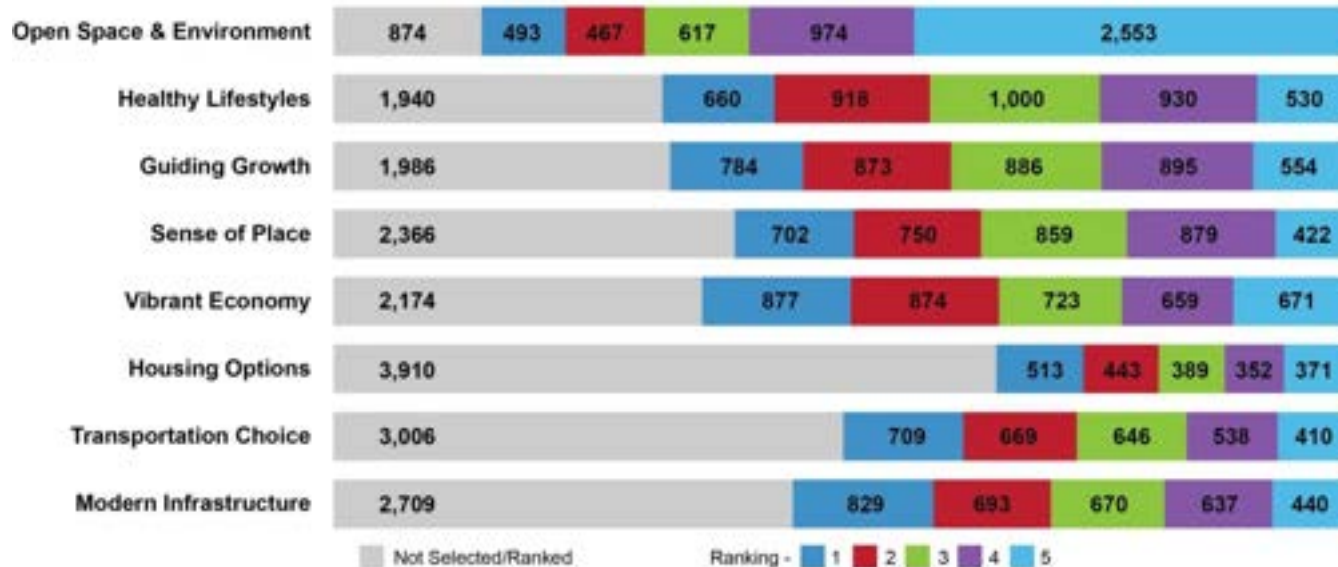
L3 Public Survey: **SCREEN TWO, PRIORITIES**
Open Space & Environment



**Preserve woodlands and streams,
provide parks and trails, and protect
farmland.**

L3 Public Survey: SCREEN TWO, PRIORITIES

The graph below identifies the number of times each topic was not selected as important for ranking, and the number of times each topic was ranked as a one through five value in importance (5 being most important). Participants could prioritize five of the eight topics.



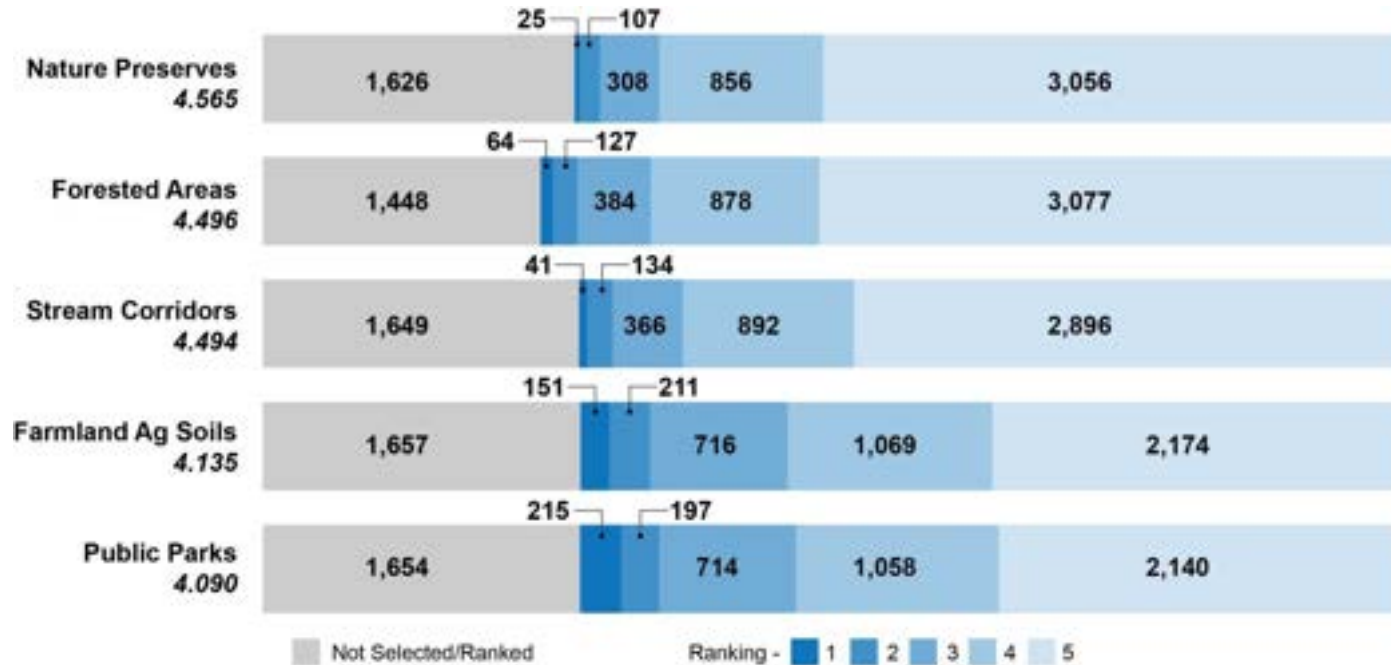
L3 Public Survey: **SCREEN THREE, PREFERENCES**



- After prioritizing topics, participants were asked to rank concepts within their top five topics through a visual preference exercise.
- This consisted of a series of images that participants rated one through five with one being the least preferred and five being the most preferred.

L3 Public Survey: SCREEN THREE, PREFERENCES

Below are the five *Open Space & Environment* concepts, their *average ranking*, and the number of times ranked 1 to 5, as well as the number of times not selected/ranked.



L3 Public Survey: SCREEN THREE, PREFERENCES

Below are the five *Housing Options* concepts, their average ranking, and the number of times ranked 1 to 5, as well as the number of times not selected/ranked.



L3 Public Survey: SCREEN FOUR, MAP PREFERENCES



- Once complete with the visual preference exercise, participants were encouraged to mark on a map to indicate their home, locations that were a “thumbs up”, or locations that were a “thumbs down.”
- These pinpoints could further be categorized based on the previous topical areas (such as sense of place or transportation choice).
- Additional comments for pinpoints were permitted.

L3 Public Survey: SCREEN FIVE, STAY INVOLVED

Chester County Comprehensive Plan Public Survey

Progress

WELCOME
IDENTIFY TOPICS
YOUR PREFERENCES
MAP PREFERENCES
STAY INVOLVED

Stay Involved

What to do

Thank You

Thanks for your input!

Click one of our logos below to learn more about the county's Comprehensive Plan update, Landscapes3, or the Planning Commission.

Landscapes3

Planning Commission

Final Questions (Optional)

Home ZIP Code
Type...

Work/School ZIP Code
Type...

Age range
Select...

Email address to receive updates
Email...

Please comment
Comment here...

Submit Final Questions

Stop

- The last screen of the survey asked participants to provide basic demographic and location information. Providing this information was optional.
- Additional comments could also be left on this screen.
- Demographic and location information included:
 - Age range
 - Home zip code
 - Work/school zip code

Landscapes3 Survey Responses

A variety of comments were provided throughout the survey.

Following is a sampling of comments.

“Urban redevelopment is a sustainable (practice) that preserves open space, takes advantage of our existing infrastructure, supports technology, culture and the arts.”

“Planning is nice; implementation is even better.”

“Chester County is getting too crowded! The very things everyone comes to Chester County for are being destroyed by everyone coming to Chester County!”

“It is important that any development is diverse and that the economy include opportunity for innovation.”

Montgomery County

Involvement that informs & implements the Plan

- Two rounds of four public workshops
- Small group presentations – chambers, Community College, other county committees
- Online outreach on our website, Facebook, Twitter



Involvement that informs & implements the Plan

- Online targeted ads – Google and FB, Newspapers
 - Survey – both online and on paper, translated into Spanish, distributed in jury pools
 - About 2,500 responses
- Webinar for Municipal Officials



Involvement that informs & implements the Plan

- Steering Committee
- MCPC Board
- Commissioners
 - Public Service Announcement
- Department Head Committee



Involvement from county and sister agencies



Involvement that informs & implements the Plan

- **Emerging Themes**
 - Transportation
 - Jobs and the Economy
 - Infrastructure - stormwater
 - Open Space
 - Taxes



Involvement that informs & implements the Plan



Questions on context or public outreach?

Addressing Contemporary Planning Issues

Chester County

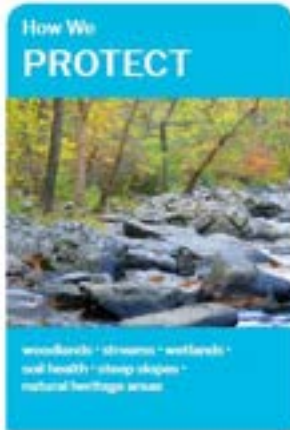
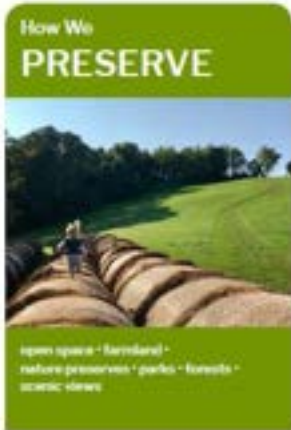
The Vision

In 2045...

Chester County abounds with healthy natural areas, robust farms, cherished historic sites, diverse housing, thriving businesses, quality education, accessible transportation, and vibrant communities for all.



Goals



How We **PRESERVE**

RECOMMENDATION
EXAMPLE

**Expand
Network of
Protected
Open Space**



How We **PRESERVE**

RECOMMENDATION
EXAMPLE

Encourage Restoration and Stewardship



How We **PROTECT**

RECOMMENDATION
EXAMPLE

Enhance Stormwater Technical Assistance



How We **APPRECIATE**

RECOMMENDATION
EXAMPLE

**Expand historic
interpretation**



How We **LIVE**

RECOMMENDATION
EXAMPLE

Identify New Approaches for Affordable Housing



How We **LIVE**

RECOMMENDATION
EXAMPLE

Explore Public/Private Partnerships for Workforce Housing



How We **PROSPER**

RECOMMENDATION
EXAMPLE

**Support
Agricultural
Economic
Development**



How We **PROSPER**

RECOMMENDATION
EXAMPLE

Create a Redevelopment Program



How We **CONNECT**

RECOMMENDATION
EXAMPLE

Expand Regional Rail Service



How We **CONNECT**

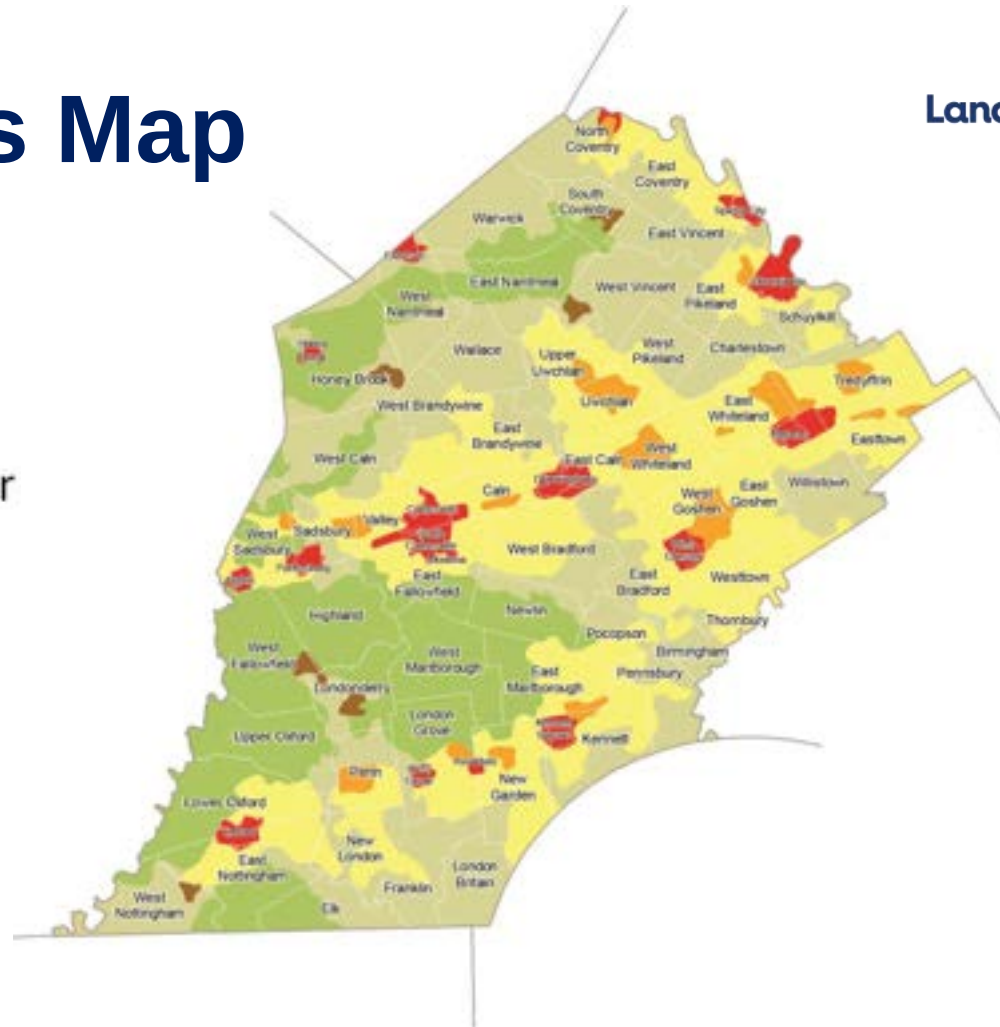
RECOMMENDATION
EXAMPLE

**Enhance
pipeline safety
and
communication**



- Urban Center
- Suburban Center
- Suburban
- Rural Center

 Rural
 Agricultural





Urban Center Landscapes

Historic downtowns and established neighborhoods that serve as civic, economic, and population centers.



Montgomery County

MONTCO



MONTCO 2040: A SHARED VISION

The Comprehensive Plan for Montgomery County





Connected Communities

People want to be connected and part of a broader community. A key role for the county is to help these connections occur beyond local municipal boundaries.



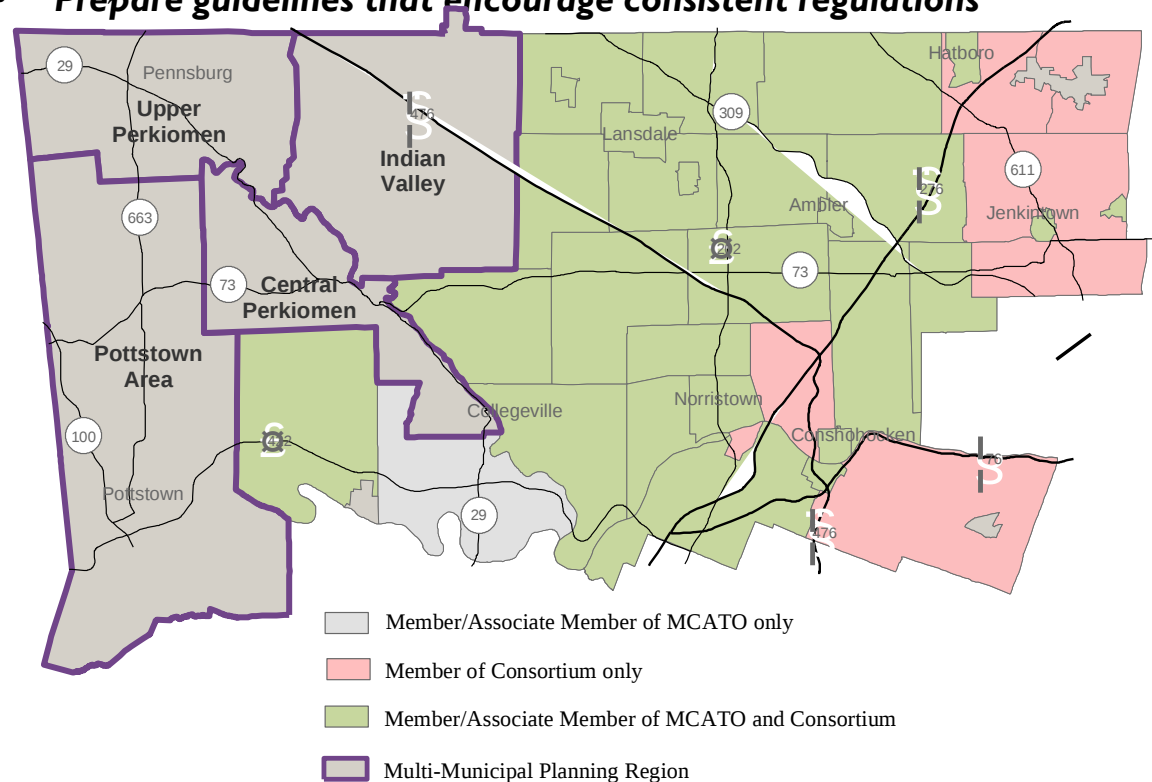
From Vision to Reality

Connected Communities

Encourage collaboration and partnerships among governments, businesses, institutions, and other stakeholders



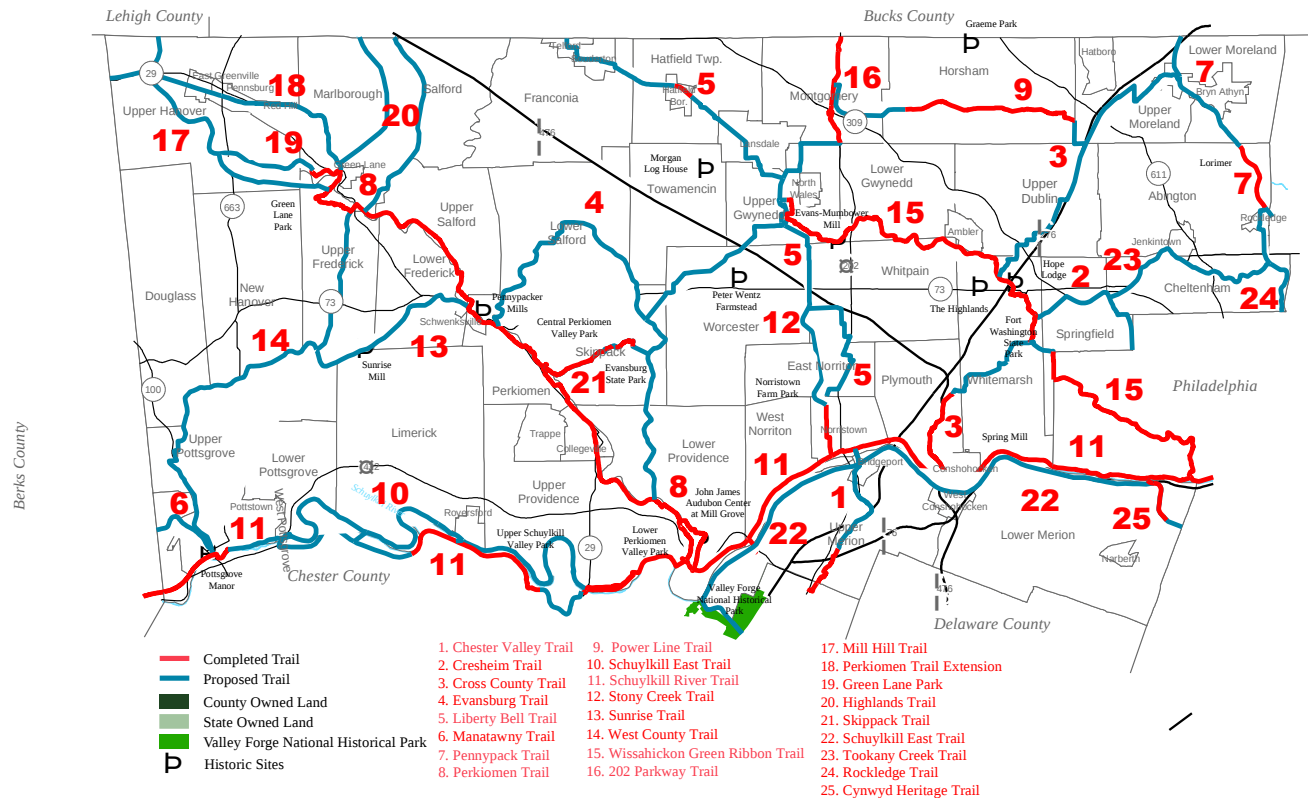
- ***Participate actively in multi-jurisdictional and regional organizations***
- ***Expand multi-municipal planning efforts***
- ***Prepare guidelines that encourage consistent regulations***



Connected Communities

Expand and connect county trails, local trails, greenways, natural areas, and parks

- **Expand the county trail system**
- **Connect local trails to the county trail system**
- **Preserve greenways**





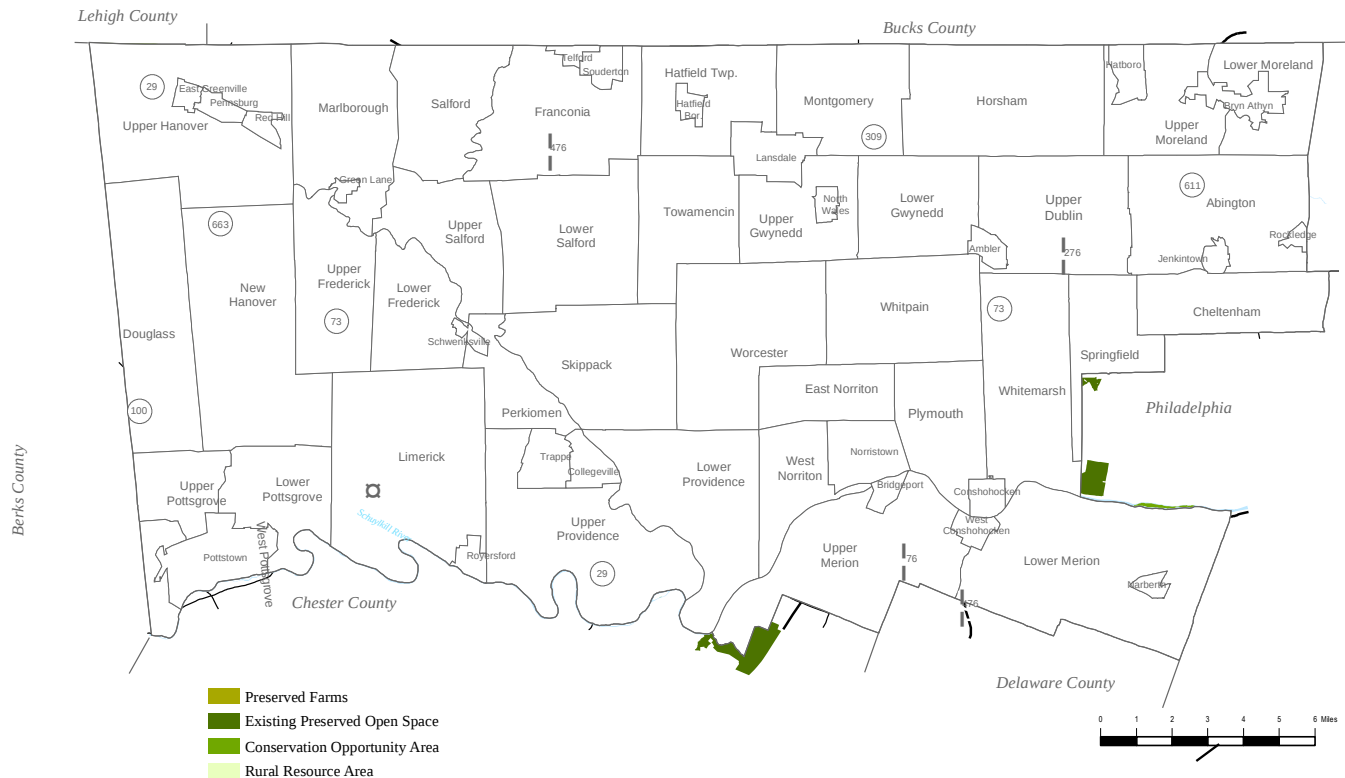
Sustainable Places

The county is full of wonderful neighborhoods and critical infrastructure. These places need to be sustained and enhanced in a long-lasting and effective way.



Sustainable Places

Conserve natural resources, environmentally-sensitive areas, open space, and farmland

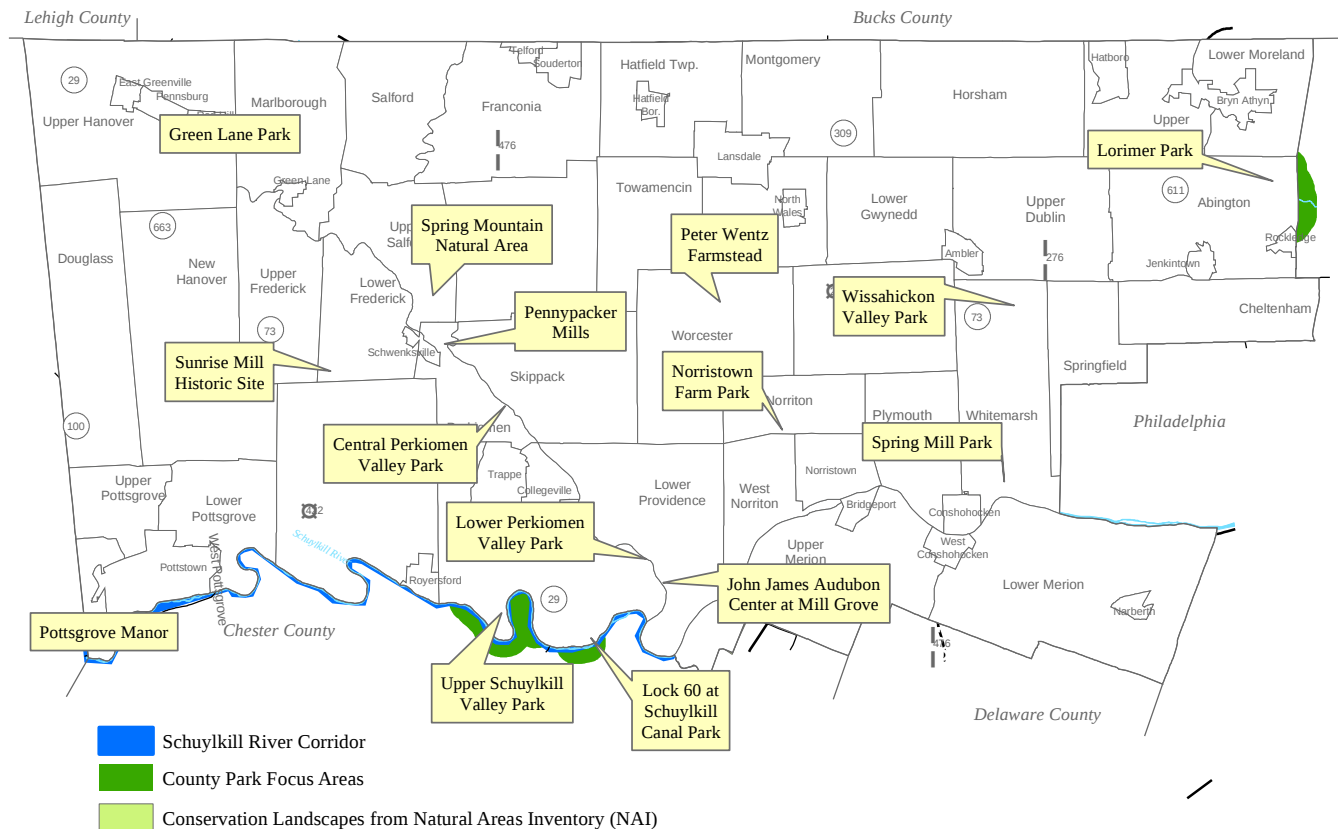


Sustainable Places

Conserve natural resources, environmentally-sensitive areas, open space, and farmland



Berks County



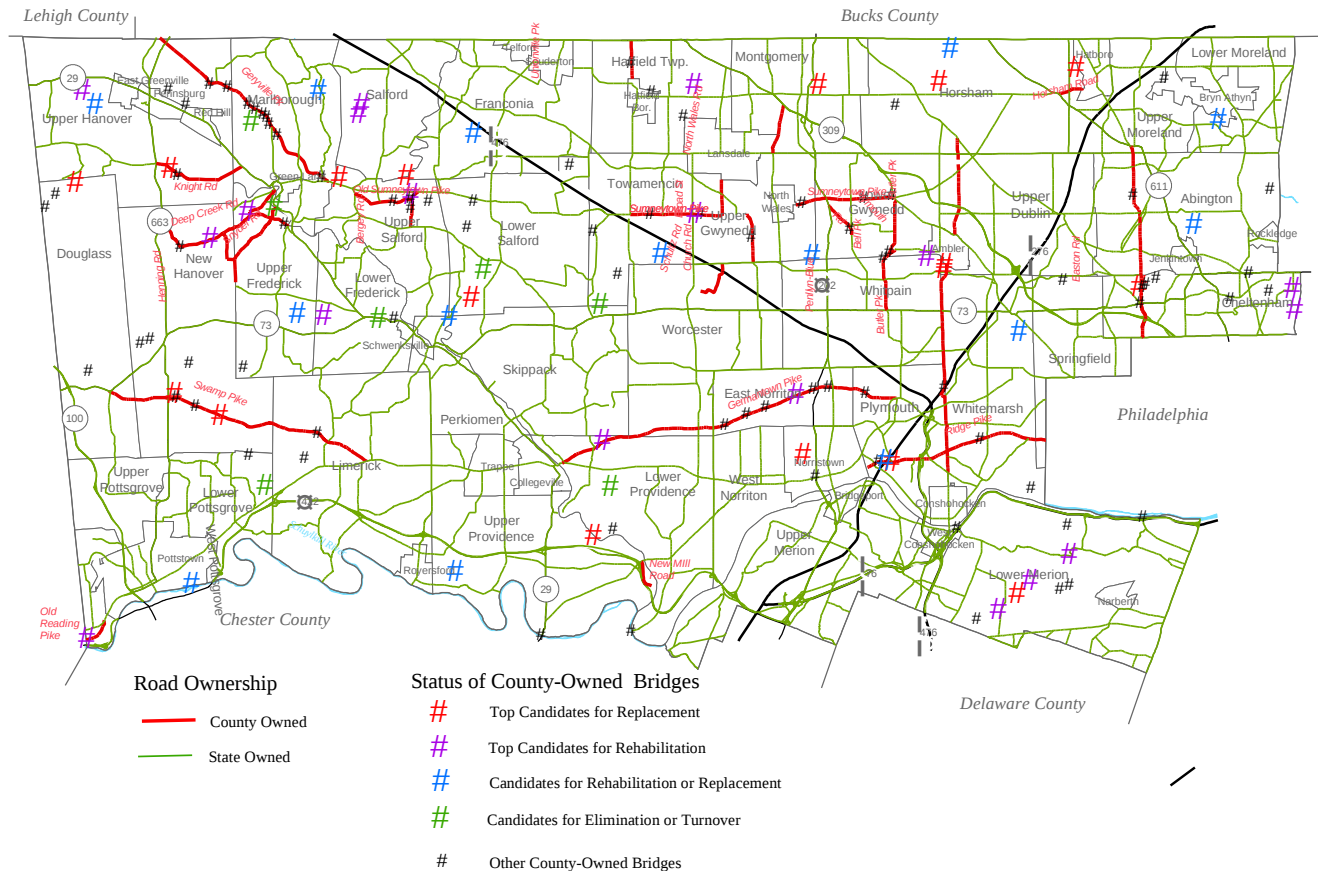
Sustainable Places

Support a modern, resilient, green, and energy-efficient infrastructure network

- **Improve county-owned roads and bridges**



Berks County





Vibrant Economy

A strong economy is critical for all places. With a vibrant economy, residents can earn and enjoy more, governments can make needed infrastructure improvements, and businesses can grow.



Vibrant Economy

Attract and retain businesses and vital community assets

- *Assist businesses that want to expand or locate in the county*
- *Retrain and support a skilled workforce*



Vibrant Economy

Flexibly adapt to changing market conditions and demographics

- ***Encourage walkable, mixed use, and transit-friendly development***
- ***Create an environment that meets the needs of an aging population***
- ***Redevelop older retail properties***



40% of Millennials prefer cities, compared to 28% of all adults

62% of Millennials want to be close to a mix of shops, restaurants, and offices, compared to 53% of all adults



55% of Millennials want public transportation options, compared to 51% of all adults

76% of Millennials rate walkability as important, compared to 70% of all adults

Vibrant Economy

Facilitate marketing of the county and its assets

- *Attract visitors and increase county-wide tourism*
- *Emphasize the assets of Montgomery County*
- *Increase awareness of county economic development resources*





2040 VISION

2040 Vision

Land Use Vision

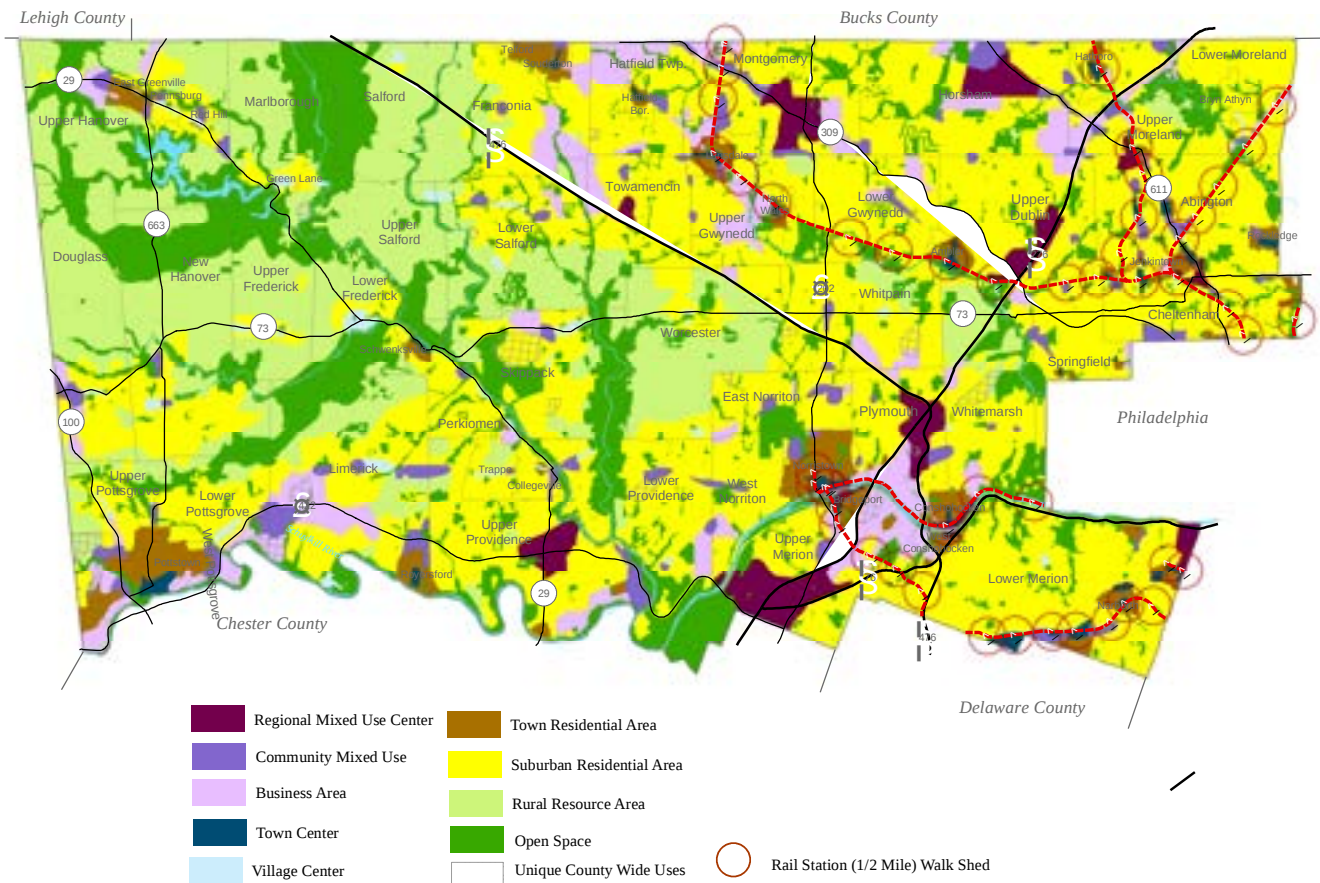
- *Attractive and accessible residential neighborhoods*
- *Traditional rural landscapes*
- *Modern, walkable, and mixed use commercial and community cores*
- *Vibrant downtowns and village centers*
- *New development in research centers and business parks*



2040 Vision

Land Use Vision

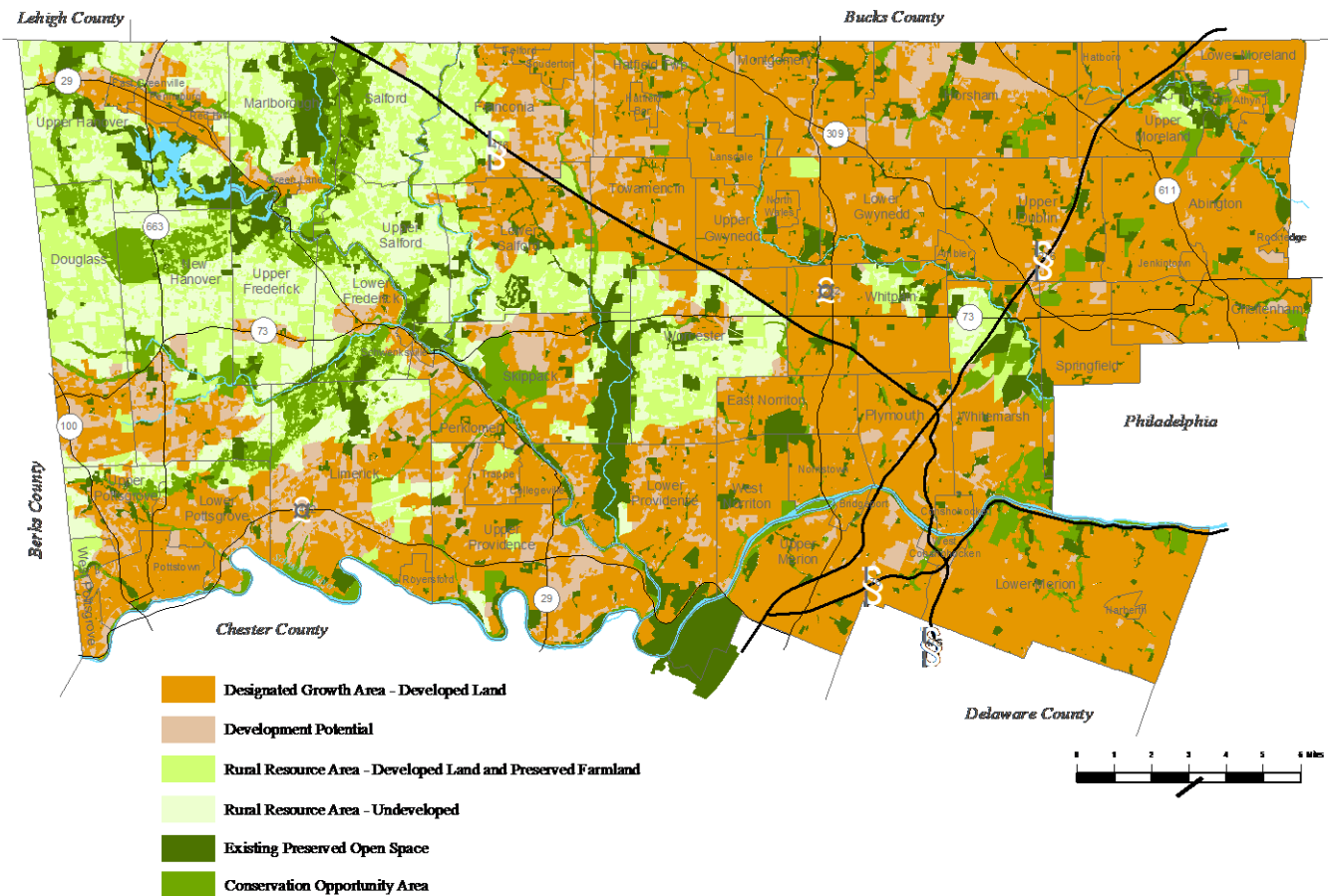
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- *Traditional rural landscapes*
- *Modern, walkable, and mixed use commercial and community cores*
- *Vibrant downtowns and village centers*
- *New development in research centers and business parks*



2040 Vision

Land Use Vision

- Growth and Rural Resource Areas***



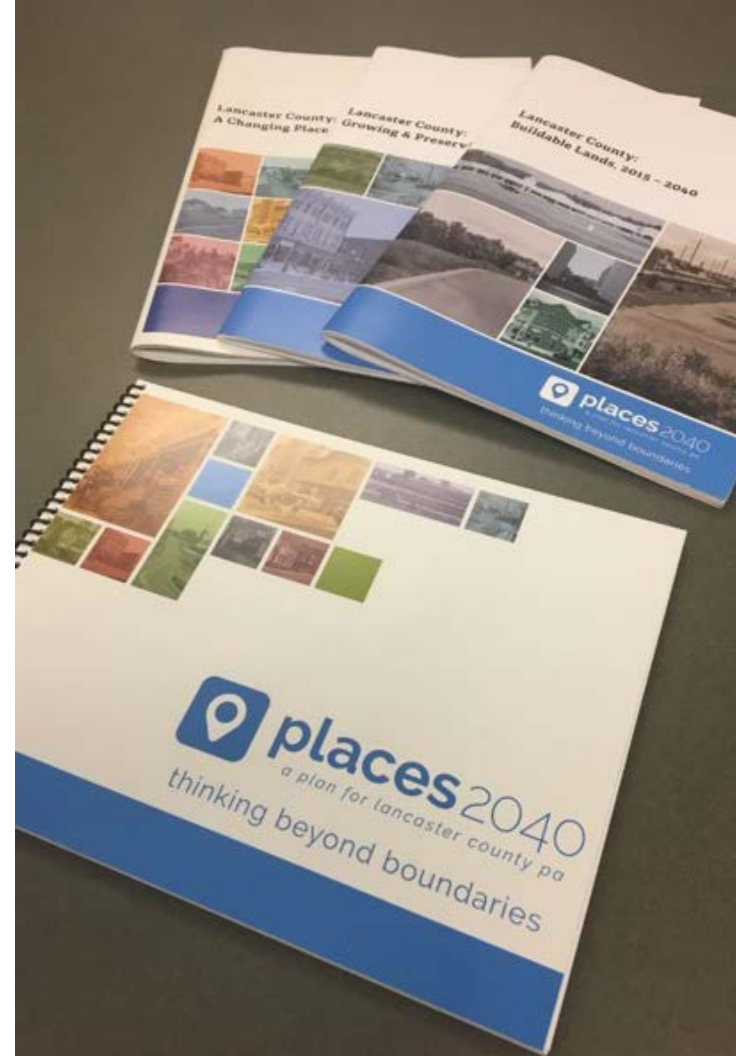
Lancaster County

What Comprehensive Plans Used to Look Like



Our New Plan

- Less than 100 pages
- Separate background reports
- Focused (5 big ideas)
- Implementable (7 catalytic tools)
- Limited “plannerese,” technical language



The Big Ideas





Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow



Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



*Creating
Great Places*

Create places where we're proud to live, work, learn, play, and visit. By creating these places, we'll make it easier to achieve our other goals.



*Creating
Great Places*

Policies

- Make downtowns more vibrant & attractive.
 - Design communities that put people first.
 - Create a mix of uses in communities & corridors.
 - Provide a greater diversity of housing types.
 - Find new ways to reduce congestion.
- 

*Connecting
People,
Place,
& Opportunity*

Connect people with each other and with schools, jobs, and housing – because it helps us leverage our community's assets to their fullest potential.





*Connecting
People,
Place,
& Opportunity*

Policies

- Make downtowns into regional hubs.
- Create more places to hike, bike, enjoy nature.
- Make it easier to get around.
- Connect housing, jobs, schools, transportation.
- Cultivate, retain, and expand industry.
- Train a skilled workforce that can earn a competitive wage.
- Facilitate business partnerships.

*Taking Care of
What We Have*

Make stewardship a priority, because our sense of place makes Lancaster County different from other places – and more attractive to investment.





*Taking Care of
What We Have*

Policies

- Preserve large, contiguous areas of ag & natural land.
 - Preserve the farmer as well as the farm.
 - Improve water quality & work together on stormwater.
 - Use existing buildings and public infrastructure.
 - Encourage entrepreneurs and help businesses grow.
- 

*Growing
Responsibly*

Manage the location, pattern, and timing of growth – where development happens, what it looks like, and when it happens.



A large yellow circle on the left side of the slide, containing the text "Growing Responsibly".

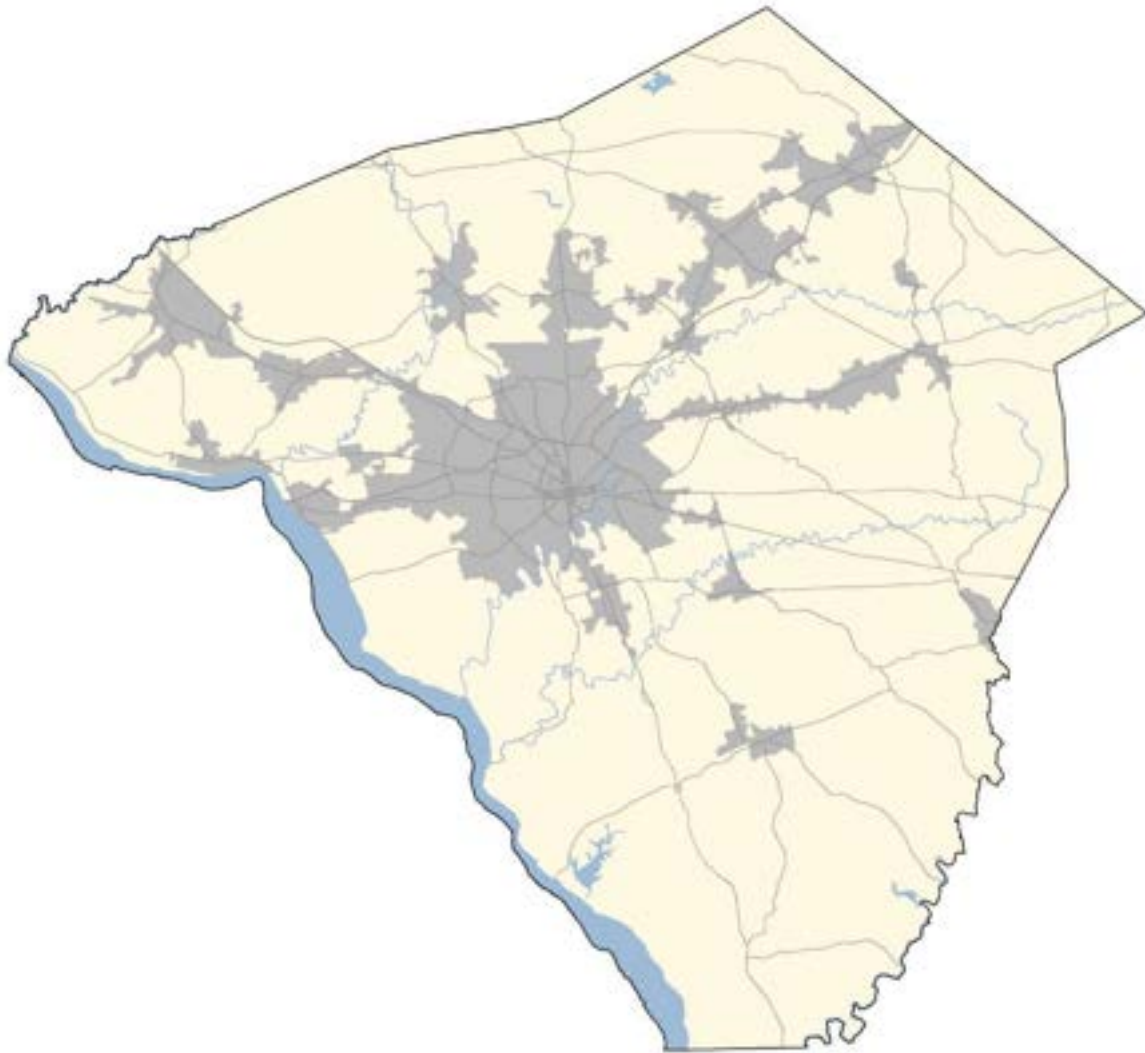
*Growing
Responsibly*

Policies

- Grow where we're already growing.
- Redevelop & fill in gaps before using vacant land.
- Manage the use of large tracts of vacant land.
- Limit large-lot development in rural areas.
- Build more compactly and efficiently.

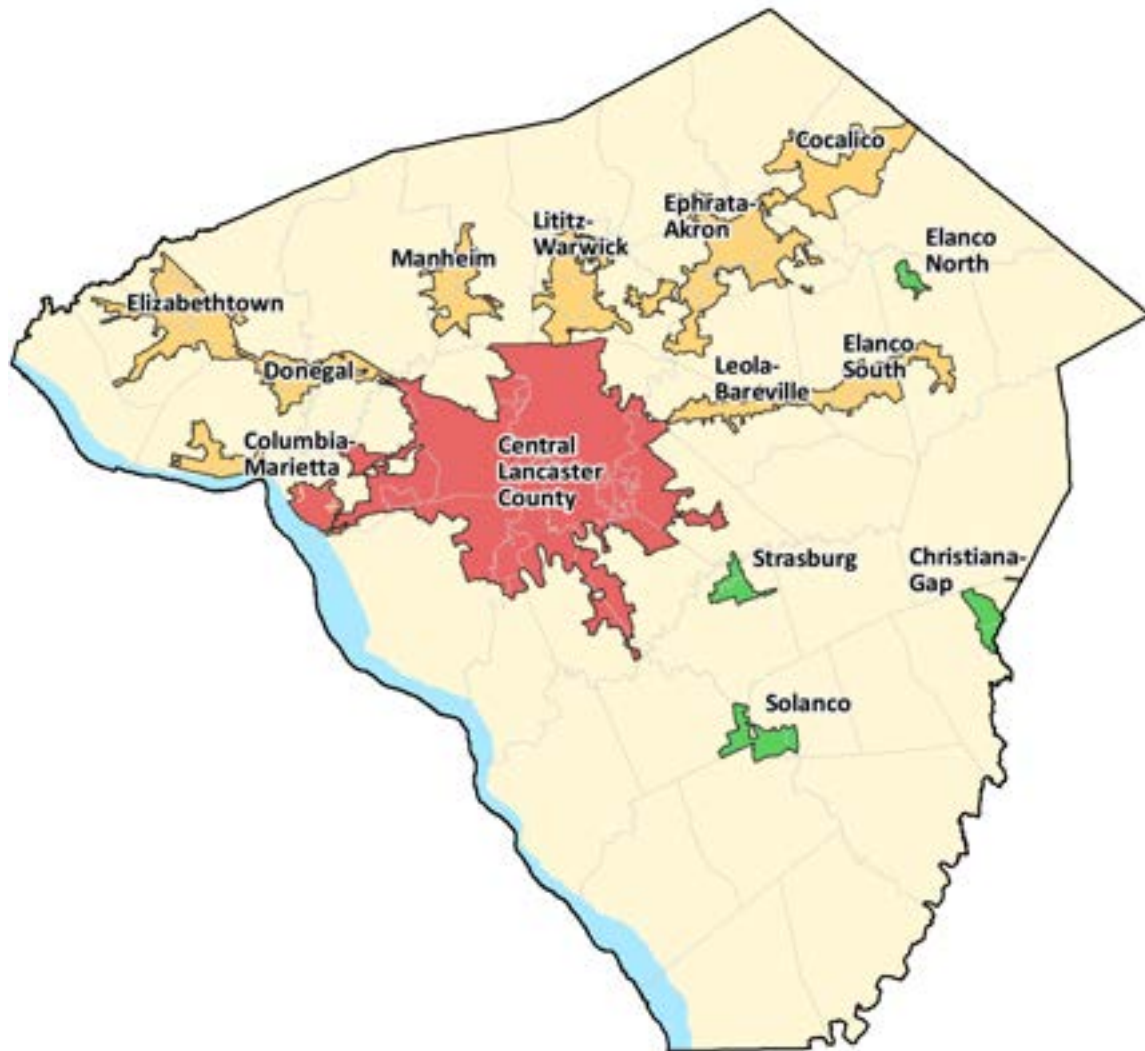
Location

Growth areas have been successful in guiding the **location** of growth, but . . .



Pattern

... We've been less successful with the **pattern** of growth. We need to increase residential density.



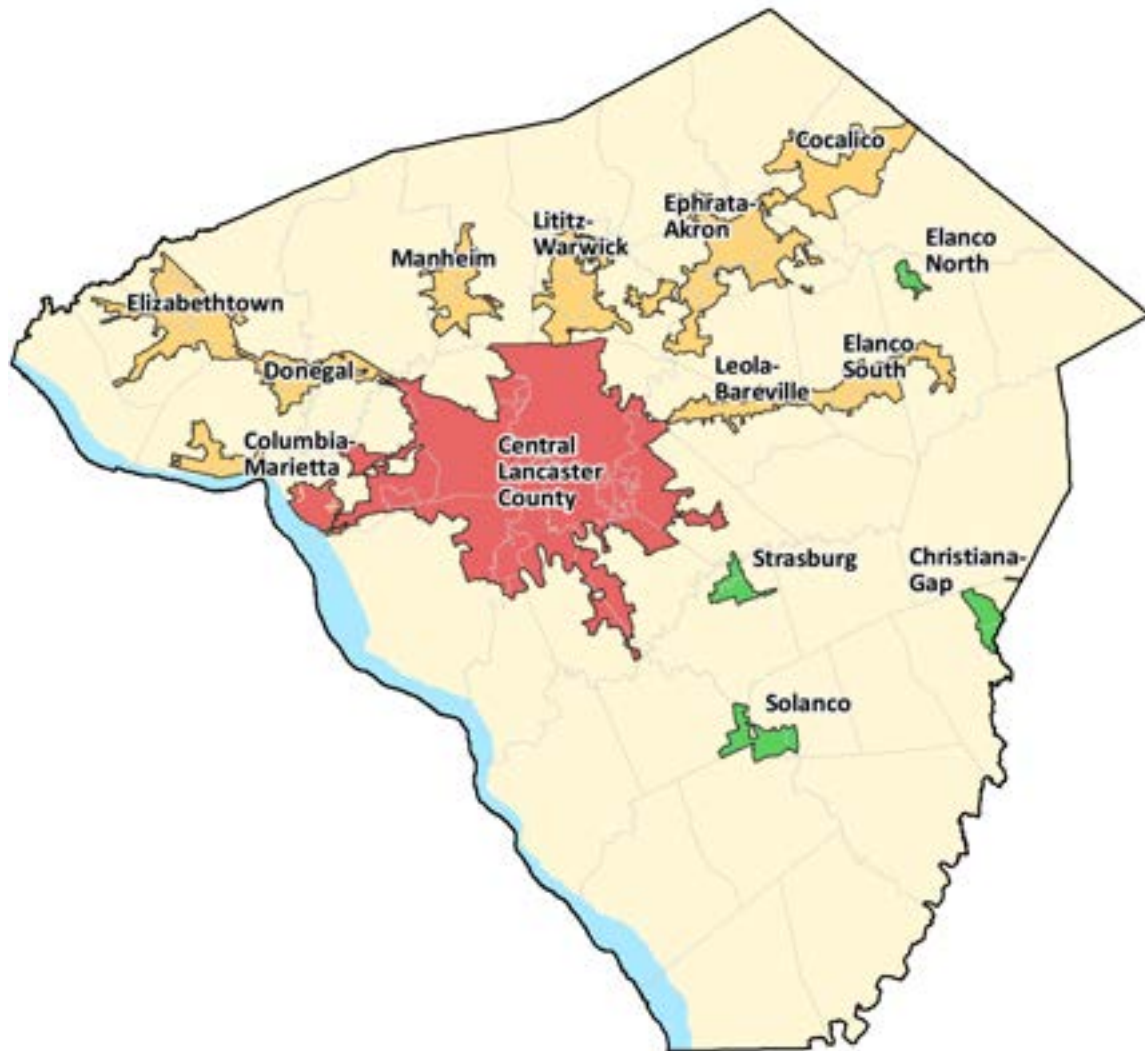
Target Densities for Urban Growth Areas

Goal:

Average density of 7.5 Dwellings/Acre inside all UGAs as a whole

Each UGA falls into 1 of 3 tiers:

- 5.5 Dwellings/Acre
- 6.5 Dwellings/Acre
- 9.0+ Dwellings/Acre



*Thinking
Beyond
Boundaries*

Think and act differently. See places as they are, rather than dividing them up in traditional ways. Approach things more collaboratively.



Our Challenge

We have:

60 municipalities ...



Our Challenge

We have:

60 municipalities . . .

17 school districts . . .



Our Challenge

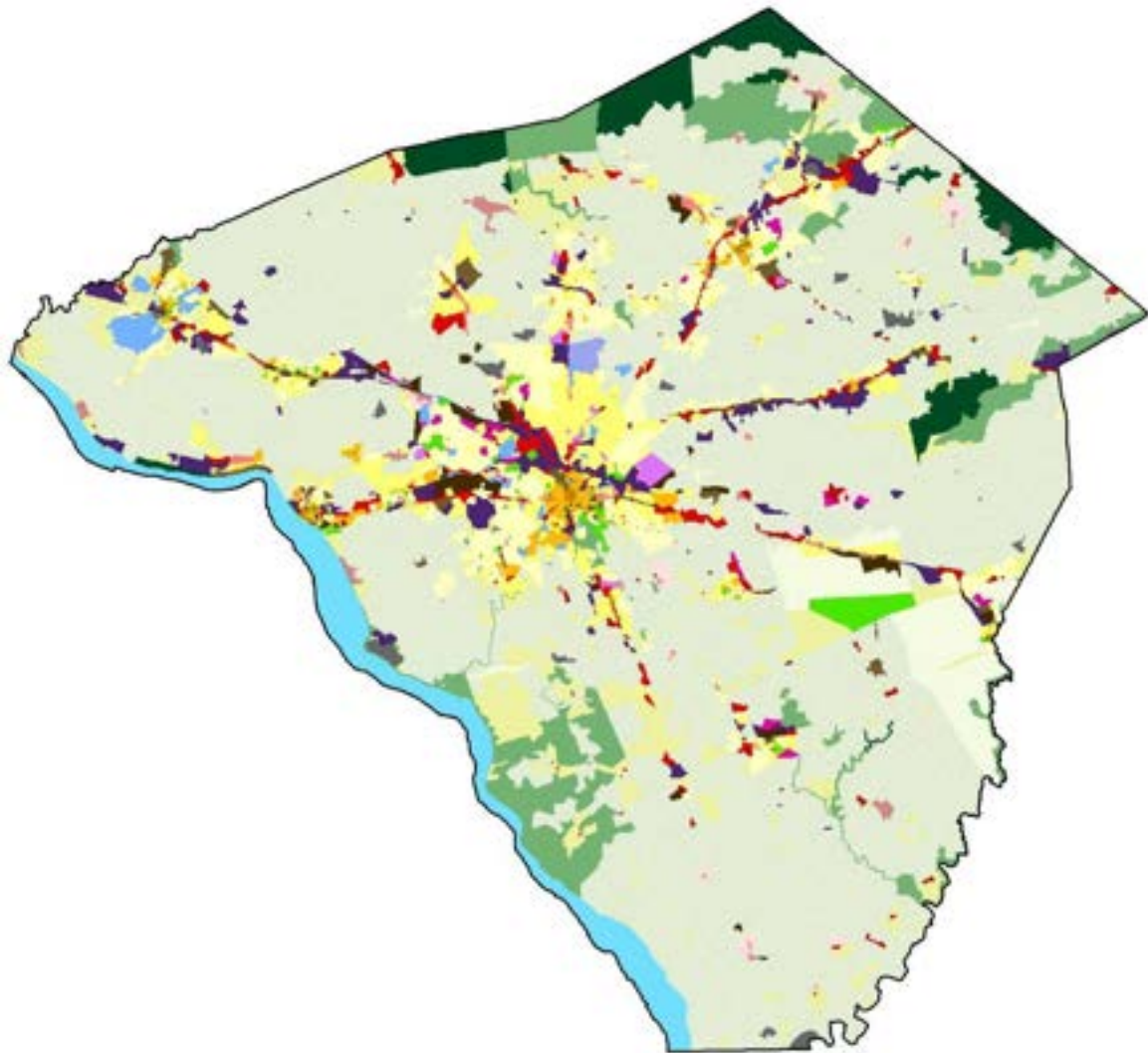
We have:

60 municipalities . . .

17 school districts . . .

and over

500 zoning districts.



Place-Based Planning

Two new ways of looking at the county as a whole:

- Character zones
- Communities, corridors, and landscapes



Character Zones



Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

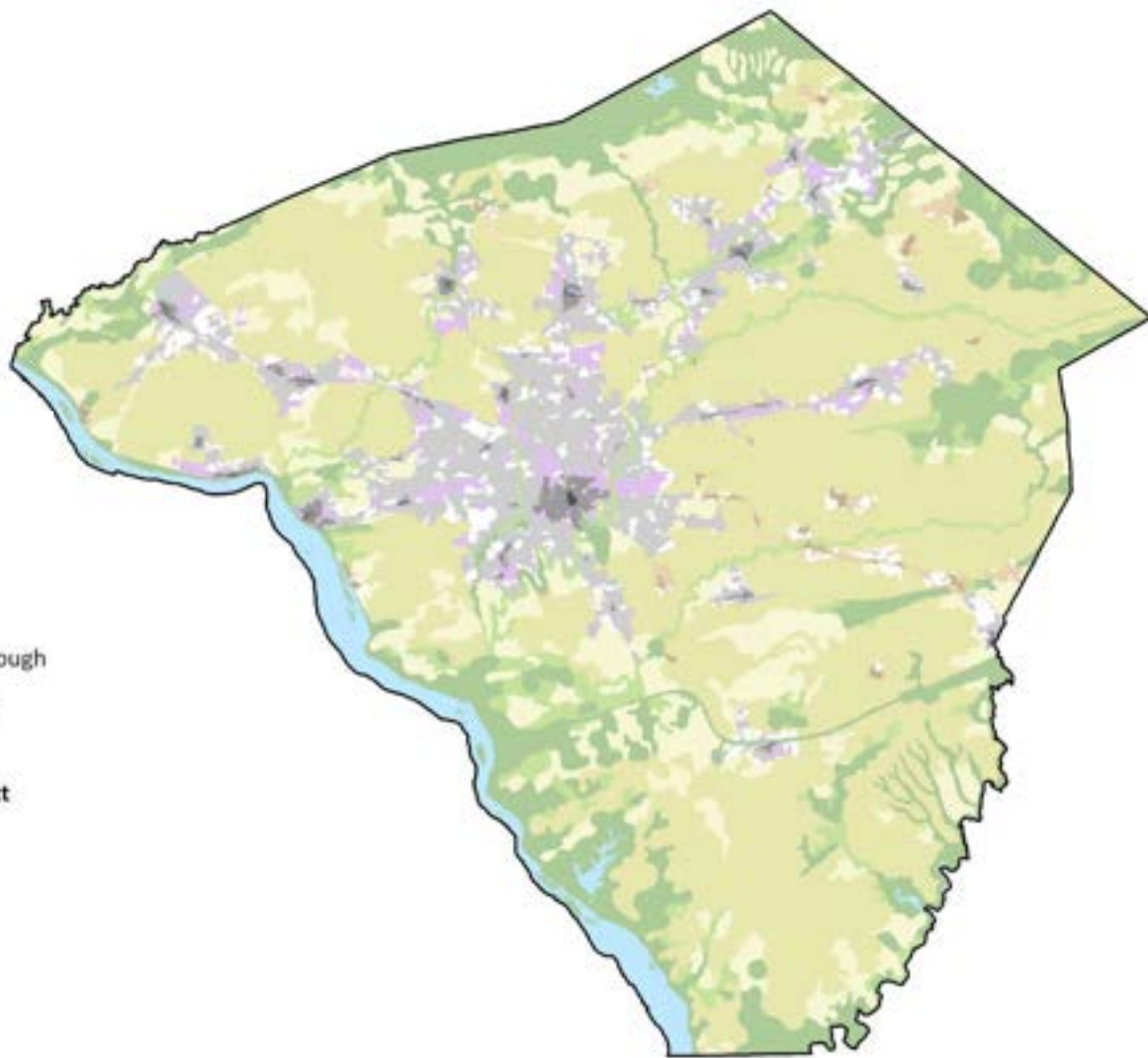
Suburban

Urban

Urban Core

- Borough
- City

Special District



Communities

As small as a neighborhood, as big as a UGA



Corridors

Linear places:
trails, roads,
railroads, streams

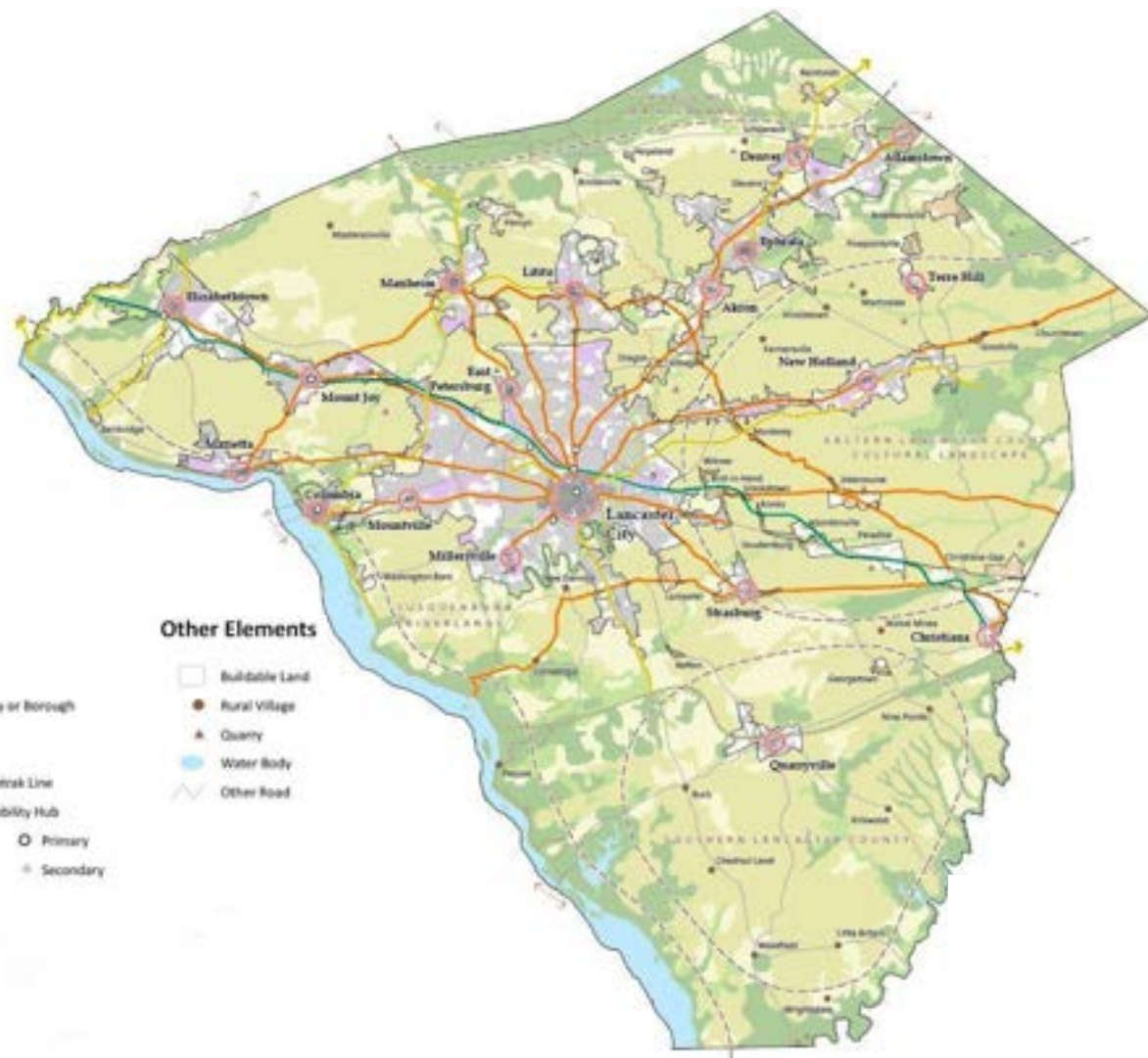


Landscapes

Large places with
natural, historic,
cultural character



Future Land Use and Transportation Map



Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

Suburban

Urban

Urban Core

- Borough
- City
- Special District

Priority Places

Communities

- Growth Area

Corridors

- Road
- Proposed Trail
- Existing Trail

Landscapes

- City or Borough

Amtrak Line

- Mobility Hub
- Primary
- Secondary

Other Elements

- Buildable Land
- Rural Village
- Quarry
- Water Body
- Other Road

Questions on contemporary planning issues?

Implementing the Plan

Montgomery County

From Vision to Reality



Be the change

- Montco 2040 Implementation Grant Program
 - \$1.5 Million per year in construction funds for municipalities
 - Focus Categories

SUPPORT
DOWNTOWNS
AND COMMUNITY
DESTINATIONS



RETROFITTING
OUR PARKING
LOTS

WALK MONTCO—
TRAILS, PATHS,
SIDEWALK
CONNECTIONS



From Vision to Reality

Be the change

- County trail vision map & open space
 - \$15 Million over 5 Years for Open Space
 - \$1 Million per year for Farm Land Preservation
 - 92 trail miles complete... 150 miles to go...
 - 4.5 miles in construction
 - 11 miles in design



From Vision to Reality



Be the change

- County Transportation Grant Program
 - \$1 Million to Municipalities for Transportation Projects



2018

COUNTY TRANSPORTATION PROGRAM (CTP)

Montgomery County is establishing a new grant program using revenues from the \$5 County Vehicle Registration Fee to expand the reach of transportation investment and achieve the goals of the county's comprehensive plan, *Montco 2040: A Shared Vision*. Approximately \$1 million will be available each year to fund transportation projects throughout the county. The 2018 round of grants will assist municipalities with matching PennDOT's Green Light-Go Program funding.



WHAT IS THE \$5 COUNTY VEHICLE REGISTRATION FEE?

Pennsylvania's 2013 transportation funding law (Act 89) contains a provision that authorizes counties to add \$5 to each annual vehicle registration to fund critical county infrastructure. The money can only be used for the maintenance and improvements of roads, bridges, and traffic signals. Montgomery County enacted this resolution in September 2016 and collects nearly \$3 million each year to support the repair of county-owned roads and bridges and fund the County Transportation Program.

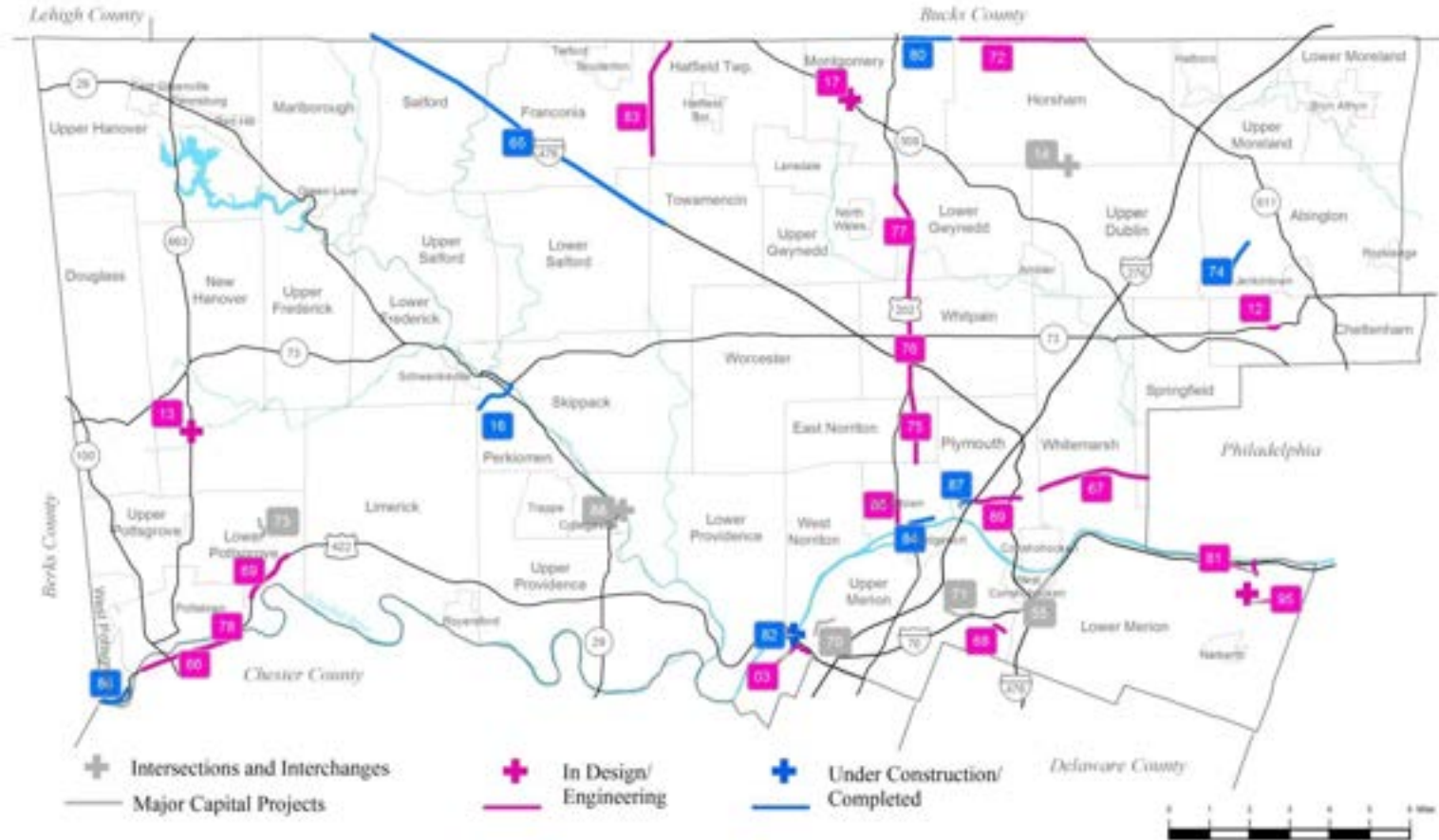
From Vision to Reality

Yes, annual reports

- Montco 2040 Implementation Reports
 - Collect projects and program updates from county departments, municipalities, agencies, etc.



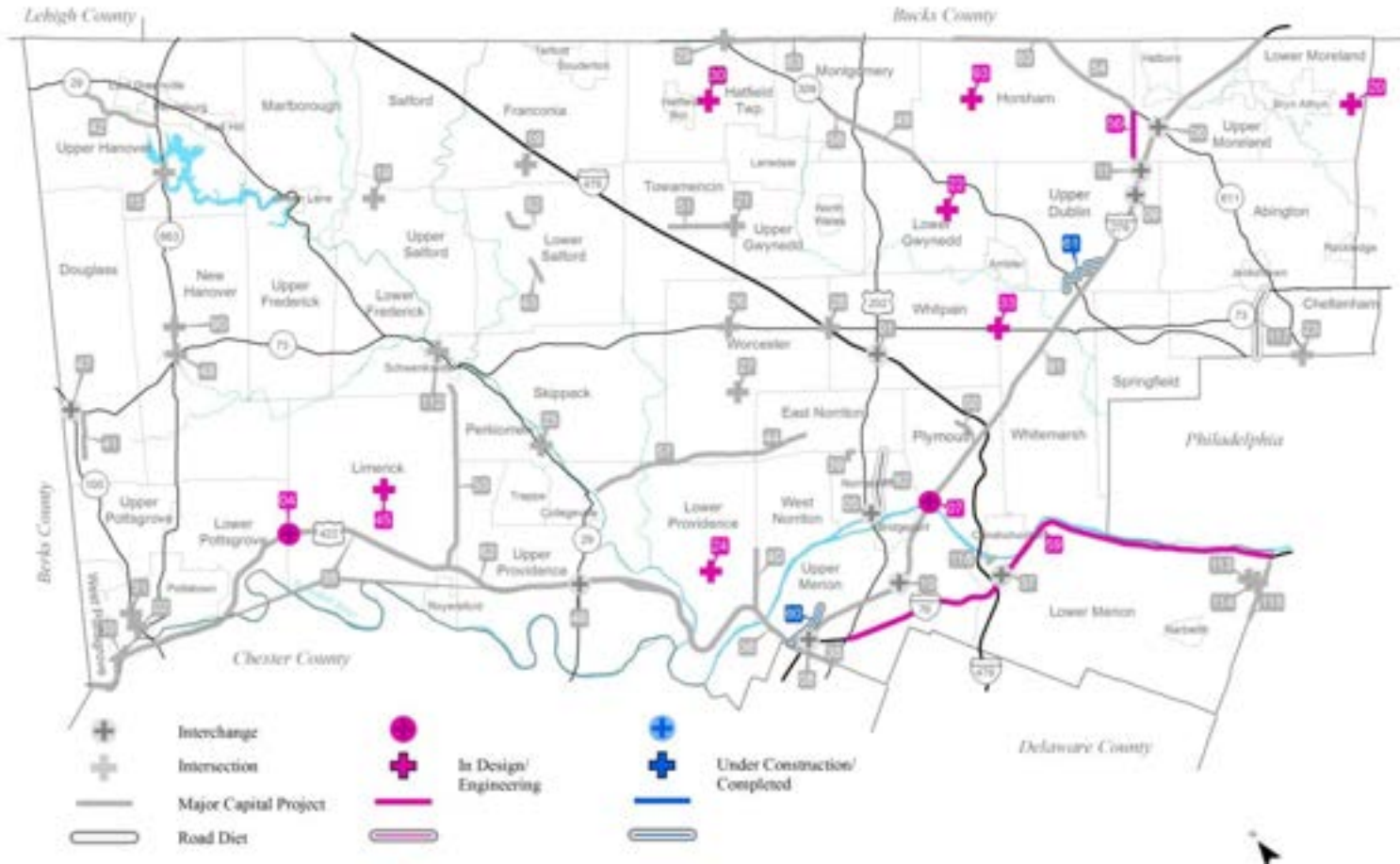
2040 Transportation Plan Programmed Roadway Projects



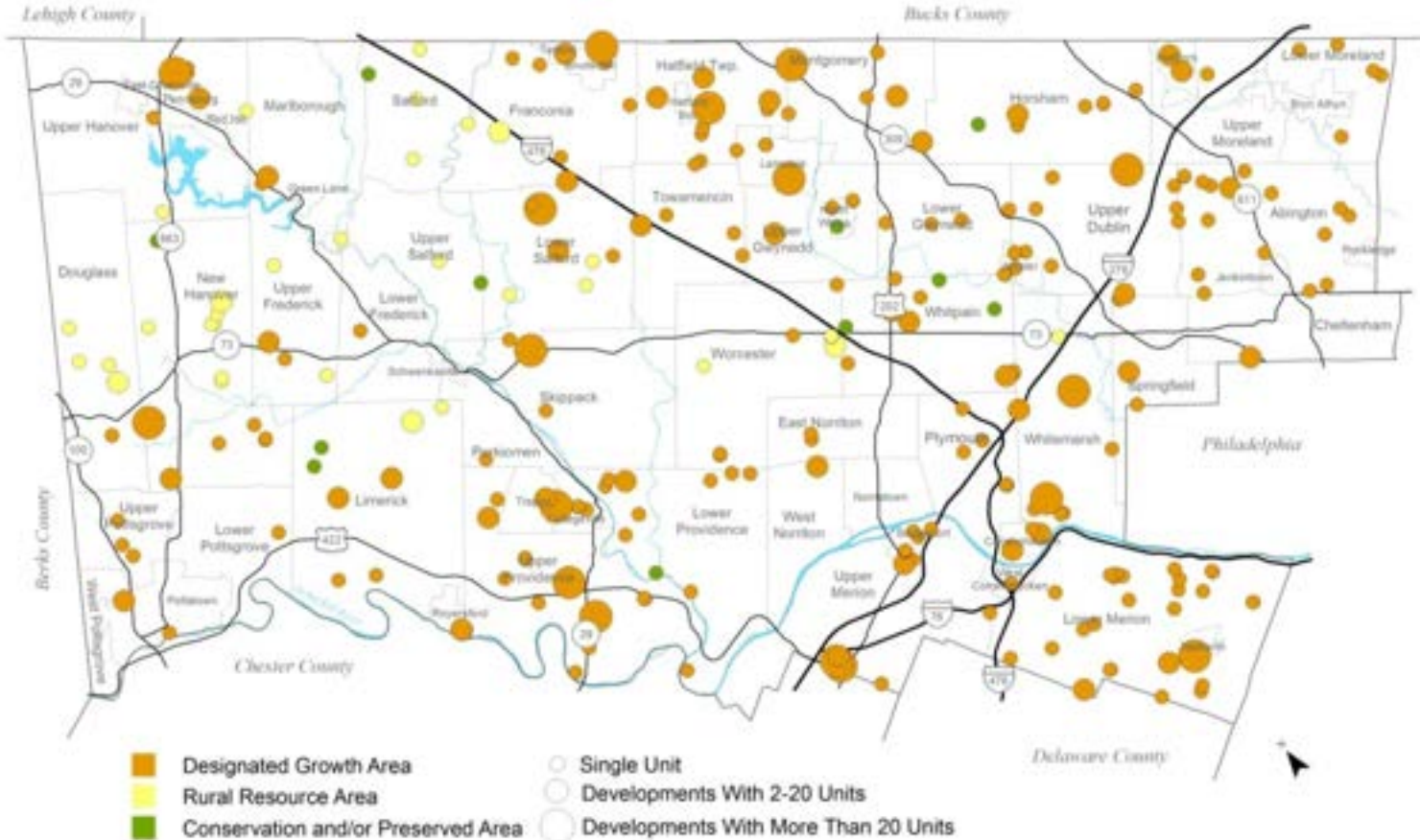
**18 projects -
Design**

**8 projects -
construction**

2040 Transportation Plan Vision Roadway Projects

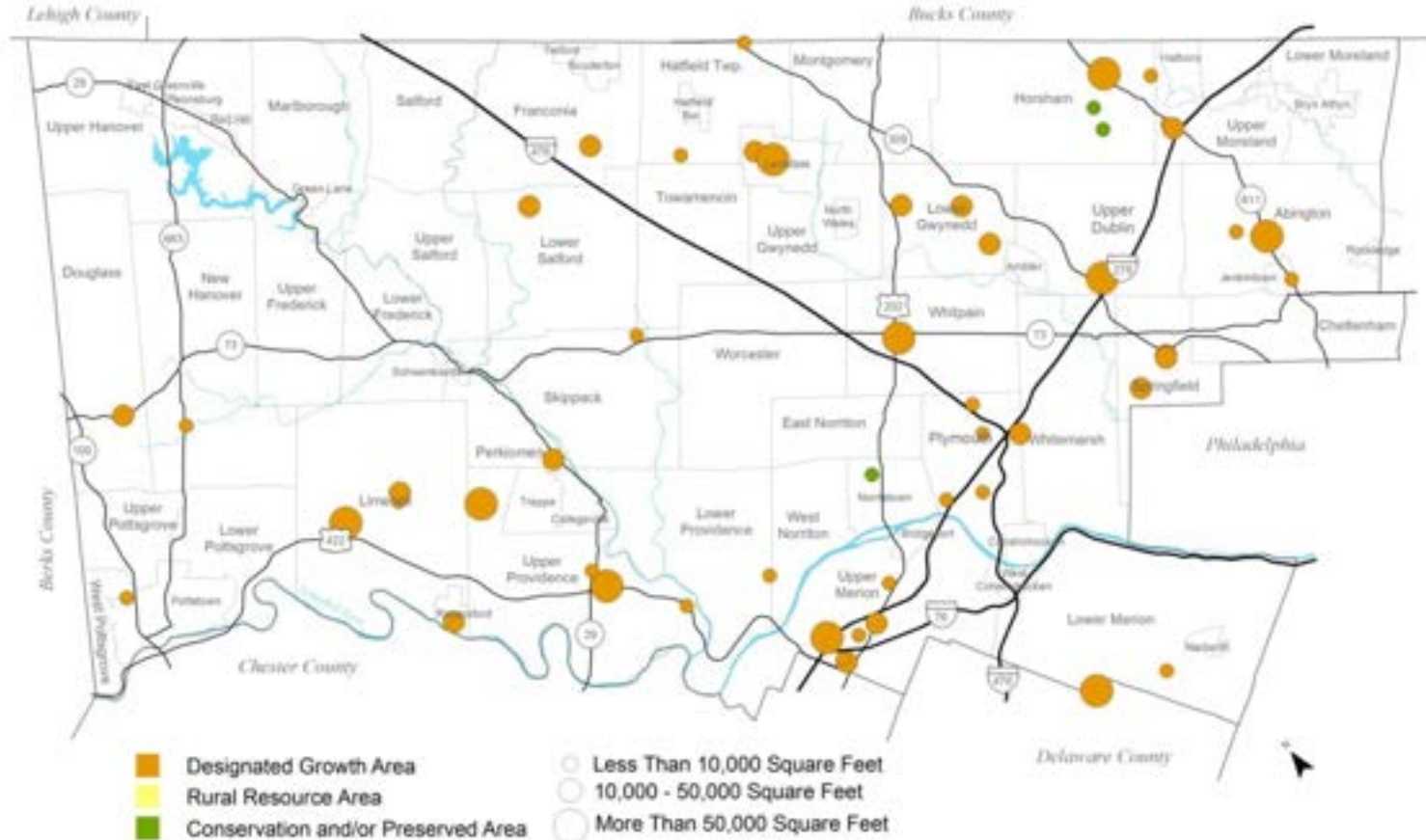


2040 Land Use Residential Construction since plan adoption



95% of new housing built in designated growth areas

2040 Land Use Other Construction since plan adoption



**99% of new commercial/
office/
industrial
built in
designated
growth
areas**

From Vision to Reality



Expand on recommendations with County guidebooks and resources for municipalities

- Bike Montco
- Walk Montco
- Business Park Master Plans/ Turnpike Reinvestment Study
- Green and Sustainable Parking Guidebook
- Adaptive Reuse: Rethinking our Institutional Properties
- County Complete Streets Policy
- Model Ordinances

Lancaster County

Implementation Teams

One for each of the **7 catalytic tools & strategies**. Some are led by LCPC alone; others are co-led by LCPC and one of our Partners for Place.

- Place-based planning
- Simplify zoning
- Official maps
- Complete streets
- Infrastructure
- Collaborate
- Align resources

LCPC Work Groups

- Character zone guide (online and print)
- Growth tracking and performance measures
- Leadership awards
- Places Institute
- Plan review checklist

places2040 Part 2

Purpose

Take the plan to the next level by:

- Providing more detailed data and analysis for different areas of the county; and
- Producing a places2040 plan element (a chapter, essentially) for each of these areas.



places2040 Part 2

Goal

Meet MPC requirement for consistency between county and local comp plans by:

- Encouraging regional and local comp plans to more closely reflect places2040; and
- Outlining a simple and cost-effective planning process and framework for regional and local comp plans.

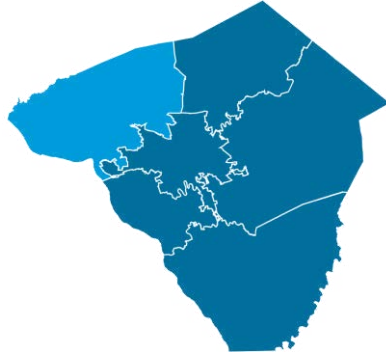
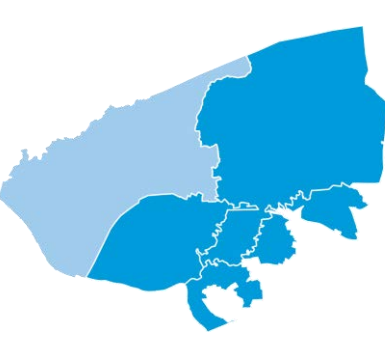
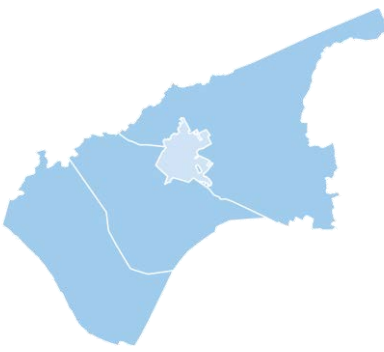


Place-Based Planning Areas

1. Metro
2. Northwest
3. Northeast
4. East
5. South
6. West



A More Integrated Approach

Countywide	Planning Area	Regional	Local
 A solid dark blue map of the county, representing a countywide approach.	 A map of the county divided into several sub-regions, with one sub-region highlighted in a lighter blue, representing a planning area approach.	 A map showing the county and its surrounding regions, with the county and one adjacent region highlighted in a medium blue, representing a regional approach.	 A map showing the county and its surrounding regions, with a small, specific area within the county highlighted in a light blue, representing a local approach.

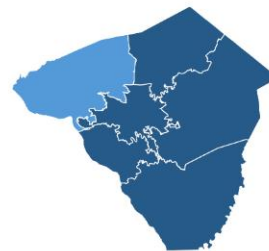
Countywide



thinking beyond boundaries



Northwest



Planning Area



thinking beyond boundaries

Regional Strategic Plan



Adopted April 29, 2010

Northwest Region



Region

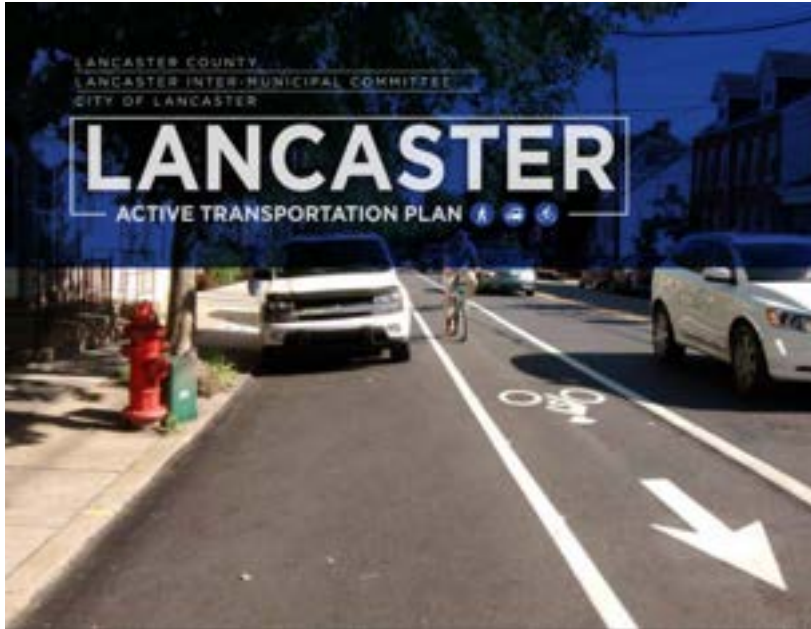
DOWNTOWN
ELIZABETHTOWN
STRATEGIC
PLAN



Elizabethtown
Borough



Coordination with Other Planning Efforts





Implementation Strategy: Summary

- **Place-based approach**
- **Implementation teams** – External; focused on 7 catalytic tools & strategies
- **LCPC work groups** – Internal; focused on LCPC work program
- **Partners for Place** – Raise awareness, educate, and engage; align resources

Place shapes us.

Place defines us.

Place forms our identities, attitudes,
and relationships.

Place matters.



Chester County

Implementation

How We PRESERVE

Goal: Advance the protection and stewardship of open space, farmland, and robust and cultural features to realize economic, ecological, and quality of life benefits.

Who & How

1 Expand open space education

Expand educational programming to better inform the public and elected officials about the economic, environmental, and quality of life benefits of properly managed and protected open spaces.

Priority: **Medium**

Initial County Action: Provide input in education programs and support for an update of the value of open space study.

	Educational Strategy	Funding	Technical Assistance	Programs	Regulation	Construction
CC Planning						
Montgomery						
Land Trusts						
Ag community						
Conservation Corps						

2 Increase protected farmlands

Increase the acreage and character of protected economically viable and active farmland.

Priority: **High**

Initial County Action: Continued preservation of prime farmland through purchase of agricultural conservation easements.

Ag community						
CC Open Space						
Montgomery						
Land Trusts						

3 Expand protection of natural habitats

Expand protected natural habitats, with a priority of creating a network of riparian corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests.

Priority: **High**

Initial County Action: Continued preservation of prime farmland through purchase of agricultural conservation easements.

CC Open Space						
CC Far. & Parks						
Montgomery						
Land Trusts						
PA DCM						

4 Create additional recreation properties

Create additional recreational properties such as parks, playgrounds, sports fields, trails, and water trails.

Priority: **High**

Initial County Action: Continued support for public land acquisition and construction of recreational facilities.

CC Far. & Parks						
PA DCM						
CC Open Space						
Montgomery						

Who & How

1 Expand the network of protected open space

Expand the countywide network of protected open spaces through conservation corridors that connect communities to recreational parks, historic resources, trails, and natural areas, while protecting streams and wildlife corridors.

Priority: **Very High**

Initial County Action: Continued funds for purchase/conservation of lands high priority or add to clusters or tracts of protected open space.

	Educational Strategy	Funding	Technical Assistance	Programs	Regulation	Construction
CC Open Space						
CC Far. & Parks						
Montgomery						
Land Trusts						
PA DCM						

2 Encourage restoration and stewardship

Encourage the restoration and stewardship of land and resources.

Priority: **High**

Initial County Action: Support for restoration of Nottingham Park. Creation of educational resources on stewardship and restoration. Potential creation of pilot program for stewardship of preserved land in cooperation with private partners.

CC Open Space						
CC Far. & Parks						
CC Conserv. Dist.						
Conservation Corps						
Montgomery						
Land Trusts						
Ag community						
US NRCS						

3 Streamline zoning policies and regulations.

Conservation Corps						
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How We **PRESERVE**

IMPLEMENTATION
EXAMPLE

**Continued
preservation of
open space**



How We **PRESERVE**

IMPLEMENTATION EXAMPLE

A young child with blonde hair in a ponytail, wearing a dark green shirt and grey pants, is walking away from the camera on a path made of large, round hay bales. The path leads towards a lush green field that slopes upwards. In the background, there is a dense line of trees under a clear blue sky. The scene is brightly lit, suggesting a sunny day.

**Pilot program for
restoration
projects**

How We **PRESERVE**

IMPLEMENTATION
EXAMPLE

**Study on
economic value
of open space**





How We **PROTECT**

IMPLEMENTATION
EXAMPLE

Potential update of County Watersheds Plan



How We **PROTECT**

IMPLEMENTATION
EXAMPLE

**Outreach to
municipalities on
natural resource
protection
ordinances**

How We **APPRECIATE**

IMPLEMENTATION
EXAMPLE

Creation of
adaptive reuse
zoning and
design guide



How We **APPRECIATE**

IMPLEMENTATION
EXAMPLE



**Expansion of
Town Tours and
Village Walks
Program**

IMPLEMENTATION
EXAMPLE

Creation of
zoning guide on
affordable
housing



How We **LIVE**

IMPLEMENTATION
EXAMPLE

Convening of a
housing summit



How We **PROSPER**

IMPLEMENTATION
EXAMPLE

Fine-tuning of Community Revitalization Program



How We **PROSPER**

IMPLEMENTATION
EXAMPLE

**Kick-off of
Agricultural
economic
development study**



How We **PROSPER**

IMPLEMENTATION
EXAMPLE

**Inventory of
redevelopment
sites**



How We **CONNECT**

IMPLEMENTATION
EXAMPLE

**New county trail
construction**



How We **CONNECT**

IMPLEMENTATION
EXAMPLE



**Municipal
assistance
on active
transportation
ordinances**

Questions on implementation?

Contact Information

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